

Development Management  
Eastleigh Borough Council  
Eastleigh House  
Upper Market Street  
Eastleigh  
SO50 9YN

Wessex Planning Ltd  
Meadowsweet Cottage  
Morleys Lane  
Ampfield  
Romsey  
SO51 9BJ

20 December 2022

Dear Sir / Madam,

**Discharge of Conditions Application for Conditions 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 17 and 18 of planning permission F/20/88114, granted planning permission on appeal (appeal reference APP/W1715/W/20/3265379).**

**Demolition of existing one-bedroomed dwelling and garage and replacement with new one-bedroomed dwelling at Chalcot, York Road, Netley Abbey, SO31 5DD.**

Permission was granted, on appeal, for the above subject to the following pre-commencement, above slab level and pre-occupation conditions.

This application seeks to discharge these conditions.

**Condition 4 (CEMP)**

*"The development hereby approved shall not commence until a Construction Environment Management Plan has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Council's Ecologist. Demolition and construction work shall only be undertaken in accordance with the approved Construction Environment Management Plan which shall include:*

- a) phasing of the demolition and all construction work;*
- b) measures to ensure the biodiversity recommendations and enhancements (Ecological Appraisal by Ecosupport (July 2019) and Supplemental Ecological Response by Ecosupport (December 2019)) are implemented during construction;*
- c) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;*
- d) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;*
- e) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;*
- f) the parking of vehicles of site operatives and visitors;*
- g) measures to control the emission of dust and dirt generated by demolition and construction;*
- h) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);*
- i) provision for storage, collection, and disposal of rubbish from the development during the construction period which shall preclude burning of such materials resulting from site clearance or other source;*

- j) the erection and maintenance of security hoarding;
- k) details of temporary lighting used during demolition and construction;
- l) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use."

#### **Condition 5 (Invasive Species)**

*"The development hereby approved shall not commence until a detailed method statement for the managing of any invasive species has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved method statement."*

#### **Condition 6 (Arboricultural Supervision)**

*"No excavation, demolition or works comprising the development hereby approved shall commence until a final detailed arboricultural supervision proposal, detailing all supervision activity and method of reporting, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved arboricultural supervision proposal."*

#### **Condition 7 (Tree Planting)**

*"No excavation, demolition or works comprising the development hereby approved shall commence until a tree planting plan and planting method statement, as per British Standard 8545:2014, have been submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details. Tree planting must take place as soon as possible after completion of the proposed development and no later than the end of the following planting season. For a period of no less than 10 years after planting, any trees which are removed, die or become seriously damaged, shall be replaced as soon as reasonably practicable with others of the same species, size and number."*

#### **Condition 9 (SUDS)**

*"The development hereby approved shall not commence until details for the sustainable disposal of surface water and the disposal of foul drainage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details."*

#### **Condition 10 (Piling)**

*"The development hereby approved shall not commence until a scheme of work detailing the extent and type of piling, the foundations design including water diversion system, the slab design, the voided subbase design and the garden decking design has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details."*

#### **Condition 11 (Landscaping)**

*"The development hereby approved shall not commence until a landscaping scheme and management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping and shall provide details of timings for all landscaping and any future management, including management of trees to be retained and planted. The development shall be undertaken in accordance with the approved scheme."*

#### **Condition 12 (Materials)**

*"Notwithstanding the approved plans, no development above slab level shall commence until full details and all samples of the materials to be used in the construction of the external surfaces of the*

*development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details."*

**Condition 13 (Boundary Treatment)**

*"No development above slab level shall commence until details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatments have been provided as approved and shall be retained thereafter."*

**Condition 14 (Bin/Cycle Storage)**

*"No development above slab level shall commence until details for the onsite provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the storage facilities have been constructed as approved and shall thereafter be retained as such."*

**Condition 17 (Wildlife Corridor)**

*"Prior to occupation of the dwelling hereby approved, details of a wildlife corridor shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and maintained as such thereafter."*

**Condition 18 (SAP Data)**

*"Prior to occupation of the dwelling hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:*

- an 'as built' stage SAP data confirming a 19% improvement of dwelling emission rates over target emission rates as set by building regulations;*
- an 'as built' stage water calculator confirming predicted internal mains water consumption to be no more than 105 litres/person/day; and*
- a sustainability report setting out how all of the essential requirements of the adopted 'Environmentally Sustainable Development' Supplementary Planning Document (2009) have been met."*

In order to discharge the above conditions, the following details and plans accompany this letter and are provided to the Local Planning Authority for approval:

**Condition 4**

A Construction Environmental Management Plan (CEMP) accompanies this application and is submitted for the LPA's approval.

**Condition 5**

The original planning application was supported by an Ecological Appraisal and accompanies this application for ease of reference. The Ecological Appraisal, conducted by Ecosupport Ltd, made no mention of any invasive species being present on site.

As the Ecological Appraisal did not record any invasive species on site, there is no requirement for a method statement for the managing of invasive species and it is requested that this condition is discharged by the LPA.

**Condition 6**

An updated Arboricultural Impact Assessment (J1187.02 Revision A) accompanies this application. The AIA has been amended with the insertion of paragraphs 8.23a and 8.23b, together with an updated tree protection plan in Appendix A, to include the arboricultural supervision details.

**Condition 7**

The landscape plan (359\_PN\_01 REV D) submitted in support of the discharge of conditions 11 and 13 will be updated with the tree planting suggestions and will follow this application, once the amendments have been made.

**Condition 9**

The following technical note and plans are submitted with this application, for the approval of the LPA.

- Technical Note – Discharge of Planning Conditions v1.0
- Proposed Drainage Layout Plan and Details (201)

**Condition 10**

The following plans are submitted with this application, for the approval of the LPA.

- Substructure Plan (SHNBR 001)
- Chalcot-Levels 0
- Chalcot – Levels 1
- Spec Issue 11.11.20 USP
- 5. USP Product Spec 09.07.21

**Condition 11**

The following landscape plan is submitted with this application, for the approval of the LPA.

- Landscape Plan (359\_PN\_01 REV D)

**Condition 12**

A schedule of materials accompanies this application, together with the proposed sedum roof details, for the approval of the LPA.

- External Materials\_Chalcot
- Lightweight Sedum Blanket Detail

**Condition 13**

The following landscape plan is submitted with this application detailing the treatment of site boundaries, for the approval of the LPA.

- Landscape Plan (359\_PN\_01 REV D)

**Condition 14**

The permitted application was supported by a Floor Plan (Drawing FP01 REV C) which shows the location of the onsite bin provision (situated outside of the side utility door, adjacent to the carport). The floor plan is re-submitted with this application for ease of reference.

Cycles will also be stored next to the bins, within the carport area.

**Condition 17**

The wildlife corridor details contained with the original supplemental ecology response (resubmitted with the application) are put forward as an appropriate wildlife mitigation, for the approval of the LPA.

**Condition 18**

I understand from discussions with the LPA (Gary Osmond) that this condition is no longer being applied to planning permissions on the basis that the Building Regulations 2013 has been

superseded. It is confirmed that the development will comply with the latest building regulation standards, thereby allowing the LPA to discharge this condition.

I trust that the information submitted with the application allows for the discharge of these conditions at the earliest opportunity and should you require any further information, please do not hesitate to contact me.

Yours faithfully



Joe Cutts

Director

**Wessex Planning Ltd**