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Application	F/22/93954
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Thursday 2 February 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/22/93954

In pursuance of their powers under the above Act and in accordance with your application received on Friday 14 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 2no. detached dwellings
Site: LONG GARDEN COTTAGE, WINCHESTER ROAD, BOTLEY,
SOUTHAMPTON, SO32 2BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2019/02, 2019/03 Rev B and 2019/04 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 4 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 5 The development must accord with the arboricultural report reference RMT578. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference RMT578 – TPP. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 Notwithstanding the information submitted to date, no development related works shall take place on site until a revised and updated Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 7 No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
 - b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - e) the parking of vehicles of site operatives and visitors;
 - f) measures to control the emission of dust and dirt generated by demolition and construction;
 - g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - h) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - i) measures to prevent mud and dust on the highway during demolition and construction;
 - j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- k) temporary lighting;
- l) protection of pedestrian routes during construction;
- m) hours of working
- n) precautionary clearance and reasonable avoidance methods described in section 4.3 of the Preliminary Ecological Appraisal by Collington Winter Environmental Ltd.

Reason: To limit the impact the development has on the amenity of the locality

- 8 Prior to commencement of development, a Biodiversity Environmental Management Plan (BEMP) shall be submitted and approved by the Local Planning Authority. This will include details on:
- The agreed reptile receptor area to the north of plot 2 must be fenced off with a reptile fence during construction as shown on the proposed site plan (2019/03 Rev B).
 - A reptile hibernaculum must be built in this area (north of plot 2) as a biodiversity enhancement and should be completed before commencement of any site clearance.
 - The maintenance of the reptile receptor area (north of plot 2) as tussocky grassland with reptile hibernaculum as part of the biodiversity enhancements for the site.
 - The management of this area (north of plot 2) must include areas where reptiles can bask in the sun and take cover under vegetation when needed. If too much scrub is allowed to grow the area will become unsuitable for reptiles.
 - The reptile fence, as shown on the proposed site plan (2019/03 Rev B), can be removed once construction has been completed.
 - The locations and specifications of built-in (integral) bat and swift nest bricks/boxes in the new dwellings.
 - A planting scheme with flowering plants and shrubs which provide a long flowering period to attract pollinators. Native species of flowering shrubs and trees should be included in the planting scheme and non-flowering conifers should be avoided.

Reason: To ensure biodiversity enhancement and species protection

- 9 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 10 Prior to occupation of the development a scheme for the disposal of foul sewage should be submitted to and approved by the Local Planning Authority. This should include details of the provision, management and future maintenance of the foul water scheme.
Where the scheme includes a proposal for onsite treatment it shall:
1) Provide full justification as to why a mains connection cannot be forthcoming;
2) Demonstrate that any on site treatment solution must be capable of being connected to the sewer network of an OFWAT appointed sewerage undertaker when a public sewer is provided to serve either of the adjacent development sites (O/15/7593 – Land to the North West of Boorley Green) and O/12/71514 – Land to the North and East of Boorley Green); and
3) Provide details of who will be the 'Responsible Party' for the commissioning and maintenance of the onsite option (this must be the developer or other single entity, but not individual property owners).
Reason: To ensure any on-site treatment will be a temporary solution and ensure that all measures are put in place to connect to the mains sewer at an appropriate time.
- 11 Prior to occupation of the approved dwellings, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency.
- 12 Prior to the occupation of any dwelling hereby approved, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.
- 13 The recommendations (Section 4) within the Preliminary Ecological Appraisal by Collington Winter Environmental (Rev 2, October 2022) shall be implemented in full.
Reason: To ensure satisfactory biodiversity enhancement and mitigation
- 14 Removal of potential hedgehog habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. Any closeboard fencing that is erected at the property boundaries shall have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges.
Reason: To ensure protection of hedgehogs and their habitat

- 15 The integral garages hereby approved shall only be used for the purpose of parking private motor vehicles and in conjunction with the proposed dwelling, hereby approved, and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties and to ensure the adequate provision of on site parking for the purpose of highway safety.

- 16 The proposed Package Treatment Plant shall be maintained in accordance with Section 5 of the submitted Owners Handbook (ref GL0014K).

Reason: To ensure appropriate maintenance

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes