

MR SCOTT LEWIS
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2-6 PURBECK ROAD
BOURNEMOUTH
BH2 5EF

Application	F/23/95140
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
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Monday 10 July 2023

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

Application No. F/23/95140

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 17 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of two-storey detached dwelling and garage with associated landscaping and courtyard parking area, after demolition of existing dwelling and garage.

Site: MONKS LAKE, GRANGE ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FF

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - A001 Rev. P02 (Location Plan)
 - SOVA0000 x 4 (Existing Main House elevations)
 - SOVA0000 x 4 (Existing Garage elevations)
 - SOVA Monks Lake TOPO Rev. A x 2 (Topographical Survey)
 - A100 Rev. P02 (Proposed Site Plan)
 - A101 Rev. P02 (Proposed Ground Floor Plan)
 - A102 Rev. P02 (Proposed First Floor Plan)
 - A103 Rev. P02 (Proposed Elevations south-east and north-west)
 - A104 Rev. P02 (Proposed Elevations north-east and south-west)

- A105 Rev. P02 (Proposed Section)
- A202 Rev. P02 (Proposed Garage Elevations)
- 003 (Landscaping Plan)
- Drainage Strategy rev. P01

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land;
 - b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study;
 - c) A detailed site specific scheme for remedial works, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:
- a. A description of the site and its background, and summary of relevant site information,

- b. a description of the remediation objectives and remedial works carried out
 - c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination, and gas / vapour membranes have been installed correctly.
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition A(c)”

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 5 No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- a) Methods of construction works;
 - b) The arrangements for deliveries associated with all construction works;
 - c) Location of temporary site buildings, compounds, construction material and plant storage areas;
 - d) Measures to minimise dust, noise and vibration;
 - e) Measures to ensure dirt is not transferred onto the highway from the site;
 - f) Measures to ensure that the pond and existing landscape features are protected during development in accordance with the principles set out in Section 5.0 of the Ecological Appraisal (Peach Ecology, 19 April 2023);
 - g) Precautionary working methods to protect hedgehogs and stag beetles.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In the interest of amenity and to protect ecological features and habitats, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 The development shall be carried out in accordance with the materials details set out in the Design and Access Statement (Lama Architects, April 2023), unless alternative materials are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a high quality design and appearance, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 7 The development shall be carried out in accordance with the recommendations of the approved Arboricultural Impact Assessment and Method Statement

(Plane Arboriculture Ltd, 16 March 2023, ref. AIAMS23-1003). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within Appendix 4 of the report. 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 works 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, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 8 a) The landscaping scheme shall be carried out in accordance with Plan ref. 003, (unless alternative details are first submitted to and approved in writing by the Local Planning Authority), within the first planting season following occupation of the development or completion of the development (whichever is sooner), and shall thereafter be retained.
- b) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure a high quality development and enhance biodiversity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 9 The development shall be carried out in accordance with the recommendations set out in Section 5.0 of the Ecological Assessment (Peach Ecology, 5 July 2023, ref. 0582 Issue 03), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure no adverse impacts on protected species and habitats and to enhance the biodiversity of the site in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 10 The drainage system shall be implemented in accordance with the details set out on the Drainage Strategy Plan rev. P01, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 11 Prior to first occupation of the development, details for the long term maintenance of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the long term effectiveness of the drainage system, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 12 Prior to the first occupation of the approved development, 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 achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 13 Prior to the occupation of the dwelling hereby approved, evidence that it 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.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 14 The garage hereby approved shall only be used for the purpose of parking private motor vehicles and ancillary domestic storage in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on site parking and to protect the amenity of the area, in accordance with Policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Further information regarding surface water drainage techniques can be found on the following website:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

If any works are proposed to an ordinary watercourse, prior consent of the Lead Local Flood Authority is required. Please refer to:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/channelwatercourse>

Note to applicant: Southern Water would require a formal application for a connection to the public foul sewer to be made. Please visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk/> and read the New Connections Charging Arrangements documents available at: <https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

Note to applicant: The applicant is advised to consult the Environment Agency directly regarding the use of a private wastewater treatment works which

disposes of effluent to sub-soil irrigation.

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 "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes