

MR TERRY GRAINGER
SAXON COURT
BURNETTS LANE
HORTON HEATH
EASTLEIGH
SO50 7DJ

Application	F/23/95151
Please ask for	Rachael Morris
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Tuesday 19 September 2023

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

Application No. F/23/95151

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 1.no 3-bedroom dwelling with associated amenity space and parking
Site: Land rear of Saxon Court, The Barn, Burnetts Lane, Horton Heath, SO50 7D

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: ST508-30a, ST508-31, ST508-32b, ST508-41a, ST508-42 and ST508-43.
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 No development shall commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) A programme of and phasing of demolition (if any) and construction work;
 - b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
 - c) Access and egress for plant and machinery;
 - d) Location of temporary site buildings, compounds, construction material, and

- plant storage areas used during demolition and construction;
- e) 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].
 - f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - 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) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
 - j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - k) Details of any temporary lighting;
 - l) Methods and phasing of construction works;
 - m) Protection of pedestrian routes during construction.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 4 Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water. Southern Water would not support the proposals for Package treatment plant in the presence of public foul sewerage network in the close vicinity of the development site. The foul sewerage shall be disposed in accordance with Part H1 of Building Regulations hierarchy.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 5 Prior to the commencement of development, the developer must advise the Local Planning Authority, in consultation with Southern Water, of the measures which will be undertaken to divert the public sewers

Reason: to ensure the protection of the existing public foul rising main

- 6 Prior to the first occupation of the approved dwelling, 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.

- 7 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.

- 8 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.
- 9 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 10 Prior to first occupation, details of the bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented in full within 1 month of occupation and retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose of highway safety.
- 11 Prior to first occupation, the vehicle parking as shown on plans referenced ST508-31 shall be implemented and thereafter retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose of highway safety.
- 12 The submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment for The Barn by Arbtech (issue 2, April 2023) shall be adhered to in full. Prior to occupation, a plan detailing biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure habitat protection and enhancement

- 13 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 28(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.
- 14 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.
- 15 The development must accord with the arboricultural report reference WT 008-22 AIA-ltr. 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 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 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.
- 16 Vegetation clearance shall be undertaken outside the bird nesting season (ie between Sept-end Feb) unless otherwise thoroughly checked by a qualified ecologist. If there are any active nests all work must stop, and a 5 m buffer be erected to protect the nest from disturbance until the young have fledged and left the nest.
Reason: To ensure the protection of nesting birds.
- 17 The submitted and approved Ecological Working Method and Practice Statement (referenced EWPMs V2) shall be adhered to in full.
Reason: To ensure the safety of protected species during the construction period.

Note to Applicant: Any new closed board fencing should have hedgehog holes (13 x 13 cm minimum) cut into the base boards to allow free passage of small mammals through the gardens.

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw your attention to the requirement within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

Note to Applicant:

- The 150 mm public foul rising main requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.

- No development or tree planting should be carried out within 3 metres of the external edge of the public rising main without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public rising main.
- All existing infrastructure should be protected during the course of construction works.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Sept 2023), 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". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes