

(BHH; Bursledon, Hamble-le-Rice and Hound Local Area Committee; 30th November 2023)

Application Number: X/23/94505
Case Officer: Rachael Morris
Received Date: 10/01/2023
Site Address: Land to the North side of Grange Road, Netley Abbey, Southampton
Applicant: Elivia Homes Ltd
Proposal: Variation to condition 2 to amend approved drawings (including those for floor plans, elevations and location of pumping station) of Reserved Matters RM/19/86186 pursuant to Outline planning permission O/16/78014 for 89 dwellings

Recommendation: PERMIT subject to the following conditions:

CONDITIONS AND REASONS:

1. The development shall be carried out in accordance with the conditions of the outline permission O/16/78014.
Reason: For the avoidance of doubt and in the interests of proper planning
2. The development shall be carried out in accordance with the plans and documents listed in the submitted Drawings Register (20/11/2023).
Reason: For the avoidance of doubt and in the interests of proper planning
3. Prior to installation, details of tree pits for trees to be planted within verges or areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority and these details shall be fully provided.
Reason: in the interests of visual amenity
4. Within 2 months of completion of works, verification by an appropriately qualified professional that the following works have been completed as approved shall be provided to the Local Planning Authority: a) The Sustainable Urban Drainage System b) The noise mitigation c) The landscaping.
Reason: in the interests of amenity
5. Within 2 months of completion of the Sustainable Urban Drainage System works a risk assessment of these works by an appropriately qualified professional shall be carried out and submitted to the Local Planning Authority and any recommendations shall be fully implemented within the following 3 months.
Reason: in the interests of safety

6. Within 3 months of the written request of the Local Planning Authority, a road link to adoptable standards to the adjoining Hermitage, Grange Road site shall be provided up to the site boundary without service margins, and with no gaps or breaks which would prevent its use by vehicles entering or leaving the sites. Full details of these works shall be provided to and approved in writing by the Local Planning Authority before works commence.

Reason: in the interests of highway safety and to provide properly planned development

7. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in full compliance with the recommendations of the amended Remediation Strategy and Verification Plan and amended Ground Gas Risk Assessment received 29.10.19.

Reason: in the interests of human health and to protect water quality.

8. Prior to the construction of the internal roads and footpaths, plans showing final details of the internal roads and footpaths to an adoptable standard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved details.

Reason: to provide roads to adoptable standard and in the interests of highway safety.

9. Prior to construction above ground, details of a system for ventilating the residential properties to protect thermal and acoustic comfort of future occupants shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details before occupation and thereafter maintained.

Reason: to protect the amenity, health and wellbeing of future occupiers

10. Details of fenestration with confirmation that it will achieve the internal guideline levels recommended in Table 4 of BS8233:2014 shall be submitted to the Local Planning Authority for approval prior to installation. The approved fenestration to be installed prior to first occupation and thereafter maintained.

Reason: to protect the amenity, health and wellbeing of future occupiers.

11. The submitted Private Management Plan referenced as Estate Maintenance Areas (04_21_EMA), shall be adhered to for the lifetime of the development, unless otherwise agreed in writing.

Reason: To ensure the safe and suitable management of highways within the site.

12. The materials to be used must match as closely as possible, in type, colour and texture those listed and approved under discharge of condition application DC/23/95239.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

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. The conditions and terms of the S106 agreement for planning permission O/16/78014 apply.

The applicant should refer to the ANC/IOA/CIEH Guidance “Acoustics, ventilation and overheating Residential Design Guide 2020” in designing a suitable scheme.

Note To Applicant: The agreed S106 dated 4th January 2018 under O/16/78014 will still be applicable to this planning permission.

Update:

1. Following the deferral of the application on 28th September 2023 by the LAC for further information, the following updates are provided and should be read in conjunction with the main report below.
2. For reference, the application was deferred to seek more information on the following matters: the removal of footpaths; parking at the substation; noise at the substation and what acoustic attenuation would be in place; and the proximity of the substation to the LEAP.
3. The amended site plan includes the proposed removal of internal footpaths in front of plots 22 to 32 and 60 to 66. These footpaths are not required for the movement around the site as footpaths still remain on the opposite side of the road. As the road is not to be adopted, the space the footpath will release can alternatively be utilised for extra defensible front garden space for these plots which will provide a greener environment.
4. The footpaths surrounding the LEAP (Local Equipped Area for Play) were previously removed in error and have been re-instated on the relevant drawing.
5. The substation operators, UKPS in this instance, always request parking so that their maintenance personnel have safe and locally available parking next to the substation. The space provided next to the substation is off the carriageway and thus would not cause an obstruction. This space is additional to parking spaces previously shown and would, therefore, not reduce the amount of residents parking.
6. The design of the substation has been revised and no objection received from the council's Environmental Health team. A submitted

acoustic note confirms that in order to minimise the acoustic impact on sensitive receptors, the substation will be mounted on 1m deep concrete base and housed in a 215mm thick solid brick walled enclosure with a plain clay tile roof over. The enclosure door will be in the west elevation away from neighbouring offsite noise sensitive receptors. The design of the substation continues to not be a dominant addition to the street scene, measuring approx. 3.7m X 4.04 in floor area and 2.55m to the eaves. In addition, the hipped roof will add some character to the building.

7. Although the substation is proposed at a distance of approx. 25m from the LEAP, additional planting along the southern edge of the LEAP is proposed to further shield the LEAP from the substation.

Report:

8. This application has been referred to Committee by Cllr Craig, Cllr Cross, Cllr Jarvis and Cllr Manning.

Site Characteristics and Character of the Locality

9. The site is located to the north-west of Grange Road and south of the Westwood Local Nature Reserve, most of which is a Site of Importance for Nature Conservation (SINC). Existing residential development lies to the north-east and south-west of the site; the site is located within the urban edge. The Netley Abbey Conservation Area wraps around the site, to the north-east, north-west and most of the south-western boundary. However, the site itself is outside of the Conservation Area. The Grade II listed building is located to the north-east of the site, with the Scheduled Monuments (of National Importance) of Netley Abbey and associated features being located at a distance to the north and north-west.
10. The site covers approximately 3.5ha site of agricultural land, currently used for grazing horses. A public right of way (Hound Footpath no.16) runs through the Westwood Local Nature Reserve to the north-west of the site. A small residential development – Grange Farm - set back from Grange Road and accessed via a private drive is located to the north-east of the site, with the Dancing Goose public house and Listed Building in front of those residential dwellings. Between the pub and the application site is a field which has planning permission (ref F/19/85325) for 9 dwellings and this development is underway. A paddock (subject to a separate planning application) is located to the immediate south-west, with further residential development beyond, some properties fronting Grange Road and others set behind. Further residential development is located on the other side of Grange Road and is sited within the urban edge.
11. Generally, the site slopes from the east to the north-western corner, with the slope being gentle at the front of the site but getting steeper

towards the rear of the site. Existing trees and vegetation are located on the south-east boundary with Grange Road and the north-western boundary with the Westwood Local Nature Reserve. The boundary to the south-west is demarcated by a post and wire fence where it adjoins the neighbouring paddock, but the northern part of this boundary consists of existing trees and hedgerows. Similarly, the part of the north-eastern boundary nearest Grange Road is demarcated by a post and wire fence and consists of existing trees and hedgerows along with the residential development of Grange Farm. None of the trees on site are covered by a Tree Preservation Order (TPO), but a significant part of the adjoining SINC is covered by a woodland TPO.

Description of Application

12. The application seeks to vary condition 2 to amend drawings (including those for floor plans, elevations and location of pumping station) of the approved Reserved Matters RM/19/86186 pursuant to Outline planning permission O/16/78014 for 89 dwellings.
13. The amendments are:
 - the movement of the pumping station location;
 - the addition of an electric substation;
 - amendment to plots 82 and 85 to detached dwellings;
 - demonstration of the positions of boundary treatments and retaining walls;
 - alteration of levels to suit new drainage and coordinate the drainage design;
 - removal of internal footpaths;
 - single doors to be added to garages;
 - internal alterations to dwellings;
 - elevational changes to brickwork;
 - amendment of window positions.
14. The site layout follows the indicative layout provided at outline stage and is as agreed with the original Reserved Matters application. This includes a single vehicle access off Grange Road (this was approved in detail under the outline permission) and perimeter blocks with dwellings facing outwards onto the principal roads and open space/woodland to the north (rear) of the site and other courtyard areas.
15. As previously envisaged, the scheme includes a mix of houses and flats ranging from 1 to 4 bedrooms in size. The two blocks of flats are relatively small, not exceeding 5 in number or two storeys in height, and the dwellings (a mixture of short terraces, semi-detached and detached properties) also do not exceed two storeys in height. 35% of the units are affordable in line with the outline permission. The open space includes a comprehensive scheme for sustainable drainage and a local area of equipped play and this also provides the requisite 20m wide buffer to the adjoining woodland SINC and pond. There is a need for a

pumping station for the foul sewerage provision and this is located in the open space. Pedestrian links are provided to Grange Road.

16. The application is accompanied by the following document:

- Drawing Register and Schedule of Amendments

Relevant Planning History

17. O/16/78014 - Outline: Residential development of up to 89no. dwellings with all matters reserved except for access – Grant outline – Jan 2018

18. RM/19/86186 - Reserved Matters pursuant to Outline planning permission O/16/78014 for 89 dwellings (matters to be considered: appearance, landscaping, layout and scale) and discharge of conditions 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21 and 22 of outline permission O/16/78014 – Approve reserved matters – Feb 2020

Representations Received

19. 2 no. objections and 1 no comment raising the following issues:

- The location of the electrical substation and pumping station and potential impacts
- Not a suitable location for housing
- Overpopulation of the village
- Electrical substation noise

20. Hound Parish Council - No objection. Members raised some concerns about the lack of footpaths and also the positioning of the electricity substation to be too near the dwellings.

Consultation Responses

21. EBC Environmental Health – No Objection. Subject to there being no adverse electromagnetic radiation from cables and the substation that would be a risk to human health, and no adverse noise impact (no audible hum) that would be a risk to amenity to be enjoyed by dwelling occupiers, we would not object to this proposed location. We suggest a condition requiring acoustic attenuation prior to operation.

22. EBC Urban Design – No Objection. The amendments are considered to be minor changes which emerge from adjusting the design to construction detailing while meeting the requirements of the building regulations. It is considered that the amendments won't have any detrimental impact on the design of the approved development. Furthermore, from an urban design perspective, there are no objections to the new location of the pumping station and electrical substation.

23. EBC Landscape Design – No Comment

24. EBC Tree Officer – No Objection.

April 2023: The tree adjacent the pump station (T22) had collapsed at some point and is therefore, now removed. Therefore, the RPA is extinguished as a result and the pump station is clear from any RPA's. The holding objection is removed.

March 2023: The only potential issue is the revised location of the pump house. It appears to have been moved to the north western site boundary and, although it is outside of the RPA of T22, the corner of the structure appears to abut the edge of the RPA and the tree protection fencing (as shown on the approved tree protection plan reference 15415-BT6). This is unworkable practice given that movement will be required around the structure during construction.

25. EBC Ecology – No Objection.

The proposed foul sewer pumping station is located outside the 20 m SINC buffer zone, has an emergency standby pump, a sealed cover and is linked to a 24-hour manned emergency response centre. The pumping station also has storage capacity for 24 hours flow. Tree T22 is believed to have been uprooted by storms and is no longer there. This information satisfies the previous concerns raised.

26. Hampshire Highways – No Objection. It is understood that the roads and footways relating to this variation of condition are not being offered for adoption by the developer. As such, HCC would not object to the proposals. However, it would be advisable that the developer ensures that the roads and footways are designed to minimum industry standards and / or Hampshire County Council's best practice, and that an appropriate Private Management Plan is put in place to deal with any future issues. Having reviewed plans however, it is noted that some elements of footway have been removed from the plans, particularly on the southwestern side of the site, on the southwestern side of the carriageway. This is unfortunate, as it formed part of the continuous footway network running through the site, however it is acknowledged that this area of the site is essentially an elongated cul-de-sac serving a limited number of dwellings. Onwards, driveways on this side are sufficient in length to allow for pedestrian movement round cars parked on the driveway without the need to step onto the road (i.e. when emptying a car boot). Given this, it would be anticipated that any safety issues would be minimal. With regard to the re-positioning of the electric sub-station and water pumping station, these are acceptably located in non-obstructive locations. Finally, as outlined in previous site related consultations, given the site is not being put forward for adoption, the developers should also be made aware of the Advanced Payment Code (APC) that will be required by the Highway Authority.

27. Lead Local Flood Authority (Hampshire Flood and Water) – Comment.

No comment on this application as there is a live application (DC/23/94559) for the discharge of surface water conditions.

28. Hampshire Archaeology – No Objection. I am aware that archaeological concerns were raised previously which have been secured by archaeological conditions. The preliminary archaeological survey has been carried out, but the archaeological mitigation secured by condition 22 remains to be addressed. As long as condition 22 continues to apply, I am happy to rely on that condition to secure an appropriate level of archaeological mitigation.

29. Built Heritage Consultant – No Objection.

April 2023: The proposed materials are acceptable.

March 2023: The layout enables about 50% of the frontage to remain open space or gaps and the buildings have been kept away from the Grange Farm boundary and more particularly the rear more rural one, both of which are the boundary of the conservation area. This development is within designated countryside and adjacent to the Netley Abbey Conservation Area on two sides – it is therefore beholden on the developers to carefully consider their effect on the setting of this protected area. The policy for 'new buildings affecting the setting of Conservation Areas' expects the proposal to 'preserve or enhance the character or appearance of the Conservation Area or its setting' and new development should not impinge on the setting of existing buildings. New development should use materials which are traditional to the conservation area and be of high quality. Upvc has come a long way since the early days and faux slates too, but roof tiles still need to be clay. The foul water pumping station has now been re-sited to the north-west of the site ensuring that any odours should be dispersed to the north-east, clear of any buildings and most particularly those existing, by the prevailing south-west winds. Natural slates would be preferable, particularly on the western boundary and front, and clay roof tiles are essential, but they are referred to only as 'Flamed Red', concrete is not acceptable on this site. Holding objection until this is clarified.

30. EBC Direct Services – No Comment

31. Southern Water – No Objection

32. Natural England – Objection. Natural England objects to this proposal. As submitted, we consider it will have an adverse effect on the integrity of The New Forest Special Protection Area (SPA), Special Areas of Conservation (SAC), and Ramsar.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Adjacent to a Conservation Area
- HCC Archaeological Alert Data

Development Plan Saved Policies and Emerging Local Plan Policies

33. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are.

Strategic policies:

- S1 (Sustainable Development);
- S2 (Promotion of New Development);
- S3 (Location for new housing)

Development Management policies:

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM3 (Adapting to Climate Change);
- DM5 (Managing Flood Risk);
- DM6 (Sustainable Surface Water Management and Watercourse Management);
- DM8 (Pollution);
- DM11 (Nature Conservation);
- DM13 (General development criteria - Transport);
- DM14 (Parking);
- DM23 (Residential Development in Urban Areas);
- DM24 (Creating a mix of housing);
- DM29 (Dwellings with higher access standards);
- DM30 (Internal space standards for new residential development);
- DM38 (Funding Infrastructure).

Hampshire Minerals and Waste Plan

34. Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Environmentally Sustainable Development (March 2009);
- Biodiversity (December 2009);
- Affordable Housing (July 2009);
- Netley Abbey Conservation Area Appraisal (2010);
- Character Area Appraisals – Bursledon, Hamble-le-Rice and Hound

National Planning Policy Framework

35. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in

accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. Agent of Change principles protect existing businesses.

36. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

37. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

38. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

Sustainable Development:

39. Section 2 of the NPPF (Sept 2023) states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
40. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways) that should be delivered through the preparation and implementation of plans and the application of the policies in the Framework.

41. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
42. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the Environment. Details elsewhere in this report set out the Climate Change and Environmental implications of this application and their proposed mitigations.

The Principle of Development

43. The Outline permission established that the construction of 89 dwelling units with associated roads, footpaths, drainage, infrastructure and public open space was acceptable in principle. The matter of the principle of the development, its access off Grange Road, the conditions of the planning permission and agreed terms of the associated Section 106 legal agreement are not, therefore, for reconsideration at this stage in relation to the revised scheme.

The Reserved Matters

44. The approved Reserved Matters details including layout, scale, appearance, and landscaping remain largely unchanged as a result of the current proposals. The only changes proposed are considered in subsequent paragraphs.

Design and Appearance:

45. The proposed changes to the consented scheme are in broad accordance with the previously agreed Reserved Matters application (RM/19/86186).
46. The main amendments included in this application relate to:
- the movement of the pumping station location;
 - the addition of an electrical sub-station;
 - amendment to plots 82 and 85 to detached dwellings;
 - demonstration of the positions of boundary treatments and retaining walls;
 - alteration of levels to suit new drainage;
 - removal of internal footpaths;
 - single doors to be added to garages;
 - internal alterations to dwellings;
 - elevational changes to brickwork;
 - amendment of window positions.

47. There are some general aspects of the consented scheme that will change as a result of the detailed alterations and as such other site wide plans need updating for consistency. These include changes to the planting, hard & soft landscaping plan and refuse strategy plan. These updates do not change the previously agreed principles but take into account the movement of utilities and the detachment of 2.no dwellings.
48. The external materials of the approved dwellings have been recently approved under application DC/23/95239. The approved materials for the scheme include: Kingsley Red Multi Bricks, Cedarwood Multi Bricks, Redland Rosemary Clay Plain Tile Hanging and Roof Tile, and SVK Montana Textured Roof Tile which are to be carried through to this revised scheme and condition 12 ensures the materials are carried through to this consent.
49. Overall, these changes are minor in their nature and do not materially alter the character or appearance of the overall scheme. The proposed changes will not materially alter the relationship of the development with the surrounding neighbouring properties and remains acceptable from a residential amenity perspective.
50. The established drainage strategy to provide SuDs remains. Details of drainage are to be further considered under DC/23/94559 which was secured through the Outline Consent (O/16/78014) under condition 9 with further risk assessment and verification work required within 2 months of the SuDS completion under condition 5 of this consent.

Substation and pumping station:

51. The revised scheme introduces an electricity sub-station sited to the east of the site approximately 18m away from the closest neighbouring properties at The Framptons. The sub-station comprises a 2.8m x 2.8m box with a utilitarian appearance, typical of a substation, which is a modest building and will not create a dominant addition to the street scene. In terms of changes to the noise dynamic of the scheme the council's environmental health team is satisfied that the design is suitable and as such is not expected to create an unacceptable impact on the amenities of existing and future occupiers.
52. The proposed pumping station is mostly buried within the ground and is situated in a more remote location.

SPA Mitigations:

53. A Habitats Regulations Assessment was completed by the Council and sent to Natural England for comment. The Council concluded, as the competent authority, that no extra mitigations were required towards the relevant issues within the SPAs than what had already agreed under the previous Reserved Matters application (RM/19/86186).
54. It is noted that Natural England object in response to the Council's New Forest Strategy. Given the existing extant permission, which predates the New Forest SANGs requirement, it is considered acceptable not to require the mitigation in relation to the revised scheme.
55. The previous Reserved Matters application is an extant permission that could still be implemented and as such forms a strong fallback position in the consideration of the current revised scheme. Due to the minor nature of this variation of condition application, the resultant scheme would be very similar to the previous Reserved Matters consent. Therefore, no extra contributions or mitigations are sought in relation to this scheme.

Sustainability Measures and Climate Change:

56. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
57. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts. The proposed changes are minor and as such does not impact the agreed principles on climate change that were previously agreed.

S106 Legal agreement

58. The original S106 agreement was secured through the outline permission and as this variation application seeks to amend the subsequent Reserved Matters application, the S106 is unaffected because the agreement would continue to apply to the original outline consent.

Equalities Implications:

59. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

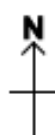
60. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

61. The proposed changes are considered to result in a residential scheme similar in layout, form, design and appearance to the previously consented Reserved Matters ref. RM/19/86186. The proposed minor changes do not materially alter the proposed scheme, its character, nor does it alter the impact to its surrounding area or environment.

62. The conditions are reflective of those imposed on RM/19/86186 with the necessary changes reflected in the revised plans. In addition, as details of the pumping station are shown as part of this application there is no longer the requirement to impose the original condition that sought details of the pumping station. Likewise external material for the housing has also been approved and condition 12 reflects this.

63. The recommendation is to grant planning permission subject to the conditions listed at the beginning of the report.



Address: nd to the north side of Grange Road
Netley Abbey, Southampton

Date: 13/09/2023

Scale: 1:1250