

ROBERT HEALY
ELIVIA HOMES LTD,

Application	X/23/94505
Please ask for	Rachael Morris
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Thursday 7 December 2023

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

Application No. X/23/94505

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 19 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	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
Site:	Land to the north side of Grange Road, Netley Abbey, Southampton

Subject to due compliance with the following conditions:

- 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.

- 14 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes