

MRS CAROLINE EVERETT
THE STUDIO
OAKRIDGE OFFICE PARK
SOUTHAMPTON RD
SALISBURY
SP5 3HT

Application	F/23/95592
Please ask for	Summer Sharpe
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Wednesday 17 January 2024

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

Application No. F/23/95592

In pursuance of their powers under the above Act and in accordance with your application received on Monday 10 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Creation of 3.no flats, including two storey and single storey extensions, and parking, cycle and refuse storage.
Site: 54 LEIGH ROAD, EASTLEIGH, SO50 9DT

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:
 - Proposed Site Plan P22-064 01-02-001
 - Proposed Floor Plans P22-064 01-03-001
 - Proposed Elevations P22-064 01-05-001
 - Proposed Elevations P22-064 01-05-002

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

- 3 No development shall commence 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) Location of construction materials, and plant storage areas used during demolition and construction;
 - (b) 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].
 - (c) The parking of vehicles of site operatives and visitors;
 - (d) A scheme for controlling noise and vibration from demolition and construction activities;
 - (e) Provision for storage, collection, and disposal of rubbish from the development during construction period;
 - (f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
 - (g) protection of pedestrian routes.
- 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 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 Local Planning Authority.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 5 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4(c) that any remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).
Unless agreed in writing with the Local Planning Authority 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, gas / vapour membranes have been installed correctly
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c).

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 6 Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 7 No development shall commence until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

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

- 8 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 9 No construction, demolition or deliveries to the site shall take place during the demolition and construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 10 Prior to first occupation of any residential unit hereby permitted, the access, including the footway and/or verge crossing shall be constructed across the full width of the site fronting Leigh Road, and the telegraph pole to the front of the development has been relocated to a position that will not obstruct access to parking on site.

Reason: To provide satisfactory access and in the interests of highway safety.

- 11 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 biodiversity enhancements, which as a minimum shall include the installation of nesting boxes/ bricks) 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. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 12 No development above slab level shall commence until details of measures to protect future occupiers of the development from noise and air pollution associated with Leigh Road have been submitted to, agreed in writing by the Local Planning Authority and implemented. These agreed and implemented measures shall then be retained in full working order throughout the lifetime of the development.

Reason: The application site falls within the Eastleigh Air Quality Management

Area and is subject to significant levels of noise and air pollution.

- 13 Prior to first occupation, the vehicle parking shall be provided in accordance with the approved plans and thereafter permanently retained.

Reason: To make provision for off street parking for the purpose of highway safety

- 14 Prior to first occupation, bin and cycle storage facilities shall be provided/installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained for bin and cycle storage only.

Reason: To ensure the adequate provision of onsite facilities, and encouragement of alternative means of transport.

- 15 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.

- 16 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.

- 17 Notwithstanding the approved plans /details, no development above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Cladding at first floor level – including manufacturer specification and colour
 - Junction details between differing facing materials at first floor level – showing the connection of cladding and neighbouring site (with specific regard to the principal elevations)
- The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 18 The brick (at ground floor level) and roof tiles to be used must match as closely as possible, in type, colour and texture of the existing examples on the host building.

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

- 19 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.

Note to Applicant: Subsequent to any planning permission, further permission will be required from Hampshire County Council to undertake the vehicle crossover/ drop kerb works on the highway. Details can be found on the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: Applicants should be made aware that this work will require a secondary permission with HCC to undertake works on the highway and move street furniture, details of which can be found in the first instance via the following web page: <https://www.hants.gov.uk/transport/developers/section-278>

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: Subsequent to any permission, further permission will be required from Southern Water with regard to crossing/ developing over public sewers. It should be noted that Southern Water does not normally permit development over public sewers. However further investigations of the sewer is likely to be require. For further information:
<https://www.southernwater.co.uk/our-services/build-over-a-sewer>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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 that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes