

MR ANDREW PARTRIDGE
SOUTHERN PLANNING PRACTICE LTD
YOUNGS YARD
CHURCHFIELDS
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Application	F/23/96103
Please ask for	Gary Osmond
Direct dial	023 8068 8490
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Thursday 18 January 2024

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

Application No. F/23/96103

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 25 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 8no. dwellings with parking, landscaping and associated works (revision to application F/21/90322)
Site: Parcel of land to the rear of Oakfields, Land Rear of Oakfields, Fair Oak

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2009_0002 Rev D, 2009_1000 Rev D, 2009_1001 Rev Q, 2009_1002 Rev B, 2009_2001 Rev G, 2009_2002 Rev H, 2009_2003 Rev H, 2009_2004 Rev H, 2009_2005 Rev H, 2009_3001 Rev E, 2009_3002 Rev C, 2009_3003 Rev D, 2009_3004 Rev E & 1974-PP-300-A.
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 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.
- 4 No construction or site preparation work shall start until a Construction Environment Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. All work shall only take place in accordance with the approved method statement which shall include:
- a) a programme and phasing of the construction work, including roads, landscaping and open space;
 - b) location of temporary site buildings, compounds, construction material and plant storage areas used during preparation and construction;
 - c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - d) 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].
 - e) the parking of vehicles of site operatives and visitors;
 - f) measures to control the emission of dust and dirt generated by demolition and construction;
 - 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) measures to prevent mud and dust on the highway during demolition and construction;
 - j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - k) temporary lighting;
 - l) protection of pedestrian routes during construction; and
 - m) measures to protect wildlife during construction.
- Reason: To limit the impact the development has on the amenity of the locality.
- 5 No construction, demolition or deliveries to the site shall take place during the 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 Public Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 6 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.

- 7 No development shall start until a detailed method statement for the managing of Japanese knotweed has been submitted to and approved in writing by the Local Planning Authority. The method statement shall refer to The Knotweed Code of Practice [Environment Agency, v3 2013] and the development shall then accord with the approved method statement.
Reason: To maintain the value of the locality for biodiversity.
- 8 No development shall start until details for the disposal of foul sewerage 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.
- 9 No development shall start until details of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.
Reason: To ensure satisfactory drainage for the development.
- 10 No development above damp-proof-course level shall proceed until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted, including rainwater goods, soffit and eaves, windows and door frames, have been submitted to and approved in writing by the Local Planning Authority. 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.
- 11 No development above damp-proof-course level shall proceed until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] 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.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 12 All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate

British Standard. 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.

- 13 No development above damp-proof-course level shall proceed until a noise assessment and a site specific scheme of acoustic remedial measures has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the impact of noise from road traffic has been considered and shall include a scheme of mitigation measures for protecting the development from noise and vibration. The development must thereafter be carried out in full accordance with the approved details prior to the occupation of any dwelling.

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

- 14 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.

- 15 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.

- 16 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.

- 17 No development above damp-proof-course level shall proceed until details for the on site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.
Reason: To ensure the adequate provision of on site facilities.
- 18 No dwelling shall be occupied until its dedicated parking area [including garage] has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.
- 19 No dwelling shall be occupied until its relevant vehicular access, including the footway and/or verge crossing has been constructed. The lines of sight splays shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway, between the northern and southern boundaries of the development, between the property frontages and Delamere Gardens, and shall be subsequently maintained so thereafter.
Reason: To provide satisfactory access and in the interests of highway safety.
- 20 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Ecological Appraisal, dated September 2023 by Southern Planning Practice.
Reason: To protect and enhance biodiversity.
- 21 All windows as marked on the approved plans shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the rooms which they serve, or be positioned with their lower sill at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

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