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Application	F/20/88749
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Tuesday 7 July 2026

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

Application No. F/20/88749

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 15 September 2020 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 2no. 3 bed town houses and 6no. 2 & 3 bed bungalows with access from New Road.
Site: Carpark and Land to the rear of 67a to 83 New Road, Netley, SO31 5BN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 28086-PD99 Rev A, 28086-PD97 Rev A, 28086-PD098 Rev A, 28086-PD100 Rev A, 28086-PD101 Rev M, 28086-PD102 Rev D, 28086-PD103 Rev B, 28086-PD104 Rev B, 28086-PD105 Rev C, 28086-PD700 Rev A, AS/SP/0819 TSP, AS/SP/0819 TCP & BG19.291.
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 excavation, demolition or development related works shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
 - a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include any piling);
 - f) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;
 - h) temporary lighting;
 - i) safeguards to be used within the construction process to ensure surface water contains no pollutants upon leaving the site.

Reason: To limit the impact the development has on the amenity of the locality

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA. The development must accord with the arboricultural report reference AS/WB/0819. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 No excavation, demolition or development related works shall start on site 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 in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A2 2017 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority; (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A2 2017 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (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.

Reason: To minimise the risk from land contamination for public safety in accordance with Saved Policy 32.ES of the Eastleigh Borough Local Plan (2001 - 2011) and Policy DM8 of the Emerging Eastleigh Borough Local Plan (2016 - 2036). This condition is required prior to commencement to ensure that the development, including clearance, of the existing site does not result in an impact on public safety.

- 6 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 the above condition 5(c) that any remediation scheme required and approved under the provisions of the above condition 5(c) has been implemented in full 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 comply with the guidance contained in CLR11 and 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 - 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. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 5(c).

Reason: To minimise the risk from land contamination for public safety.

- 7 No development above damp proof course level shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
- a) details and samples of the materials to be used in the construction of the external surfaces of the building.
 - b) the alignment, height and materials of all walls, fences and other means of enclosure
 - c) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.
 - d) width, alignment, gradient and type of construction proposed for the road and site access.
 - e) the provision to be made for the parking of vehicles including surfacing

details and measures to distinguish residents parking from public car parking spaces.

f) provision of cycle storage

The development shall not be occupied until the approved details have been fully implemented.

Reason: To limit the impact the development has on the locality.

- 8 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 drainage system shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

- 9 Notwithstanding the submitted details, no dwelling hereby approved shall be occupied until a revised landscaping scheme and full planting schedule for all trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority. The details shall include species, size, form, container and spacing. The agreed landscaping scheme shall be fully implemented by the end of the first planting season following completion of the development. For a period of no less than 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 amenities of the locality.

- 10 No dwelling hereby approved shall be occupied until details for the ongoing maintenance and management of the ecological enhancement area, landscaping, access road and car parking areas has been submitted to and approved in writing by the Local Planning Authority. The development shall be managed and maintained in accordance with the approved details.

Reason: To protect and enhance biodiversity and to ensure long term maintenance of the communal area of the site.

- 11 No dwelling hereby approved shall 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.

- 12 No dwelling hereby approved shall be occupied until the access, including the footway and verge crossing, has been constructed and lines of sight of 2.4 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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

- 13 No dwelling hereby approved shall be occupied until such time as the parking spaces and other service facilities for that unit, including bin collection points, vehicle turning areas, garden boundary treatments and access roads and paths, have been fully provided in accordance with the approved plans. The parking spaces shall be retained at all times for residents parking.

Reason: To ensure the parking and other supporting infrastructure is available for residents of each unit from the time of first occupation.

- 14 No dwelling hereby approved shall be occupied until the yellow line road markings have been installed on the site in accordance with the yellow lines shown on the approved site layout plan (drawing number: 28086-PD101RevM).

Reason: To provide usable access to the approved dwellings and car park.

- 15 The development hereby approved shall be carried out in accordance with the measures outlined within the preliminary ecological appraisal (by Brindle & Green Ecological Consultants, Referenced BG19.291, dated September 2019) and in accordance with the approved Biodiversity Enhancement Plan BG19.291 Rev P01 dated 25.02.21). Unless otherwise stated all approved biodiversity enhancements shall be in place before the end of the first planting season following occupation of the dwellings.

Reason: To protect and enhance biodiversity .

- 16 The first floor windows on the side elevations of plot 2 shall be obscure glazed to Pilkingtons level 3 or equivalent and non-opening below 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 property.

- 17 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.

- 18 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 Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 19 No driven pilling shall take place on the development hereby permitted.
Reason: To protect the amenity of the occupiers of the nearby dwellings.
- 20 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking or re-enacting that order with or without modification] no development permitted by Part 1 Class A, B or C of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment.
- 21 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development Order] 2015, [or in any provision equivalent to that Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification] no access other than that showed on the approved plan shall be formed on New Road.
Reason: In the interests of highway safety

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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