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Application	F/23/96049
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Friday 9 February 2024

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

Application No. F/23/96049

In pursuance of their powers under the above Act and in accordance with your application received on Monday 20 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Installation of Solar Panels to reservoir roof (amended description)
Site: High Wood Reservoir, Allington Lane, Southampton, SO30 3HQ

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: 2495-110 P1 (Location Plan); 13/23-007-004 Rev A (Solar/Roof layout – existing); 13/23-007-001 Rev B (Solar/Roof layout – Proposed); 13/23-0207-005 Rev A (Solar/Roof elevations – existing); 13/23-007-002 Rev B (Solar/Roof elevations – proposed); 55/330/2B Rev B (Rigid Vehicle Egress and Access); and 55/330/1B Rev B (Articulated Lorry Access and Egress).

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

- 3 No development shall start on site until a Bird Hazard Management Plan, to comply with Advice Note 3: Microsoft Word - AN 03 Wildlife Hazards Around Aerodromes - 2016.docx (aoa.org.uk), has been submitted to and approved in writing by the Local Planning Authority. The Bird Hazard Management Plan shall be implemented in accordance with the approved details and remain in force for the life of the development. No alterations to the plan shall be made unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the attractiveness of the development to birds to avoid endangering the safe movement of aircraft and operation of Southampton Airport.

- 4 No development shall start 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) A programme of construction work;
 - b) The provision of facilities for contractor parking;
 - c) Access and egress arrangements for vehicles, plant and machinery, including timings;
 - d) The arrangements for managing vehicle, plant and machinery access and egress and deliveries to avoid conflicts on the access road and entrance (e.g. use of banksman, timing of deliveries, restrictions on vehicle size, numbers etc);
 - e) Vehicle tracking plan for lengths of Allington Lane to be utilised for access;
 - f) Protection of pedestrian routes (bridleways and footpaths) during construction;
 - g) Location of temporary site buildings, compounds, construction material and plant storage areas;
 - h) Measures for the control of dust and particulate matter;
 - i) Measures to mitigate noise and vibration;
 - j) Details of lighting;
 - k) Restrictions on installation work to avoid bird nesting season;
 - l) Measures to protect existing vegetation.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order that the Local Planning authority can properly consider the effect of works on the amenity of the locality and to protect nesting birds, in accordance with Policies DM1, DM11 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 5 No development shall start on site until details of measures to enhance biodiversity have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall thereafter be installed / carried out in accordance with the approved details.

Reason: To enhance biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Advice from Hampshire County Council Countryside Service:

1. Where Public Rights of Way are close to application sites or are used for access to the development site, they must be shown on the submitted plans with details of how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such information has been submitted.
2. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.
3. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.
4. The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process, which must be carried out before the paths are affected by the development. It cannot be assumed that because planning permission has been granted that an Order under section 257 of the TCPA (1990) will invariably be made or confirmed. Development, in so far as it affects a PROW, must not be started and the PROW should be kept open for public use, unless or until the necessary order has come into effect.
5. All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highways Authority prior to any approval by the

Planning Authority, and prior to

commencement, to ensure the protection of public safety.

6. There must be no surface alterations to a Public Right of Way without the consent of Hampshire County

Council as Highways Authority. Planning permission under the Town and County Planning Act (1990) does

not provide this and separate consent is required. To carry out any such works without this permission

would constitute an offence under Section 131 of the Highways Act (1980).

7. No works to the surface of the Public Right of Way shall be carried out without prior approval of the HCS

Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by

construction traffic will be required to be restored to the satisfaction of the Area Countryside Access

Manager on the completion of the build.

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes