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Application	F/22/93907
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Friday 8 March 2024

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

Application No. F/22/93907

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 26 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Extension of existing Gypsy and traveller site to provide an additional caravan pitch with day room (retrospective)
Site: CHURCH FARM, HOUND ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FS

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:
 - Site Location Plan E-ID-443.3.01 Rev 1 (March 2023)
 - Block Plan as proposed E-ID-443.3.03 Rev A (March 2023)
 - Proposed Elevations of Day Room E-ID-443.3.04
 - Existing Agricultural Building Elevations E-ID-443.3.05

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

- 3 Prior to demolition of the agricultural building, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (including a nesting bird check of the agricultural building prior to its demolition)
 - (b) Precautionary clearance method statement (avoid causing harm to reptiles/ site clearance to be done under ecological supervision)
 - (c) The arrangements for deliveries associated with all construction works
 - (d) Location of temporary compounds, construction material and plan storage areas
 - (e) Details of noise mitigation measures
- Demolition and construction work shall only take place in accordance with the approved Construction Environmental Management Plan.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 4 There shall be no burning of waste on the land.

Reason: to prevent air pollution and the amenities of local properties.

- 5 Within 3 months of the date of this decision, details of a scheme for disposing of surface water by means of a sustainable drainage system (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details and maintained for the lifetime of the development.

Reason: to ensure no adverse impact on adjacent woodland and to prevent off-site flooding.

- 6 Within 3 months of the date of this decision, details of a landscape plan showing planting, wildlife friendly lighting (if any), all boundary treatments, and biodiversity enhancement features which will be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The details to be provided shall include: planting specification, details of timing of the planting, details of ongoing management and maintenance. The development shall be carried out and maintained in accordance with the approved details.

Reason: to ensure biodiversity net gain as required by the National planning Policy Framework.

- 7 Notwithstanding the approved plans “Proposed Elevations of Day Room E-ID-4430.3.04” no development above slab level shall commence until details and samples (where requested) of the materials to be used in the construction of the external surfaces of the day room hereby permitted 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.

- 8 The hardstanding hereby permitted shall be used for the parking of vehicles, in accordance with the approved plans and thereafter permanently retained.

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

- 9 No more than 1no.mobile home kept for human habitation and 1no. touring caravan kept for touring shall be stationed on the land at any one time.

Reason: in the interests of amenity, and to protect the countryside and settlement gap.

- 10 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy), but including those gypsies and travellers who have ceased to travel permanently.

Reason: The site is within designated countryside and not usually considered suitable for new residential development.

- 11 No commercial activities shall take place on the land, including the external storage of materials, and no vehicles over 3.5 tonnes shall be stationed, parked or stored on the site.

Reason: In the interests of amenity.

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