

Our Ref: E/243/MK

Eastleigh Borough Council
Development Management
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

12th June 2024

Dear Sir/Madam

Land at 3 Oakdene, Windmill Lane, Bursledon, Southampton SO31 8BE

I enclose an application for the discharge of planning conditions 3, 4, 9 and 10 imposed on planning permission F/23/96292. This permitted the change of use of land at the end of Windmill Lane to site 1 additional mobile home with erection of 3m high barrier fence along part of northeastern boundary, and replacement amenity building at 3 Oakdene.

The details below are provided to address each of the four planning conditions which are required to be discharged prior to commencing or occupying the development.

3. No development shall commence on site until a detailed foul and surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

EAS Ltd has prepared a foul and surface water drainage strategy for the site, a copy of which is included with the planning application.

Foul sewage from the proposed property is proposed to be discharged to the main sewage system managed by Southern Water via the existing manhole (chamber number 2004) in the northeastern end of Windmill Lane.

The chosen SuDS option for the discharge of surface water is drainage to soakaway, located below the tarmacked parking area in front of the site entrance, allowing for the 5 m clearance from any building and 2.5 m from any boundary. An extreme event overtopping the system would likely follow the existing pattern, draining to the storm drain located in the northeastern end of Windmill Lane. A suitable sized soakaway would be 2.5 m x 3 m x 0.8 m deep. The proposed permeable paving in the areas of hard standing, and soft landscaping/lawn, on the site has reduced the size of soakaway required (see Figure 4 in Appendix A for the Drainage Design).

4. Prior to construction of the amenity building hereby approved, full details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The amenity building shall thereafter be constructed in accordance with the approved details.

No further development shall take place unless these details have been approved and then only in accordance with those details.

Details of the proposed amenity building are included within two supplied Amenity Building Specification Sheets produced by Statelyst Albion Ltd. These include full details of the external materials to be used in the construction of the building.

9. Prior to occupation of the mobile home hereby permitted, a 3m acoustic barrier with a surface mass of at least 10kg/m² shall be installed in accordance with full details (including position, materials and specification), that have first been submitted to and approved in writing by the Local Planning Authority.

This application includes a new drawing, 9094 2 Rev C (Proposed site plan, floor plans and elevations), which identifies where the proposed acoustic fencing will be installed along the northeastern boundary of the site. The acoustic fencing is proposed for a length of 24m.

The proposed acoustic fencing is to be supplied by KM Fencing. It would consist of 100 x 100 timber posts concreted into the ground at a maximum of 2400mm centres with 100 x 50 rails and 150 x 50 gravel board then cladded with 150 x 22 boards butted up to each other with a 75 x 22 board over every joint. It would have a surface mass of 10kg/m².

Photographs of the proposed acoustic fencing are included with the application.

10. The mobile home 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.

The planning application included a completed Solent Nutrient Budget Calculator which demonstrated that the proposed development would result in a need to mitigate a nitrogen load of 0.8 kg TN/year.

In response to confirmation from the Council of an offer to sell to the applicant the required amount of nitrate credits, and following the payment of an invoice, the Council has issued the applicant with a Vesting Certificate. This confirms the acquisition of nitrate credits by the applicant and it is considered that the applicant has mitigated the additional nitrogen inputs arising from the proposed development. A copy of the Vesting Certificate is enclosed with this application.

I look forward to receiving your acknowledgement and determination of this application in due course.

Please do not hesitate to contact me should you have any queries.

Yours faithfully



Michael Knappett

Enc.