

EMMA MORRISON
FIRST FLOOR
SOUTH WING EQUINOX NORTH
GREAT PARK ROAD
ALMONDSBURY BRISTOL
BS32 4QL

Application	F/24/97713
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Friday 16 August 2024

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

Application No. F/24/97713

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Alterations to Garnier Drive/Church Road access to Bishopstoke Park Continiung Care Retirement Community.
Site: Garnier Drive Access, Bishopstoke Park Continuing Care Retirement Community, Bishopstoke, SO50 6HE

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:
 - 6027/301 A – Site Location Plan
 - 6027/001 B – Existing Access Plan
 - 6027/002 B – Proposed Access Plan

- 6027/201 B – Refuse Proposed Access Tracking
- 6027/202 A – Car Proposed Access Tracking

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

- 3 No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme and methods of construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
 - (i) Measures to control dust, dirt and vibration generated by construction;
 - (j) Precautionary working methods to avoid harm to protected species, in line with the recommendations set out in the Arboricultural Statement (Landarb Solutions, ref. LAS_763_A, dated 15.08.24).

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

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and wildlife, in accordance with Policies DM1, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The access works hereby permitted shall be carried out in accordance with the approved plan ref. 6027/002 B, unless any variation (e.g. as a result of the S278 process) is first agreed in writing by the Local Planning Authority prior to commencement.

Reason: To ensure that the access is acceptable in terms of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The development must accord with the details set out in the Arboricultural Statement (Landarb Solutions, ref. LAS_763_A, dated 15.08.24). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: There is a 100mm diameter water main in the vicinity of the site. This requires a 6m clearance on either side to protect it from construction works and to allow for future maintenance. No excavation, mounding or tree planting should be carried out within 6m of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to Microsoft Word - DS Stand off distances V1.1NEW.docx (southernwater.co.uk). For further advice, please contact Southern Water: Home - Southern Water; email: SouthernWaterPlanning@southernwater.co.uk.

Note to applicant: The proposed works will require consent from Hampshire County Council Highway Authority via a S278 legal agreement. For further information, please refer to: Section 278 agreement | Hampshire County Council (hants.gov.uk). This will require the existing land ownership details for the full access route into the site that will be served by the southern access. Should any changes to the access proposals be required as a result of the S278 process, approval of the amended plan will need to be sought from the Local Planning Authority.

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.

Note to applicant: The applicant is advised that measures to enhance biodiversity on the site should be implemented, e.g. through planting or

provision of bat or bird boxes. Please review the Council's Ecologist comments for links to further advice.

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