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Application	X/23/95903
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Monday 19 August 2024

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

Application No. X/23/95903

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of condition 2 (approved plans) and condition 10 (details), and removal of condition 13 (stopping up of existing access) to accommodate relocation of Plot 1 of planning permission F/20/87926 for construction of 6 no. five bed dwellings, conversion of existing outbuilding to 1 no. 3 bed dwelling and the refurbishment of existing dwelling at Oak Lodge with associated garages / car parking, new access from Bridge Road, landscaping and associated works.
Site:	OAK LODGE, BRIDGE ROAD, BURSLEDON

Subject to due compliance with the following conditions:

- 1 The development shall start no later than 11 February 2024, three years from the date of the decision of planning application F/20/87926.

Reason: to comply with Section 91 of the Town and Country Planning Act 1990.

NB. The works have already started on site.

- 2 The development hereby permitted shall be implemented in accordance with the followings plans numbered:

As part of this variation application:

- Plot 1 – Floor plans & elevations – As proposed 1122 1009
- Ground floor site plan 1122 1010 Rev L
- Roof site plan 1122 1011 Rev K
- Site Overview 2022-6493-000 Rev F
- Access Overview and Visibility Splays 2022-6493-001 Rev D
- HCC Standard Car and Delivery Van Vehicle Swept Path Analysis 2022-6493-002 Rev D
- Fire Tender and Refuse Freighter Vehicle Swept Path Analysis 2022-6493-003 Rev D
- Fire Tender Vehicle Swept Path Analysis 2022-6493-004 Rev D
- Refuse Freighter Vehicle Swept Path Analysis 2022-6493-005 Rev D
- Internal Junction Visibility Splay 2022-6493-006 Rev C
- Car Parking Vehicle Swept Path Analysis 2022-6493-007 Rev D
- Gas Governor Vehicle Swept Path Analysis 2022-6493-008 Rev B
- Passing Bays Overview Swept Path Analysis 2022-6493-010 Rev B
- Passing Bays Overview 2022-6493-009 Rev A
- Passing Bays Overview Swept Path Analysis 2022-6493-010 Rev A
- Landscape plan 1122 1106 Rev G

For clarity the following plans were approved as part of F/20/87926 and remain pertinent to this decision:

- 28013-PL198 Rev C
- 28013-PL199 Rev A
- 28013-PL204 Rev B
- 28013-PL205 Rev B
- 28013-PL206 Rev B
- 28013-PL207 Rev B
- 28013-PL208 Rev B
- 28013-PL209 Rev C
- 28013-PL210 Rev B
- 28013-PL211 Rev B

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

- 3 No construction or demolition work 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) A programme and phasing of the demolition and construction work,

including roads, footpaths and landscaping;

- b) Location of temporary site buildings, wheel wash, compounds, construction material, and plant storage areas used during demolition and construction;
- c) Arrangements for the routing / turning of lorries and details for construction traffic access to the site;
- d) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
- e) The parking of vehicles of site operatives and visitors;
- f) Measures to control the emission of dust and dirt generated by demolition and construction;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- h) Provision for storage, collection, and disposal of rubbish from the development during construction period;
- i) Measures to prevent mud and dust on the highway during demolition and construction;
- j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- k) Temporary lighting;
- l) Protection of pedestrian routes during construction;
- m) And in terms of local habitat protection; measures to prevent light spill from temporary lighting into surrounding habitats; noise control, dust suppression, water quality preservation (controlled water and fuel run-off), temporary protective fencing (to demarcate retained habitats without causing entrapment of wildlife), timing of works (specifically in relation to breeding bird season), storage of materials/ chemicals/ equipment and waste disposal.

All measures were agreed and discharged under planning application DC/22/92965. Any continued construction works shall accord with the approved measures.

Reason: To limit the impact the development has in construction phase on the amenity of the locality and to protect the biodiversity of the site and surrounding habitats during construction.

- 4 Prior to the commencement of development, a supervision statement prepared by a qualified arboricultural specialist shall be submitted to, and approved in writing by the Local Planning Authority. This statement shall include:
- Details of the appointment of retained arboricultural consultant;
 - Details of arboriculturally sensitive activities with regards to both the veteran and non-veteran trees and the necessary mitigation measures, including the construction exclusion zone;
 - Timing of arboriculturally sensitive activities and a proposal for notifying the LPA so that a representative from the LPA may attend if required;

- Reporting methods including sign off, recognising the need for the supervision to continue until the development is completed.

No excavation, demolition or development-related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as per the approved supervision statement. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority, beyond that which is agreed in the arboricultural documentation. Tree protection measures shall be retained in their approved form for the duration of the work. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the retained tree specialist during construction.

All agreed measures shall be undertaken in accordance with partially discharged information under planning application DC/22/92965. However this condition will require further discharging following completion of the development.

Reason: To retain and protect the existing trees, including Veteran Oak trees, which form an important part of the history and amenity of the locality.

- 5 Prior to the commencement of development, an updated arboricultural method statement shall be prepared by a quality arboricultural specialist and shall be submitted to, and approved in writing by the Local Planning Authority. This statement shall include:

- A services plan and method statement, including trenchless techniques for services in root protection areas;
- A commitment to the adherence to all approved arboricultural documents, including review and updates on arboricultural documents, where necessary and agreed in advance with the LPA.

The development shall proceed in accordance with the approved method statement.

All measures were agreed and discharged under planning application DC/22/92965. Any continued construction shall accord with the approved measures.

Reason: To retain and protect the existing trees, including Veteran Oak trees, which form an important part of the history and amenity of the locality.

- 6 No burning or materials obtained by the 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.

- 7 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 properties.

- 8 No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
- 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 and as set out in Contaminated Land Report Nos. 11, CLR11, and BS10175:2011+A2:2017 Investigation of potentially contaminated sites – Code of Practice, and, unless otherwise agreed with the LPA,
 - b) If required by the Report of Preliminary Investigation, 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 and in accordance with BS10175:2011+A2:2017, and BS8576:2013 and unless otherwise agreed with the LPA,
 - c) If a report of a site investigation is required, 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).
- The development shall proceed in accordance with the approved scheme. All measures were agreed and discharged under planning application DC/22/92965.

Reason: To minimise the risk from land contaminated for the safety of the property's occupiers.

- 9 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 condition 8 that any remediation scheme required and approved under the provisions of condition 8 has been implemented fully 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 - data (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, gas / vapour membranes have been installed correctly
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 8(c).

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

Note: As no contamination was found in the approved details under planning application DC/22/92965 there is no longer a requirement to submit further details in relation to this condition.

- 10 No development shall start until details have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented [unless agreed in writing by the Local Planning Authority], with the exception of h) which shall be delivered in accordance with the approved timetable, and shall include:
- a) Details and samples of the materials to be used in the construction of the external surfaces of the development;
 - b) The alignment, height and materials of all walls, fences and other means of enclosure;
 - c) The details and layout of foul sewers and surface water drains (and confirmation that Southern Water and LLFA has been consulted of the designs);
 - d) Plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land;
 - e) Width, alignment, gradient, sight lines, lighting and type of construction proposed for any roads, footpaths and accesses – also sitewide design for emergency services and waste and recyclables collections, parking areas and residential car parking spaces;
 - f) Details for ongoing management and maintenance of any roads, footpaths and access including any future plans for adoption;
 - g) A scheme for protecting the development from A27 noise;
 - h) A landscaping scheme to cover all surfacing, trees and planting all site boundaries, specific details for the north-west site boundary, a timetable for completion of the landscaping, and a site wide management and maintenance plan, in general accordance with arboricultural report reference 19/12/241//NH

v5.0 dated November 2020; planting plan reference 1038-5400 rev E; and landscape management and maintenance plan dated November 2020 rev B; and taking account of the presence of the on-site sewer and associated buffer;

- i) Details for bin and cycle storage;
- j) Details of the access (including any footway and crossing and visibility splays (at the junction of the access and the public highway).

All measures were agreed and discharged under planning application DC/22/92965.

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

NB. Condition 10(h) is not agreed as part of this application.

- 11 Notwithstanding the approved landscape details (External Boundary Treatments Plan 1122 1104_Rev C and Landscape Specification & Management Plan), under discharge of condition application DC/22/92965. An updated site wide landscaping scheme, which reflect the changes hereby approved, (including the removal of vegetation along the northern boundary), shall be submitted to the Local Planning Authority within 3 months of the date of this decision. The landscape details will be implemented and maintained in accordance with the agreed timescales.

Reason: To limit the impact the development has on the locality, and to ensure there are biodiversity enhancements/ green features in the interests of visual amenity.

- 12 No development shall begin until a detailed surface water drainage scheme for the site (based on the principles illustrated, and hereby approved: the Preliminary Engineering Layout and Supporting Calculations information; Flood Risk Assessment & Surface Water Drainage Strategy (UNDA), Surface Water Technical Note (Odyssey), Preliminary Engineering Layout (Odyssey), Overland Flow Route (Odyssey), Permeable Pavement Catchment Plan (Odyssey); Catchment 1 Greenfield Runoff Rate (Odyssey); Catchment 2 Greenfield Runoff Rate (Odyssey), Permeable Paving Cascade Information (Odyssey), Permeable Paving Catchment Information (Odyssey)) has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Exceedance Plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. Detailed information to demonstrate how plot 2 will be protected against exceedance flows to be provided.
 - c. Maintenance regimes for the entire surface water drainage system must be

provided with confirmation of responsibilities for each element.
The development shall proceed in accordance with the approved scheme.
All measures were agreed and discharged under planning application DC/22/92965.

Development shall also accord with approved plan "D2034-001 H" (received 22 November 2023 as part of this variation application).

Reason: To ensure satisfactory drainage for the development.

- 13 Notwithstanding the approved document 'Noise Impact Assessment and Glazing Specification (SCL7014.200529.R1), no development shall take place until details are submitted and approved by the LPA for mechanical ventilation and heat recovery systems across all plots. Further details for Plot 1 are to be submitted and approved including glazing performance details. Acoustic barrier design details should be referred to as part of this work and are also required for submission under separate condition (detailed design). Details will also be prepared and summarised in an accompanying supporting noise report. The development shall proceed in accordance with the approved details.
All measures were agreed and discharged under planning application DC/22/92965.

Reason: In the interests of occupier amenity.

- 14 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 amenity of the locality and to safeguard the amenities of the neighbouring residents.

- 15 The development shall not be brought into use until all resultant materials have been removed from the site.

Reason: To protect the amenities of the occupiers of nearby properties.

- 16 The mitigation and enhancement recommendations set out in the Ecology Report by Ecosupport (July 2020), Reptile Survey by Ecosupport (April 2019), Bat Survey by Ecosupport (January 2019) and the Landscape plan shall be implemented in full. The 6no. integral swift bricks shall be installed prior to first occupation.

Reason: In the interests of promoting biodiversity.

- 17 The development shall not be occupied [unless agreed in writing by the Local Planning Authority] until 'as built' stage SAP data confirming a 19% improvement of dwelling emission rates over target emissions rates as set by building regulations and an 'as built' stage water calculator confirming predicted internal mains water consumption to be no more than 105 litres/person/day and a sustainability report [highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met] has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

- 18 The garages hereby approved shall only be used [for the purpose of parking private motor vehicles] in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 19 Notwithstanding the provisions of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extension or alteration to Plot 4, within Schedule 2, Part 1, Classes A, E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be made except with the prior written consent of the Local Planning Authority.

Reason: It is considered that the extension of this dwelling (Plot 4) or installation of hard surfacing of could result in an adverse effect upon nearby veteran trees.

- 20 The development 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.

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.

Note to Applicant: Esso Petroleum Co Ltd have apparatus situated near the proposed works. Esso Petroleum Co Ltd have no objections to the proposals so long as the enclosed 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant are adhered to.

Note to Applicant: The developer should be made aware that a subsequent S278 approval will be required prior to implementation of the new access, and this will require additional information such as formal engineering drawings to be submitted. This may result in updates being required which could affect the approved layout, and as such early engagement with the S278 team would be advised. Details of the S278 process can be found via the following link:
<https://www.hants.gov.uk/transport/developers/constructionstandards>

Note to Applicant: Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public sewers.
- All existing infrastructure should be protected during the course of construction works.

Southern Water have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains. Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the foul sewer

to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here: water.org.uk/sewerage-sector-guidance-approved-documents/ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SUDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Note to Applicant: Southern Water have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains. Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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