

<u>Item no.</u>	<u>Page no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
8 – Land adjoining 4 Brookfield, Providence Hill	51	75	Following receipt of an updated Air Quality Assessment, further comments have been received from the Council’s Environmental Health Officer: The updated Air Quality Assessment includes updates to software and emissions factors, traffic data, background concentrations, meteorological data and distance criteria. This updated information has improved the model’s verification and reduced uncertainty making the conclusions more robust and acceptable. However, due to the proximity of the site to the Hamble Air Quality Management Area, the presence of existing receptors and the introduction of additional sensitive receptors, the following conditions are recommended: - Construction Environmental Management Plan (CEMP) - Extract / Ventilation details for the kitchen - Electric Vehicle Charging points	Update.
	25/26	Condition 5	Condition 5 would be updated to include further requirements advised by the Environmental Health Officer. These are shown in bold below: No construction or site preparation works involving excavation shall start until a final Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning 25 Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include: a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;	To comply with the recommendations of the Environmental Health Officer.

		b) 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. c) the parking of vehicles of site operatives and visitors; d) measures to control the emission of dust, ~~and dirt~~ and airborne pollution generated by demolition and construction, ~~in accordance with the details set out in Section 8 of the submitted Air Quality Assessment (Hawkins Environmental, 16 October 2024);~~ e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling); f) provision for storage, collection, and disposal of rubbish from the development during construction period; g) measures to prevent mud and dust on the highway during demolition and construction; h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; i) temporary lighting; j) protection of pedestrian routes during construction; k) temporary surface water drainage provisions; l) hours of working; m) precautionary working methods for protected species as set out in Section 7 of the submitted Ecological Impact Assessment (Ecosupport Ltd, July 2024), and letter from Ecosupport dated 25 July 2024.; n) a plan for the timing of protected species mitigation measures; o) provision of protected species and habitat mitigation training for all site operatives; p) public relations procedures, including complaint management and community engagement, and arrangements for liaising with the Council's Pollution Control Team.	
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			Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity, in accordance with Policies DM1, DM8 and DM11 of the Eastleigh Borough Local Plan 2016-2036.	
	34	N/A	Additional condition: Kitchen extract / ventilation details No development above foundation / slab level shall take place until details of the proposed ventilation system for the extraction and dispersal of cooking odours/fumes from the kitchen have been submitted to and approved in writing by the Local Planning Authority. The system must include: - Construction method, odour control measures, noise level and aesthetic considerations; - Flues that either: a) terminate at least 1m above the ridge height of any nearby building with no obstruction to upward air movement, or b) incorporates odour control measures (e.g. activated carbon filters or electrostatic precipitation). The approved system must be installed prior to occupation of the development and retained thereafter. Reason: To ensure appropriate odour control to safeguard the amenities of neighbouring properties in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).	To comply with the recommendations of the Environmental Health Officer.
	34	N/A	Additional condition: Electric Vehicle charging The development shall not be occupied until electric vehicle (EV) charging infrastructure has been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Details must include:	To comply with the recommendations of the Environmental Health Officer.

			- Total number, type, location and operation of EV charging points; - Passive provision for future EV charging; - A timeline for installation and maintenance. Reason: To promote sustainable travel to reduce air pollution in the Hamble Air Quality Management Area and support climate change mitigation, in accordance with Policies DM3 and DM8 of the Eastleigh Borough Local Plan (2016-2036).	
	23	N/A	Amendment to recommendation: As the comments from the Environmental Health Officer on the updated Air Quality Assessment have been received, and conditions recommended, the first two bullet points of the recommendation can be removed. The recommendation should now read as follows: Subject to: • Completion of S106 Agreement to secure: - o Community Infrastructure contributions; - o Public open space contributions; - o Public art contributions; - o Sustainable transport contributions; - o Traffic Regulation Order contribution; - o New Forest recreational impact mitigation; o Solent recreational impact mitigation. To delegate back to the Planning Manager in conjunction with the Chair and Vice Chair to GRANT PLANNING PERMISSION with the following conditions:	Further air quality information has now been reviewed and conditions recommended. The recommendation is now subject only to completion of the S106 Agreement.

9 – Bursledon Congregational Church	85	N/A	An additional informative is recommended to be added to the decision notice should permission be granted: Note to applicant: Some of the car parking spaces are only accessible from Spring Grove, which is an unadopted lane. It is the responsibility of the developer to ensure the legal rights are in place to allow the future residents to access these car parking spaces.	To make the developer aware of the need to ensure access to the parking spaces.
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