

MR NICHOLAS JENKINS
THE HAWTHORNS
105 DIBLES ROAD
WARSASH
SOUTHAMPTON
SO31 9JL

Application	F/24/98426
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 7 February 2025

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

Application No. F/24/98426

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 31 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed erection of 1no. 3-bedroom detached house
Site:	14 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, 101, 102 Rev A and 103.

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

- 2 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.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those outlined in the application form and the approved plan (103), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 5 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.

- 6 No construction or site preparation works shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) Methods of construction works;
- b) The arrangements for deliveries associated with all construction works;
- c) Location of temporary site buildings, compounds, construction material and plant storage areas;
- d) Measures to minimise dust, noise and vibration;
- e) Measures to ensure dirt is not transferred onto the highway from the site.

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

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

- 7 A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017, LCRM and other relevant guidance.

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

- 8 Prior to the commencement of development, a Biodiversity/Landscape Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in full accordance with the approved LEMP, and all measures shall be retained thereafter.

Reason: To ensure the protection and enhancement of biodiversity and secure biodiversity net gain.

- 9 Prior to first occupation of the dwelling, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers biodiversity net gain.

- 10 Prior to the commencement of development, a Surface Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding and surface water run-off in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 11 Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 12 The development must accord with the arboricultural report reference JFA0352. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 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 Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 13 Prior to the occupation of the dwelling hereby approved, the vehicle access and parking layout, as shown on approved plan (102 Rev A), shall be fully constructed and made available for use by the occupiers of the development. The parking spaces shall thereafter be retained for parking purposes only.

Reason: To provide satisfactory access and in the interests of highway safety.

- 14 Prior to the occupation of the dwelling hereby approved, the bin and cycle storage facilities, as shown on the approved plans (102 Rev A and 103), shall be fully provided and made available for use by the occupiers of the development. These facilities shall thereafter be permanently retained for their intended purpose.

Reason: In order to ensure appropriate provision of on-site facilities.

- 15 The first-floor windows on the northwest and northeast elevations of the dwelling hereby approved shall be obscure glazed to Pilkingtons Level 3 or greater. Any opening parts of these windows shall be positioned at least 1.7 metres above the internal floor level of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 16 No burning of materials obtained by 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.

- 17 All vegetation clearance and site preparation works shall be carried out in accordance with the precautionary working methods set out in Nature's Cousins Preliminary Ecological Appraisal (October 2024) and the Precautionary Working

Method Statement (January 2025).

Reason: To ensure the protection of legally protected species.

- 18 No vegetation clearance, tree removal, or demolition of the existing shed shall take place during the bird nesting season (March–August) unless a qualified ecologist confirms in writing that no active bird nests are present.

Reason: To ensure the protection of nesting birds.

- 19 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 dwellings.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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