

MRS LOUISE CUTTS
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SO51 9BJ

Application	F/23/95431
Please ask for	Gary Osmond
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Tuesday 25 March 2025

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

Application No. F/23/95431

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 20 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 8.no dwellings (2No. two bedroom, 4No. three bedroom and 2No. four bedroom) with associated access, parking and landscaping
Site:	Home Farm, St Johns Road, Hampshire, Hedge End, SO30 4DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: **1770/P/10, 1770/P/11, 1770/P/12, 1770/P/13, 1770/P/20, 1770/P/21, 1770/P/22 Rev.A, 1770/P/23 Rev.A, 1770/P/24, 1770/P/25 & 1770/P/26.**

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 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.

- 4 No development shall start until details for the sustainable disposal of surface water and the disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall be based upon the principles set out within the submitted 'Drainage Strategy and Flood Risk Assessment' document (Aqua Callidus Consulting, Reference 22066 dated 17/04/2023) and include a timetable for their implementation. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 5 The approved Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to the first occupation of the development. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.

Reason: To prevent flooding and pollution.

- 6 No development above DPC level shall start until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include all walls, roofs, fenestration, window surrounds, rainwater goods and balcony barriers have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 7 A watching brief shall be employed and maintained during development for the detection and appropriate treatment of any unexpected ground contamination that is encountered. Any resulting waste materials should be appropriately classified and disposed of. And prior to their use on site, suitable confirmation that any that soils to be imported to site to make up topsoil or subsoil meet with the approval of the LPA should be provided.

Reason: To minimise the risk from land contamination for public safety.

- 8 Prior to any occupation to the development hereby approved, information to confirm that the watching brief required by Condition 7 has been followed, and a report on any findings or actions taken as a result; together with evidence of waste disposal and imported soils (waste transfer tickets, certificates of imported soils, etc) shall be provided and approved by the Local Planning Authority.

Reason: To minimise the risk from land contamination for public safety.

- 9 Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be adhered to in full in accordance with the approved plans 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.

- 10 No construction or demolition works shall commence until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved details which shall include:
- a) a programme and phasing of the demolition, construction and development works;
 - b) the location and height of temporary site buildings, compounds,

construction material and plant storage areas used during demolition and construction;

c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;

d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;

e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;

f) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable];

g) the parking of vehicles of site operatives and visitors;

h) the protection of pedestrian routes during construction;

i) management measures to control the emission of dust generated by demolition and construction works;

j) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from, site preparation and construction activities (to include details of any piling if proposed);

k) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;

l) measures to prevent mud and dust on the highway during demolition and construction;

m) measures to protect wildlife, including reptiles, hedgehogs and badgers during the construction process; and

n) a method for ensuring that on site minerals that can be viably recovered during the development operations are recovered and put to beneficial use' together with a method to record the quantity of recovered mineral (re-use on site or off site) to be reported to the Mineral Planning Authority.

Reason: To limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity and hydrology during the demolition and construction process.

- 11 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.

- 12 No driven piling shall take place on the development hereby permitted.

Reason: To protect the amenity of the occupiers of the nearby dwellings.

- 13 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.

Reason: To prevent harm to breeding birds.

- 14 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.

- 15 No development above DPC level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment, and shall provide details of timings for all landscaping and any future maintenance.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 16 All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard prior to occupation of the last dwelling. For a period of 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 neighbouring residents.

- 17 The recommendations for glazing and mechanical ventilation specifications set out in section 5 of the Noise Impact Assessment by 24 Acoustics, Report Reference 'R9712-1 Rev 0', dated 21st March 2023, shall be implemented in full prior to occupation of each dwelling hereby approved.

Reason: To protect the amenities and health of future occupiers of the development.

- 18 The development hereby permitted shall be implemented in accordance with the recommendations outlined in section 6 of the Preliminary Ecological Appraisal by EcoSupport, dated 27th January 2023. This shall include the requirement for the installation of bat and bird bricks to suitable elevations of all dwellings, hedgehog holes to boundary fencing and ecologically sensitive external lighting.

Reason: To protect and enhance biodiversity.

- 19 No development above DPC level shall start until details of external lighting strategy has first been submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be fully implemented prior to occupation of the last dwelling.

Reason: To ensure that the external lighting strategy does not have a detrimental impact on protected species including commuting and foraging bats, and in the interest of highway safety.

- 20 The first floor windows on the northern and southern side elevations of Plots 6 & 7 shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor 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.

- 21 No dwelling hereby permitted shall be occupied until the areas shown on the approved plans for the parking of vehicles associated with that dwelling have been surfaced and made available for use. The parking shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for adequate on-site parking in the interests of highway safety.

- 22 The garages and carports hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the properties 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.

- 23 No development above DPC level shall start until details of bin & cycle storage provision, including a communal collection point if required, has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be occupied until its associated bin & cycle storage has been provided in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on site facilities.

- 24 Written verification by an appropriate consultant confirming that the construction of all unadopted roads and footpaths within the development are in accordance with the approved plans and details shall be provided to the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure that the development is provided to an appropriate standard

- 25 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: 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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: The applicant is advised the granting of permission for the development does not imply right of access to Home Farm, or services and utilities under it, which is a private road. The applicant is advised to seek and obtain permission for the use of Home Farm from the owners of the road before commencing the development.

Note to Applicant: It is requested that the building works are carried out considerably 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, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: It is recommended that a condition survey of the Home Farm roadway and junction with St John's Road is undertaken prior to the commencement of any site preparation or construction works related to the development hereby permitted, so that a baseline can be established and agreed with the Home Farm management company, and to establish what if any remedial/repair works may be required following completion of the development.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes