

Address: Hardy Cottage, 45 Gordon Road, Poole BH12 1EB

Tel: 01202-763972 / Mob: 07763-121432

E-mail: info@kjf-consultancy.com

Web: www.kjf-consultancy.com

Registered Company No. 5232907

VAT Registration No. 369 4878 27

Report by - KJF Consultancy Ltd

Title - Submission of details regarding condition 5 attached to planning permission F-24-98656

Site Address - 169 Underwood Road, Eastleigh SO50 6GR

Planning Permission - Construction of 2no. 2-bedroom dwellings with associated parking and access from Underwood Road, and provision of frontage parking for existing dwelling (No. 169 Underwood Road)

Local Planning Authority (LPA) - Eastleigh Borough Council

LPA Case Officer - David Huckfield

Architect - ARC Architecture Ltd

Client - Regal Homes South

Author - K J Forkasiewicz HND (Arb), MICFor, MArborA, MCIOB, CEnv, AIEMA



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Trees

Trees should be inspected every 3-years. However, it must be understood that after inspecting trees, gales (Beaufort Wind Scale Force ≥ 8) may damage branches and make them unsafe and can compromise the stability of trees - particularly when in conjunction with heavy rain. An Arboricultural Consultant should be contacted if there are concerns about the condition of trees after this report.

Quality Assurance

Report Title	Submission of details regarding condition 5 attached to planning permission F-24-98656
Site Address	169 Underwood Road, Eastleigh SO50 6GR
Version	V1
Report Ref	R.V1.C5.169.UR.E
Date Produced	28/05/2025
Report Checked By	Jan Forkasiewicz BA (Hons)

Distribution List

Architect	✓
Client	✓

1. Background and summary

1.1 This report has been produced as submission of details regarding condition 5 attached to planning permission F-24-98656; the decision notice is attached at appendix 1 and condition 5 is below.

5. No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction - Recommendations), have been submitted to and approved in writing by the Local Planning Authority (LPA). The approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

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

1.1.1 Condition 5 is addressed within the arboricultural method statement and tree protection plan attached at appendix 2; the plan is based on the Architect's approved site layout plan. Two single-stemmed maturing Ash (*Fraxinus excelsior*) are growing on adjacent land - adjacent to the rear boundary of the site; the trees are shown as T1 and T2 within the plan. In accordance with BS 5837, the stem $\emptyset$ s were estimated from within the site. As shown within the plan, to implement the planning permission:-

- No pruning of the Ash will be required and the only works within the Root Protection Areas (RPAs) of the Ash is the removal of some hard standing and the construction of a sub-division fence. As detailed within the plan, the hard standing will be broken up using hand tools and all arisings will be barrowed away from the RPAs. Following this, barriers will be erected to form a Construction Exclusion Zone (CEZ) adjacent to the trees that will protect their RPAs throughout the works and until completion. On completion, excavations for the fence posts will be made using hand tools and the excavations will be lined to contain the postmix.

1.1.2 This report, the method statement and the plan were prepared by Karl Forkasiewicz HND (Arb), MICFor, MArborA, MCIOB, CEnv, AIEEMA.

1.1.3 This report should be forwarded to the LPA as submission of details regarding condition 5 attached to planning permission F-24-98656.

MR CHRIS SHIPPERLEY
ANDERS ROBERTS & ASSOCIATES
CHAPEL STUDIOS
14 PUREWELL
CHRISTCHURCH
BH23 1EP

Application	F/24/98656
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Friday 25 April 2025

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

Application No. F/24/98656

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 18 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 2no. 2-bedroom dwellings with associated parking and access from Underwood Road, and provision of frontage parking for existing dwelling (No. 169 Underwood Road).
Site:	169 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6GR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 9816/200 Revision D, 9816/201 Revision B, 9816/202 Revision B, 543-1-R2, 543-2-R1.

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 No development above slab level shall be carried out until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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.

- 4 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- a) A programme of and phasing of demolition (if any) and construction work;
- b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
- c) Access and egress for plant and machinery;
- d) Location of temporary site buildings, compounds, construction material, and plant storage areas to be used during demolition and construction;
- e) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials, taking into consideration school drop-off and pick-up times, and restoration of any damage to the highway [including vehicle crossovers and grass verges];
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- h) Provision for storage, collection, and disposal of waste arising from the development during the demolition and construction period;
- i) 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;
- j) The erection and maintenance of security hoarding including any decorative displays and facilities for public viewing, where appropriate;
- k) Details of any temporary lighting to be designed in accordance with best practice;
- l) Methods and phasing of construction works;
- m) Protection of pedestrian routes during construction;
- n) Details of how any complaints about harm or adverse impacts to amenity will be received and considered.

Demolition and construction work shall only take place in accordance with the approved management plan.

Reason: In the interests of amenity and highway safety.

- 5 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), have been submitted to and approved in writing by the Local Planning Authority (LPA). The approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

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

- 6 Prior to the commencement of development details of the proposed means of foul sewerage and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. This shall include details of all areas of hardstanding within the development site.

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

- 7 No development shall start on site until the access, including the footway and/or verge crossing has been constructed in accordance with the approved plans. The lines of sight splays shall be kept free of any obstruction exceeding 0.6 metre in height within 2.4 metres of the adjacent carriageway and shall be subsequently maintained so thereafter.

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

- 8 The landscaping scheme shall be carried out in accordance with the details shown on approved plans referenced 543-1-R2 (Landscape Plan) and 543-2-R1 (Biodiversity Habitats Plan). Landscaping and planting shall be carried out in the first planting season following occupation of the development or completion of the development (whichever is sooner), unless otherwise agreed in writing by the Local Planning Authority. Once implemented, the landscaping scheme and biodiversity habitats/enhancements shall be retained and managed in accordance with the submitted 30 year landscape management plan (The Landscape Service, 543-4-R1, dated 12/12/2024).

Reason: In the interests of the visual amenities of the locality and to secure a net gain for biodiversity.

- 9 Notice in writing shall be given to the LPA when the: a) habitat creation and enhancement works as set out in the submitted 30-year landscape management

plan and accompanying documents (The Landscape Services, 12/12/2024) have a) commenced, and b) been fully implemented.

Reason: To ensure that the development delivers the required level of net gain for biodiversity.

- 10 The dwellings hereby approved shall not be occupied until the vehicle parking (for both the approved dwellings and for No. 169 Underwood Road) as shown on drawing number 9816/200 Revision D has been provided. This shall thereafter be retained for the lifetime of the development.

Reason: To make provision for off street parking in the interests of highway safety.

- 11 The bin and cycle storage as shown on approved drawing numbers 9816/202 Revision B and 9816/200 Revision D shall be provided prior to first occupation of the dwellings hereby approved and shall thereafter be retained.

Reason: In the interests of amenity, to provide for adequate bin storage and to promote the use of sustainable modes of travel.

- 12 Prior to the first occupation of the approved dwellings, evidence to confirm that the predicted internal mains water consumption for each property will not exceed a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency.

- 13 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 which 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 and phosphates impacts arising from the development upon the European protected Solent Complex and River Itchen in

accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 14 The dwellings hereby permitted shall be constructed such as to comply with Part M4(2) (Accessible and adaptable dwellings) of the Building Regulations for new build residential development (or future equivalent) and evidence provided of compliance with these requirements shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 15 The proposed first floor window on the south elevation of the dwelling on Plot 2 shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the occupiers of the neighbouring residential property.

- 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 No construction, demolition or deliveries to the site shall take place during the demolition and 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: The property (169 Underwood Road) was originally sold under right to buy and there was a restrictive covenant relating to building extensions or alterations included as part of the sale.

Note to Applicant: Active bird nests are protected by law. Any vegetation clearance should take place outside of the bird nesting season (1st March to 31st August inclusive). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist, immediately prior to the start of any work.

Note to Applicant: Bat roosts are protected by law. Although the existing

property/buildings appear to have low roosting potential for bats, the contractors must remain vigilant for roosting bats when undertaking any demolition work. If any bat is found, work must stop immediately and advice be sought from a suitably qualified ecologist or Natural England.

Note to Applicant: Please be aware that separate consent to construct the access to the existing property at 169 Underwood Road and to enlarge the access to the development site will be required from Hampshire County Council as the Local Highway Authority. Details of this process can be found on their website via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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

