

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

Application DC/25/99129
Please ask for Dorothy Hei-Tung-Hoh
Direct dial 023 8068 8314
Working hours
Email dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 30 June 2025

Dear Mr Nicholas Jenkins

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 26 March 2025 and made valid on 26 March 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/25/99129
Description: Discharge of Condition 6 (Construction Environmental Management Plan), Condition 8 (Biodiversity/Landscape Environmental Management Plan) and Condition 10 (Surface Water Drainage Strategy) of planning permission F/24/98426
Site: 14 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB

Condition	Details	Compliance and Date
Condition 6 – Construction Environmental Management Plan	<i>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:</i> <i>a) Methods of construction works;</i> <i>b) The arrangements for deliveries associated with all construction works;</i> <i>c) Location of temporary site buildings, compounds, construction material and plant storage areas;</i>	Details approved and discharged 19/06/2025.

	<i>d) Measures to minimise dust, noise and vibration;</i> <i>e) Measures to ensure dirt is not transferred onto the highway from the site.</i> <i>Construction work shall only take place in accordance with the approved CEMP.</i> <i>Reason: To limit the impact the development has on the amenity of the locality.</i> Comment: The Council's Pollution Team has reviewed the submitted Construction Environmental Management Plan (dated 25 March 2025) and accompanying site plan (drawing ref. No. 800). They have confirmed that the submitted documentation provides sufficient detail to discharge the condition. It is recommended that the developer maintain close communication with neighbouring residents throughout the construction period to address any issues that may arise. The Council's Ecologist initially raised concerns that the original Construction Environmental Management Plan (CEMP) site drawing and management plan did not identify the areas of retained habitat referenced in Section 3.1 of the Landscape and Ecological Management Plan, and requested amendments to avoid potential impacts on retained habitat, tree root protection areas, and temporary fencing. They also advised that site manager contact details be provided to neighbours in the event of any contractor-related parking issues. An amended plan was subsequently submitted, which identifies the locations of materials storage, site office and welfare facilities, and contractor's lock-up, along with a tree protection barrier fence in the northern corner of the site. While the site manager's contact details have not been provided, the contact details for Wildern Architecture are listed. The Ecologist has confirmed that the revised plan is acceptable and that the requirements of the condition have been met. As such, Condition 6 can be discharged.	

Condition 8 – Biodiversity/Landscape Environmental Management Plan	<i>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.</i> <i>Reason: To ensure the protection and enhancement of biodiversity and secure biodiversity net gain.</i> Comment: The Council's Ecologist has reviewed the amended Landscape and Ecological Management Plan (LEMP) dated June 2025. Although Section 3.3.5 contains a formatting error ("reference source not found"), Appendix 2 clearly identifies five tree species proposed for planting, which is sufficient for assessment. The LEMP also reflects updates to species selection, including the substitution of Field Maple (<i>Acer campestre</i>) for English Oak (<i>Quercus robur</i>) in the native hedgerow mix. In addition, Section 5.2.2 has been updated to confirm that Sherfield Homes will be responsible for ongoing monitoring and implementation of any required remedial actions. While the document retains a minor referencing error, the Ecologist has confirmed that the submitted LEMP meets the substantive requirements of the condition. Therefore, Condition 8 can be discharged.	Details approved and discharged 19/06/2025.
Condition 10 – Surface Water Drainage Strategy	<i>Prior to the commencement of development, a Surface Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority.</i> <i>Reason: To prevent flooding and surface water run-off in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).</i> Comment: The Council's Ecologist initially raised concerns that the submitted surface water drainage plan proposed the use of a soakaway on the edge of the property without providing evidence that such a system would function appropriately in this location. It was advised that either percolation test results or evidence of	Details approved and discharged 26/06/2025.

	functional soakaways on adjacent land be provided to demonstrate feasibility. Subsequently, soil percolation test results were submitted and reviewed. The Ecologist has confirmed that the test results demonstrate the suitability of infiltration in this location. On this basis, the drainage strategy is considered acceptable, and Condition 10 can be discharged.	
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Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager