

MR DEREK LINDSAY
5 THE OLD RAILWAY
GOSPORT
HAMPSHIRE
PO12 1FQ

Application	F/23/96606
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Tuesday 22 July 2025

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

Application No. F/23/96606

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 6 no. bungalows with associated parking and landscaping, and vehicle access from Sydney Avenue (amended description).
Site:	Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - SD-2011-101 Rev. J – Site & Location Plan
 - SD-2011-102 Rev. C – Proposed Plans and Elevations Block A
 - SD-2011-103 Rev. D – Proposed Plans and Elevations
 - MPN/HL – Landscape Proposals

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

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No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) a programme of demolition and construction work;
- b) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
- c) the arrangements for deliveries associated with all construction works;
- d) access and egress for plant and machinery;
- e) the parking of vehicles of site operatives and visitors;
- f) protection of pedestrian routes during construction;
- g) measures to control the emission of dust and dirt generated by construction;
- h) a scheme for controlling noise and vibration from demolition and construction activities;
- i) provision for storage, collection, and disposal of rubbish from the development during construction period;
- j) measures to prevent mud on the highway during construction (i.e. wheel washers) and onwards mitigation should this fail;
- k) the erection and maintenance of security hoarding;
- l) temporary lighting;
- m) temporary surface water drainage provisions; and
- n) hours of working.

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity, in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

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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, in accordance with Policy

DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 5 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.
- Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).
- 6 The development shall not be occupied until the provision for parking has been made within the site in accordance with the approved plans. The parking spaces shall thereafter be retained for vehicle parking only.
- Reason: To provide adequate parking on site to prevent risk of overspill parking on surrounding roads, in the interest of highway safety, in accordance with policies DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036).
- 7 Prior to any development above foundation / slab level, full details of the materials to be used for the external surfaces of the dwellings and hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 8 No development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the acoustic fence, which shall accord with the submitted EchoAbsorb Acoustic Fencing specification unless alternative details are agreed, and shall be a minimum of 2m in height. The boundary treatment shall thereafter be installed in accordance with the approved details and thereafter retained.
- Reason: In the interest of visual amenity in accordance with Policy

DM1 of the Eastleigh Borough Local Plan (2016-2036).

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- a) Prior to any development above foundation / slab level, detailed planting plans at 1:200 scale, to expand on the details set out on the approved Landscape Plan ref. MPN/HL, shall be submitted to and approved in writing by the Local Planning Authority;
 - b) The landscaping scheme shall thereafter be carried out in accordance with the approved plan and planting details in the first planting season following occupation of the development, or completion of the development (whichever is sooner);
 - c) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 10
- Prior to any development above foundation / slab level, a Landscape Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority, to include details of all biodiversity enhancement measures (to include new planting, habitat creation and the provision of bat and bird boxes), and how these will be managed and monitored.

Reason: To achieve biodiversity enhancements in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

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- Prior to any development above foundation / slab level, full details of the provision to be made for cycle and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The cycle and refuse storage provision shall thereafter be retained.

Reason: In the interest of amenity and to encourage the use of alternative means of transport to the private car, in accordance with policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-

2036).

- 12 Prior to installation of any solar panels or air source heat pumps, full details shall be submitted to and approved in writing by the Local Planning Authority. For air source heat pumps, details shall include noise mitigation measures. The renewable technology shall thereafter be installed and maintained in accordance with the approved details.
- Reason: In the interest of amenity and to ensure no adverse noise impacts on new and existing residents, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).
- 13 The dwellings hereby permitted shall be occupied only by persons of 55 years or older; or
- Persons living as part of a single household with such person or persons; or
 - Persons who were living as part of a single household with such person or persons who have since died.
- Reason: The development has been designed to meet the needs for older persons accommodation with communal rather than private amenity space.
- 14 Prior to the occupation of the dwellings hereby approved, evidence that they comply with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), 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 ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.
- 15 The development must accord with the submitted Arboricultural Report reference JFA0335 V2 (May 2025). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection

plan 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 LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 16 Foul and surface water drainage shall be implemented in accordance with the details outlined in the submitted Drainage Provision document prepared by Aqua Callidus ref. 24014, dated 29 May 2025, and shall be thereafter maintained.

Reason: To provide suitable drainage to prevent flood risk, in accordance with policies DM1 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 17 No development above foundation / slab level shall take place until full details of the footpath link to Hamble Lane, to include details of the position, height and type of gate and fencing, and security measures including lighting, have been submitted to and approved in writing by the Local Planning Authority. The footpath link shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity and security and to reduce the risk of anti-social behaviour, in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 18 Prior to the occupation of the dwellings hereby approved, supporting information to confirm the predicted mains water consumption will achieve 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 in accordance

with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

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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 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

Note to applicant: It is recommended that each house has at least one bat box/ roof tile and built in sparrow terraces. If this not possible, then at least 6 bat and 6 bird boxes could be located on trees around the site.

Planting should include flowering plants to attract pollinators and include plants that flower at different times of the year to extend the flowering season. The modified grassland should be managed as a flowering meadow and be allowed to flower and set seed before mowing. Once established, the hedgerows must be managed to provide flowers, fruit and seeds for wildlife. Hedgehog holes (13 x 13cm min) must be cut in the baseboards of any closed board fencing to ensure the free passage of small animals across the site.

Note to applicant: Southern Water has provided the following advice in relation to construction near the foul sewer:

- The 150mm diameter gravity foul sewer requires a clearance of 3m on either side to protect it from construction works and allow for

future maintenance access;

- No development or tree planting should be carried out within 3m of the external edge of the public gravity sewer without consent from Southern Water;
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5m of the public or adoptable gravity sewers;
- All existing infrastructure should be protected during the course of construction works.

A formal connection to the public sewer will be required from Southern Water. Further advice can be found via the following link: [Home](#)

Note to applicant: A separate permission would be required from the Highway Authority for the dropped kerb access. Further details can be found via the following link: [Apply for a vehicular access | Transport and roads | Hampshire County Council](#)

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes