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Application	F/25/100154
Please ask for	Gary Osmond
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Thursday 5 February 2026

Application No. F/25/100154

In pursuance of their powers under the above Act and in accordance with your application received on Monday 29 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 2No. two bedroom and 4No. three bedroom terrace dwellings with associated parking and landscaping following demolition of existing site structures
Site:	91B THE CRESCENT, EASTLEIGH, SO50 9BJ

Subject to due compliance with the following conditions:

- Approved Plans:**
The development hereby permitted shall be implemented in accordance with the following plans numbered: 9908 / 100 L (Site Layout), 9908 / 101 D (Proposed Floor Plans & Elevations), 9908/102 (Cycle Stores), 9908/103 (Existing Floor Plan), 9908 / 105 (Location & Block Plans) & 9908 / 106 A (Drainage Plan).
Reason: For the avoidance of doubt and in the interests of proper planning.
- Commencement:**
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.
- Habitats Regulations:**
The development hereby permitted shall not be commenced for a period of at least 21 days from the date of this decision.
Reason: To comply with Section 28(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 Contamination Investigation:

No works shall commence on site until the following information has been submitted to and approved in writing by the Local Planning Authority (LPA):

- a. A revised Preliminary Investigation of the Apple Environmental Desk Study and Preliminary Risk Assessment (June 2025), comprising: an updated Desk Study, Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA) prepared in accordance with UK Land Contamination Risk Management (LCRM), BS10175:2011, and other relevant guidance. The revised assessment shall address the presence and potential risks associated with made ground, including heavy metals, inorganics, hydrocarbons and asbestos; ground gas and vapour risk, radon risk, Unexploded Ordnance (UXO) risk.
- b. A Report of Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the LPA;
- c. If required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

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

5 Verification report:

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition X (remediation) that any remediation scheme required and approved under the provisions of condition X (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal (i.e. waste transfer

tickets), gas/vapour membranes have been installed correctly.
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X (remediation).

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

6 Imported soils:

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.

7 Drainage:

No development shall start until final details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

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

8 CEMP:

No construction or demolition work shall start until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved management plan which shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- d) the parking of vehicles of site operatives and visitors;
- e) measures to control the emission of dust and dirt generated by demolition and construction;
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- g) provision for storage, collection, and disposal of rubbish from the development during construction period;
- h) measures to prevent mud and dust on the highway during demolition and construction;
- i) the erection and maintenance of security hoarding including decorative

displays and facilities for public viewing, where appropriate;

j) temporary lighting; and

k) protection of pedestrian routes during construction.

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

9 Construction Hours:

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 Public Holidays.

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

10 No Burning:

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.

11 Materials:

No development above damp proof course level shall continue until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of fenestration, external doors, and rainwater goods, 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.

12 Landscape Scheme:

No development above damp proof course shall continue until a final 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 treatments and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

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

13 Landscape Replacement:

For a period of no less than 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 amenities of the locality.

14 On-site Ecological Enhancements:

No work above damp proof course level shall continue until details of final on-site ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved enhancements have been provided.

Reason: To improve local habitat and biodiversity.

15 Nutrient Neutrality:

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).

16 Parking:

The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling houses as a residence. Each dwelling shall be allocated a dedicated space within the parking area.

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

17 Obscure Glazing:

The first floor windows on the eastern and western flank elevations shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metre above the floor level of the rooms which they serve, or be positioned with their lower sill at least 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.

18 Bin & Cycle Storage:

The development hereby approved shall not be occupied until the 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.

19 Gates:

Any gates provided shall open into the site and not be allowed to open onto any adjoining alleyway.

Reason: In the interests of highway safety.

20 Permitted Development:

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, AA, D, C, D & E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

21 Conditions to comply with the Environment Act (2021)

Prior to occupation of the development hereby approved, evidence shall be provided to the Local Planning Authority demonstrating how the necessary measures / units required to achieve a minimum biodiversity net gain of 10% have been secured. This evidence shall also include details of how the habitat will be managed and monitored for a period of at least 30 years.

Reason: To ensure delivery of at least a 10% biodiversity net gain as required by the Environment Act (2021) and to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

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 development is located within a residents parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

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