

MRS CAROLINE JEZEPH
THE GALLERY
3 SOUTH STREET
TITCHFIELD
FAREHAM
PO14 4DL

Application	F/23/94942
Please ask for	Clare Martin
Direct dial	023 8068 8256
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Wednesday 14 June 2023

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

Application No. F/23/94942

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 25 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of gabions at the end of the garden to restore sea defences.
Site: 3 MANCHESTER ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, Blo 01, 300, 445472-301P8, 21407 & 445472-302P1
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 shall accord with the arboricultural report reference CBA11704 v1A and planting plan no. 300. 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 approved 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 Local Planning Authority.

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

- 4 The development shall be carried out in accordance with the construction environmental management plan by Cowan Consultancy (dated 9 March 2023 & referenced EG/435376/EG) and the Ecological Impact Assessment by ECOCA (dated March 2023, Final Document - Revision 2).
Reason: To protect the Special Protection Area from the impacts of the development.
- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing gabion wall.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 6 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless checked by an ecologist prior to clearance. If an active nest is found it must be protected from disturbance with a 10m buffer until the chicks have fledged and left the nest. All vegetation clearance shall be done using hand tools only.
Reason: to avoid disturbance to nesting birds.
- 7 No Works shall occur on site during the over wintering bird period [between 1st October to 31st March].
Reason: to avoid disturbance to wintering birds that are associated with the Solent and Southampton Water Ramsar site and Special Protection Area.
- 8 The planting shall be fully installed on site in accordance with the approved details (as shown on detailed planting plan, drawing number 300 and Ecological Impact Assessment) by the end of the first planting season following completion of the development. 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: To provide a replacement habitat for invertebrates and other animals.
- 9 A tree-mounted bird box shall be installed on the site before the start of the next bird nesting season or before the start of works, whichever is soonest.
Reason: To compensate for loss of bird nesting opportunities within the site.
- 10 The new concrete post and gravel board fence (as shown on the Sea Defence Wall GA and Sections plan by Cowan Consultancy, Feb 2022) shall have hedgehog openings at ground level (of at least 13 x 13 cm).
Reason: To enable hedgehogs to move freely through the gardens.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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 "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes