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|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Application    | F/22/94044                                                                 |
| Please ask for | Alex Webb                                                                  |
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Wednesday 21 June 2023

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

Application No. F/22/94044

In pursuance of their powers under the above Act and in accordance with your application received on Friday 21 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Erection of 1no. four-bedroom detached house with associated car parking, bin and bike storage in rear garden of existing dwelling  
**Site:** 242 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans referenced: LOC 01, 101 Rev.A, 102 Rev.C and 103 Rev.B.  
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 shall start** 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 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 in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 4 **The development hereby approved shall not be occupied** until the provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development in accordance with Policy DM14 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 shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016 – 2036).

- 6 **No development shall start on site until** a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) The provision of long-term facilities for contractor parking;
- (b) The arrangements for deliveries associated with all construction works, loading/unloading of plant and materials, and carting away of materials;
- (c) Location of temporary site compounds, construction material, and plant storage areas;
- (d) 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;
- (e) measures to minimise dust, noise and vibration.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 7 **No development shall start** until a landscape design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees, boundary treatments, landscape buffer planting along the east boundary fence 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 Standards.

Reason: In the interests of biodiversity, the visual amenity of the locality, to safeguard the amenities of neighbouring residents and to minimise additional load to the surface water drainage system and maintain recharging of ground water to benefit the proposed soft landscape in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036)

- 8 **No development shall start** until details of a sustainable drainage system, including details for the sustainable disposal of surface water and disposal of

foul sewerage, have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/ maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development in accordance with policies DM2, DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036)

- 9 **The dwelling hereby permitted shall not be occupied** until a bat brick, swift brick and hedgehog home have been installed in accordance with the PEA by Ecosupport (May 2023).

Reason: In the interest of biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 10 **The development shall not be occupied until** cycle storage has been constructed in accordance with details that have first been submitted to and approved in writing by The Local Planning Authority and thereafter retained and kept available.

Reason - To ensure the adequate provision of on-site facilities in accordance with Eastleigh Local Plan Policies DM1 and DM13.

- 11 **The dwelling hereby approved 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 and phosphates 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).

- 12 **Prior to the occupation of the dwelling 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).

- 13 **Prior to the occupation of the dwelling hereby approved**, evidence that the dwelling complies 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.
- 14 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 Bank Holidays.  
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).
- 15 The development must accord with the arboricultural report reference JFA0309. 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 **No excavation, demolition or development related works shall take place on site until** a arboricultural monitoring statement proposal, detailing supervision activity and inspections of tree protection measures, has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must be adhered to in full, and may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports. 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).
- 17 Any permanent fencing that is erected at the property boundaries must have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges.  
Reason: In the interest of protecting and enhancing biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 18 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist. If any active nests are found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.  
Reason: To avoid disturbance of breeding and nesting birds or damage to their nests in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).
- 19 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, 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 maintain a good quality environment in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

Note to Applicant: Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled but be left to move away on their own to a place of shelter. *If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801*

Note to Applicant: The new vehicular access would require the provision of a dropped kerb to the highway and obtain permission from Hampshire County Council and a Section 171 Licence will be required to excavate the highway.

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



Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes