

MR REGIS-CORIO LAN ROUSSELLE
FERRYSIDE COTTAGE
GREEN LANE
HAMBLE
SO31 4JB

Application	H/23/95953
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Tuesday 31 October 2023

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

Application No. H/23/95953

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Adding 8 solar panels on South facing roof at the back of the drive (AMENDED DESCRIPTION)
Site: FERRYSIDE COTTAGE, THE GREEN, GREEN LANE,
HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: BLC 01, PP 01, TQRQM23061160550893 and TQRQM23108171823210

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 materials to be used must match as closely as possible, in type, colour and texture those used on the existing building or otherwise be implemented in accordance with the following plans numbered: PP 01

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: The solar panels are proposed to be installed under a precautionary working method statement (PWMS) between November and February to avoid risks to nesting birds and roosting and hibernating bats. If this must be done in March, then a nesting bird check must be done by a suitably qualified ecologist within 24 hours prior to installation to ensure that birds are not nesting or beginning to build nests at this site. Any active nests or nests being built must be protected from disturbance by a suitable buffer (usually 5 m) until the young have fledged and left the nest. If the work cannot be done before the end of March, then it will need to wait until the following November to avoid the risk of disturbance to bats.

Note to Applicant: Once the scaffolding is installed an ecologist will inspect the area behind the tiles with an endoscope. If any evidence of bats is found, such as droppings, work will stop and a license will be sought from Natural England.

Note to Applicant: In the instance no evidence of bats is recorded during the endoscope inspection the works can go ahead following the PWMS: 1) Works to be undertaken between November to March, inclusively; 2) A toolbox talk is to be undertaken to the solar panel installers prior to installation, explaining the protection afforded bats, how to identify presence of bats, and precautionary method of works that they must comply with. The PWMS is to be provided to the contractors, which will sign the document as evidence of their commitment and a copy of the PWMS will be kept on site during works; 3) A suitably qualified Ecologist will supervise the solar panel installation works. To avoid unnecessary impact on the roof it is advised that the solar panel installers use roof ladders instead of walking directly onto the tiles. Where there are points of impacts not covered by the endoscope inspection, the contractor will inform the Ecologist so that an endoscope inspection can be undertaken prior to impact.

Note to Applicant: The artificial lifting of additional tiles on the southern elevation outside of the area of the solar panels will provide compensation for any potential bat roost openings in tiles covered by the solar panels.

Note to Applicant: Biodiversity enhancements is required, including two swift nest boxes on the northern side of the property, a bat box on the southern

elevation and night-scented climbing plants (where there is space). The solar panels will also provide additional nesting opportunities for birds. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk › our-work › putting-up-your-box>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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 "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