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Application	F/23/95608
Please ask for	Gary Osmond
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Thursday 11 January 2024

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

Application No. F/23/95608

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 13 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 1No. four bedroom detached dwelling, including carport and amenity space
Site: 7 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 9716/100 Rev B, 9716/101, P9716/102, P9716/103 & TPP.V1.7VR.CF.E REV: A.
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 hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(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 No development shall start until 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.
- 5 The approved Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to the first occupation of the development. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.
Reason: To prevent flooding and pollution.
- 6 No site preparation, construction or demolition works shall commence until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. All works shall only take place in accordance with the approved details which shall include:
 - a) a programme and phasing of the construction and development works;
 - b) the location and height of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
 - d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
 - e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
 - f) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable];
 - g) the parking of vehicles of site operatives and visitors;
 - h) the protection of pedestrian routes during construction;
 - i) management measures to control the emission of dust generated by demolition and construction works;
 - j) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from, site preparation and construction activities (to include details of any piling if proposed);
 - k) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;

l) measures to prevent mud and dust on the highway during demolition and construction;

m) details of temporary lighting; and

n) measures to protect wildlife, including reptiles, hedgehogs and badgers during the construction process.

Reason: To limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity and hydrology during the demolition and construction process.

- 7 The development must accord with the arboricultural report reference TR.V2.&VR.CF.E. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP.V1.&VR.CF.E Rev A. 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.
- 8 No site preparation, 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.
- 9 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.
- 10 No development above Damp Proof Course level shall start until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include all walls, roofs, fenestration 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
- 11 No development above Damp Proof Course level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including at least two new trees (one of which to be a Silver Birch), 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.

- 12 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.
- 13 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 house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.
- 14 The development hereby approved shall not be occupied until appropriate the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.
Reason: To ensure the adequate provision of on site facilities.
- 15 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Ecological Appraisal Report by KJF Consultancy Ltd (V1, revised October 2023). This shall include the requirement for the installation of bat and bird bricks to suitable elevations of all dwellings, hedgehog holes to boundary fencing and ecologically sensitive external lighting.
Reason: To protect and enhance biodiversity.
- 16 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.
Reason: To prevent harm to breeding birds.
- 17 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.

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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: The applicant is advised the granting of permission for the development does not imply right of access to Cypress Grove, or services and utilities under it, which is a private road. The applicant is advised to seek and obtain permission for the use of Cypress Grove from the owners of the road before commencing the development.

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, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: It is recommended that a condition survey of Cypress Grove and its junction with Valley Road is undertaken prior to the commencement of any site preparation or construction works related to the development hereby permitted, so that a baseline can be established and agreed with the Cypress Grove residents/management company, and to establish what if any remedial/repair works may be required following completion of 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