

DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	F/25/100301
Please ask for	Charlie Vallis
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Wednesday 27 May 2026

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

Application No. F/25/100301

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 December 2025 the Council, as Local Planning Authority hereby **Permits** the following :

Description: Erection of 4no. bedroom dwelling parking and new access drive for proposed and existing bungalow
Site: 46 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AF

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: S.R.01. rev A, 01, 02, 06, 07 and 574/01.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) details (and samples when requested) of the materials to be used in the

construction of the external surfaces of the development;
b) the alignment, height and materials of all walls, fences and other means of enclosure;
c) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.
The development shall not be occupied until the approved details have been fully implemented.

Reason: To limit the impact the development has on the locality.

- 4 No construction or demolition work shall start until a Method Statement 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 method statement which shall include:
- a) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
 - b) the parking of vehicles of site operatives and visitors;
 - c) measures to control the emission of dust and dirt generated by demolition and construction;
 - d) a scheme for controlling noise and vibration from demolition and construction activities;
 - e) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - f) measures to prevent mud and dust on the highway during demolition and construction.

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

- 5 No excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014, have been submitted and approved by the Local Planning Authority. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. Tree planting must take place no later than the start of the following planting season after completion of the proposed development. For a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: To maintain and enhance local tree canopy cover.

- 6 Prior to development above damp proof course (DPC) a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall cover all soft landscaping, including the planting to the northern and western boundary [as marked on the approved proposed plot plan numbered '01' and street scene numbered '06'], and shall provide details of timings for all soft landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard and for a period of no less than 10 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 amenity of the locality and to safeguard the amenities of neighbouring residents.

- 7 Prior to commencement of the development hereby permitted, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990. The Biodiversity Gain Plan shall be implemented in accordance with the approved details and thereafter accorded to.

Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 14 of the Environment Act 2021, paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 from the Eastleigh Local Plan (2016-2036).

- 8 The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the LPA along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

- 9 Notice in writing shall be given to the LPA when the:
 - a) habitat creation and enhancement works as set out in the HMMP have commenced, and
 - b) habitat creation and enhancement works as set out in the HMMP have been completed.Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved

Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

- 10 Prior to the first occupation of the development hereby approved, evidence of purchase of the correct number of biodiversity credits or units for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 11 The dwelling 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.

- 12 Before use of the development is commenced the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans, and the existing access from the site to Station Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Local Planning Authority.

Reason: To provide satisfactory access and in the interests of highway safety.

- 13 Before use of the development hereby approved is commenced, 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.

- 14 Prior to first occupation of the development hereby approved, details of the bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin and cycle storage has been constructed in accordance with the approved details and is thereafter retained and kept available.

Reason: To ensure the adequate provision of on-site facilities.

- 15 The first-floor windows in the side elevations serving an en-suite and landing [on the approved plan numbered 'S.R.01. rev A'] shall be obscure glazed to a minimum of Pilkingtons level 3 or equivalent with no more than a top opening toplight. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036

Note to Applicant: Given there will be a need to re-position the street light column, and also close up the existing vehicle crossover, reinstating it with full height kerbs and footway surface, a Minor Works S278 agreement will need to be entered in to with HCC as Local Highway Authority, subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/developers/section-278>

Note to Applicant: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended in the form of a bat brick/box and a swift nest brick/box. 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. 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.

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.

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