

MR KEITH RUSSELL
D84 ARCHITECTS LTD
17 PEMBROKE ROAD
PORTSMOUTH
HAMPSHIRE
PO1 2NT

Application	H/23/96612
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 26 March 2024

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

Application No. H/23/96612

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Installation of Pond
Site: SALTACRE, SALTERNS LANE, BURSLEDON,
SOUTHAMPTON, SO31 8DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: D8423_48/05 P5, D8423_48/102 P4, D8423_48/101 P4, D8423_48/103 P1 and LOC 01

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with the following plan numbered: D8423_48/103 P1

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

- 4 The development hereby permitted shall only be used in conjunction with the existing dwellinghouse and shall not, at any time, be used for business or commercial related activities.

Reason: To protect the amenities of nearby residents and the character of the countryside setting.

- 5 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Ecological Appraisal (PEA) report by Arbtech (February 2024). This includes precautionary working methods to protect reptiles and amphibians and which would also protect hedgehogs.

Reason: To protect and enhance biodiversity.

Note to Applicant: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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 large, looped 'N' and a clear 'Parker'.

Nicholas Parker
Planning Manager

N.B. See Attached Notes