

MR ROBERT NARRAMORE
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SO31 1DJ

Application	F/25/98851
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Thursday 10 April 2025

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

Application No. F/25/98851

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

Description:	Erection of 1no. five bed dwelling in rear garden with detached garage, amenity space, parking and shared access off Pylands Lane (re submission of F/24/98257)
Site:	SWINLEY, PYLANDS LANE, BURSLEDON, SOUTHAMPTON, SO31 1BH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/05RevB, PL/06RevB, PL/07RevB and PL/08

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

- 2 The development shall be carried out in accordance with all mitigation and enhancements listed within the approved preliminary ecological appraisal by Arbtech dated 23/07/2024.

Reason: In the Interests of Ecology.

- 3 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.

- 4 No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 11452-D-AIA. 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. The development must accord with the arboricultural report by Hayden's arboricultural consultants, dated 23/01/2025, referenced 11452.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality

- 5 No development shall start until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b) Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,
 - c) Detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the properties occupiers

- 6 The dwelling hereby permitted shall not be occupied until verification for the agreed remediation scheme has been submitted to and agreed in writing by the Local Planning Authority. The verification shall be completed by the nominated competent person and shall comprise:-
- a) built drawings of the implemented scheme
 - b) photographs of the remediation works in progress
 - c) certificates demonstrating that imported and or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved details.

Reason: To minimise the risk from land contamination for public safety.

- 7 Notwithstanding the approved details, the development hereby permitted will not be occupied until details of the boundary treatment along Claypit Copse has been submitted to and approved by the Local Planning Authority and installed on the site. The details will include an elevation of the low-level wall with black metal railings and a block plan showing its exact location and surfacing details.

Reason: In the interests of visual amenity.

- 8 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.

- 9 The dwelling hereby permitted shall not be occupied until the cycle and bin storage, garage and car parking has been installed in accordance with the approved details and thereafter retained. A minimum of three

on site car parking spaces shall be provided and thereafter retained for use by the residents of the proposed dwelling.

Reason: To ensure the adequate provision of on-site facilities and in the interests of highway safety.

- 10 All hard & soft landscaping, planting, ecological enhancements and boundary treatments shall be in place by the end of the first planting season following completion of the development in accordance with the approved details (block plan referenced PL/05 RevA and preliminary ecological appraisal by arbtech dated 23/07/2024) and to the appropriate British Standard. For a period of 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 details.

Reason: In the interests of ecology and visual/ residential amenity.

- 11 The development hereby permitted shall not be occupied until the drainage system and soakaway creates have been installed in accordance with the approved block plan - new build (reference PL/08). The driveway shall be constructed from permeable block paving.

Reason: To ensure satisfactory drainage for the property.

- 12 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 adjoining dwelling at 1 Claypit Copse.

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

- 13 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.

- 14 Note to Applicant: In accordance with paragraph 38 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes