

MRS LOUISE CUTTS
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Application	F/25/98800
Please ask for	Clare Martin
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Thursday 8 May 2025

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

Application No. F/25/98800

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 1no. detached two storey dwelling
Site:	OAK LODGE, BRIDGE ROAD, BURSLEDON

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: 1020, 1021RevF and 1023

Reason: For the avoidance of doubt and in the interests of proper planning.
- The development shall be carried out in accordance with the approved ecological appraisal (by aluco ecology ltd dated January 2025) and all biodiversity enhancements shall be fully installed before the dwelling is occupied.

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 The development must accord with the arboricultural report reference ArbEI/CH/OLB/BS5837/V3 dated 4th April 2025. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the approved report. 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

- 5 No development shall start, above damp proof course, until precautionary working methods for badgers, hedgehogs, nesting birds, reptiles, and stag beetles have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved working method statements.

Reason: In the interests of ecology.

- 6 No development shall start above damp proof course until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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.

- 7 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.

- 8 The dwelling hereby permitted shall not be occupied until proof that biodiversity credits have been purchased to create a 10 percent biodiversity net gain for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the planning policy practice guidance.

Reason: To comply with the Environment Act 2021, which updates Schedule 7A of the Town and Country Planning Act 1990.

- 9 The dwelling hereby permitted shall not be occupied until the drainage system and storage creates have been installed in accordance with the approved ground floor site plan (reference 1021RevF). All hard surfacing shall be constructed from permeable material.

Reason: To ensure satisfactory drainage for the property.

- 10 The dwelling hereby permitted shall not be occupied until the noise mitigation measures (agreed for planning permission X/23/95903 in noise report reference SCL7014.200529.R1 dated May 2020) have also been installed on the house hereby approved. The approved mitigation measures shall include glazing performance as per table 5.2 Page 10; ventilation performance as per paragraph 6.1 Page 11; Proposed mitigation for the external amenity area as per paragraphs 7.3 and 7.4 Page 12; and upgrade insulation of the external walls as per paragraph 8.1 Page 13.

Reason: To protect the residents from road noise and fumes

- 11 The dwelling hereby permitted shall not be occupied until the garage, car parking, driveway and site access with the A27 have been installed in accordance with the approved details and thereafter retained. The site access must be a minimum of 4.8 metres from Bridge Road up to the point where it reaches the driveway to White Lodge, with no width constraints or pinch points. 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.

- 12 Any structures or vegetation that needs to be removed to facilitate the development shall be removed outside of bird nesting season (between the beginning of March and the end of August) unless the site is checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To protect nesting birds.

- 13 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 (ground floor site plan referenced 1021RevF) 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.

- 14 The first floor bedroom window on the north west side elevation of the dwelling hereby approved shall be obscure glazed to Pilkingtons level 3 or equivalent and shall be top hung only. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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A contaminated land watching brief shall be followed at all times during construction works and details of the watching brief shall be submitted to and approved by the Local Planning Authority (LPA) before the dwelling is occupied. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be occupied until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

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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.

Note to Applicant: A S278 agreement will need to be completed with Hampshire County Council before undertaking the widening at the site access as this involves works on the highway. Further details are available at <https://www.hants.gov.uk/transport/developers/section-27>

Yours faithfully

A handwritten signature in black ink that reads "N. Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes