

MISS LINDSEY JONES
19 WESTFIELD CRESCENT
CHANDLER'S FORD
EASTLEIGH
SO53 3GU

Application	F/25/99271
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Wednesday 18 June 2025

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

Application No. F/25/99271

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 24 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of Use to residential garden of parcel of land purchased from EBC and erection of 2m fence around the highway facing land to enclose the whole garden
Site:	19 WESTFIELD CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3GU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Site Plan and 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 must match as closely as possible, in type, colour and texture those listed in the Materials section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The proposed fencing must have Hedgehog holes (measuring 13cm by 13cm minimum) in the baseboards to allow the free movement of small mammals through the garden. There shall be at least two openings for each side of fencing.

Reason: In the interest of biodiversity.

- 5 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season or if this is not possible then only after being 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 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To ensure the protection of nesting birds.

Note to Applicant: Please see the extract from Southern Water (labelled 'Southern Water - GIS' dated 29/05/2025) records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit:

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-offdistances.pdf>

Note to Applicant: Precautionary working methods to protect hedgehogs and nesting birds shall be followed throughout the development. This shall include:

- All building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
- Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM 11 and NPPF paragraphs 187d and 192 b, and are recommended in the form of a bat box or a bird box on an appropriate tree, or enhancing the garden for pollinators with night scented flowering plants.

Note to Applicant: The potential presence of Fallopia baldshuanica (common name Mile a Minute or Russian Vine) on the application site has been noted by the Council's ecologist. This is an invasive plant and spreads very easily, and should not be allowed to spread into the wild at any time.

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