

MRS LOUISE CUTTS
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Application	F/25/99188
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Monday 28 July 2025

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

Application No. F/25/99188

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 9 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 2No. semi-detached two bedroom retirement bungalows
Site:	Willow Mead, Wildern Lane, Hedge End, SO30 4RB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:SD-2005-00 D, SD-2005-01 B & SD-2005-02 C.

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 development hereby permitted shall not be commenced for a period of at least 21 days from the date of this 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.

- 4 No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
- a. A report of a site investigation (including a site plan, site investigation and risk assessment and any subsequent mitigations as a result of findings) documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and as agreed with the LPA. This document should also include reference to the Environmental Desk Study and Preliminary Risk Assessment report (Apple Environmental, April 2025).
 - b. a 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 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 future property's occupiers

- 5 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority (LPA) verification by the competent person approved under the provisions of condition 4(b) that any remediation scheme required and approved under the provisions of condition 4(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically, such a report would comprise:
- a. a description of the site and its background, and summary of relevant site information,
 - b. a description of the remediation objectives and remedial works carried out.
 - c. verification data, including - data (sample locations/analytical

results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.

d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(b)

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

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A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the LPA. 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 LPA. Where a remediation scheme is required, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA.

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

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No construction or site preparation work shall start until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. All work shall only take place in accordance with the approved management plan which shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
- b) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
- c) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the Willow Mead car parking areas;
- d) the parking of vehicles of site operatives and visitors whilst maintaining acceptable provision for existing residents;
- e) measures to control the emission of dust and dirt generated by demolition and construction;
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- g) provision for storage, collection, and disposal of rubbish from the development during construction period;

- h) measures to prevent mud and dust on the highway during demolition and construction;
- i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) temporary lighting; and
- k) protection of pedestrian routes during construction including maintaining access to existing residents' dwellings.

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

- 8 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.
- 9 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and not at all on Saturdays, Sundays or Public Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 10 No deliveries or collection of plant, equipment or materials shall take place during the construction period between 08.00 and 09.00 hours and 14.30 and 15.30 hours Monday to Friday during Shamblehurst Primary School and Wildern School term times.
Reason: In the reason of pedestrian and highway safety.
- 11 The site shall not be accessed via the public footway to the south of the site without the express written consent of Hedge End Town Council.
Reason: In the interests of pedestrian safety and amenity.
- 12 The development must accord with the arboricultural report reference JFA0329. 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 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 LPA.

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

- 13 No site clearance or construction works shall start until an Ecological Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works shall only take place in accordance with the approved management plan which shall include:
- a) a precautionary working method to protect nesting birds, bats and small mammals;
 - b) safeguards to prevent any pollution from construction debris, fuel, oil, or sediment carried in runoff during construction entering the neighbouring pond as a result of the construction activities; and
 - c) measures to prevent animals from being trapped in open trenches.

Reason: To ensure no impact on the River Hamble and in the interest biodiversity protection.

- 14 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report dated March 2025 by Aluco Ecology Ltd.

Reason: To protect and enhance biodiversity.

- 15 Foul and sustainable surface water drainage for the development hereby approved shall be undertaken and managed in accordance with the details set out in drainage proposals from Aqua Callidus Consulting dated 12 March 2025. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

- 16 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 Willow Mead development.

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

- 17 The development hereby approved shall incorporate the mitigation recommendations of the Environmental Noise Impact Assessment by Sound Advice Acoustics Ltd, dated March 2025, report reference 'SA - 7932/Rev1'.

Reason: In the interests of the amenity of future occupiers of the development.

- 18 No development above damp-proof course level shall continue until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 19 For a period of no less than 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 in the landscaping scheme.

Reason: In the interests of the visual amenities of the locality.

- 20 The development 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 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 21 The dwellings hereby permitted shall be occupied only by persons of 55 years or older; or persons living as part of a single household with

such person or persons; or persons who were living as part of a single household with such person or persons who have since died.

Reason: To ensure that the dwellings remain an integral part of the Willow Mead community, to contribute towards the needs for specialist accommodation for older persons, in accordance with Policy DM25 of the Eastleigh Borough Local Plan (2016-2036).

- 22 Prior to the occupation of the dwellings hereby approved, evidence that the dwellings comply with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 23 The development hereby permitted shall not be brought into use until a minimum of two additional car parking spaces have been provided within the curtilage of the wider Willow Mead site (totalling a minimum of 31 spaces) and thereafter maintained and kept available for the lifetime of the development.

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety and amenity.

- 24 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, AA, B, C, E and F of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality, prevent harm to protected trees, limit localised flooding and to maintain a good quality environment.

- 25 Conditions to comply with the Environment Act (2021)

Prior to occupation of the development hereby approved, evidence shall be provided to the Local Planning Authority demonstrating how

the necessary measures / units required to achieve a minimum biodiversity net gain of 10% have been secured. This evidence shall also include details of how the habitat will be managed and monitored for a period of at least 30 years.

Reason: To ensure delivery of at least a 10% biodiversity net gain as required by the Environment Act (2021) and to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 26 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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

- 28 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 by following the links to 'Planning and building' and then 'Building Control' where the 'Considerate Builders Advice Note' can be found.

- 29 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.

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