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Application	F/25/99527
Please ask for	Gregg Chapman
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Thursday 18 September 2025

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

Application No. F/25/99527

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 15 July 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of one bedroom annex, detached garage and garden polytunnel and erection of one bedroom detached dwelling, with associated parking, utilising the existing access onto Church Road.
Site:	129 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DT

Subject to due compliance with the following conditions:

- 1 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.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
Existing Plans – KALO-0315-101
Proposed Plans - KALO-0315-102 revision F
Location Plan – KALO-0315-103 revision B
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development that would utilise materials to be used in the construction of the external surfaces of the development hereby permitted shall commence until such materials 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.

- 4 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- Risk assessment of potentially damaging construction activities
- Identification of “biodiversity protection zones”
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location (in plan form as identified in the ecological report) and timing of sensitive works to avoid harm to biodiversity features
- The times during construction when specialist ecologists need to be present on-site to oversee works.
- Responsible persons and lines of communication
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- Use of protective fences, exclusion barriers and warning signs.
- The reptile mitigation strategy as described in the Ecological Impact Assessment report by ESL (November 2024)
- Measures to be used during the development to minimise environmental impact of the works (considering both potential disturbance and pollution) including safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.
- A wildlife sensitive lighting strategy during construction.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interest of biodiversity and visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 5 No development above slab level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping, including new and

replacement trees, ground level changes, boundary treatments, means of enclosure and landscaping to the SUDS to increase the aesthetic and biodiversity value of the site; and proposed and existing functional services above and below ground. The scheme shall provide details of timings for the provision of all landscaping and future management and maintenance.

The scheme shall include:

- Details of any habitat to be created/ retained on site; planting specifications and extent of new planting;
- A plan showing the proposed and retained planting with locations and specifications of biodiversity enhancements such as bird and bat boxes;
- Details of maintenance regime and management responsibilities; details of proposed species enhancements;
- Details of treatment of site boundaries and external lighting. The areas used by foraging and roosting bats must be kept dark.

The hard and soft landscape works/biodiversity enhancements shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interest of biodiversity and visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 No excavation, demolition or development related works shall take place on site until a site-specific arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the Local Planning Authority. The approved document must be adhered to in full.

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

- 7 No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction

activities (to include piling);

f) provision for storage, collection, and disposal of waste from the development during construction period;

g) measures to prevent mud and dust on the highway during demolition and construction;

h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

i) temporary lighting;

j) protection of pedestrian routes during construction;

k) temporary surface water drainage provisions; and

l) hours of working

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

- 8 Notwithstanding the presence of existing gates, any gates provided/retained shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway. This shall occur prior to any development above ground floor slab level.

Reason: In the interests of highway safety.

- 9 The first 6.0m from the edge of the carriageway of the adjoining highway shall be surfaced in non-migratory but permeable material prior to the occupation of the development hereby permitted.

Reason: In the interests of highway safety

- 10 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 nutrient 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.

- 11 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.

Note to Applicant: The site is within an area of maximum radon potential of 3-5%. Further consideration needs to be given to the radon risk. As general advice, all developers should:

Consult the Radon UK map ([UKradon - UK maps of radon](#)) - if they're in an area above 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA.

If this gives an answer that is greater than 1%, they should consider Radon protection for new developments.

If the answer is greater than 3% then Radon protection will be needed according to Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Note to Applicant - In accordance with paragraph 39 of the National Planning Policy Framework, 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 – Please note the following Ecological Notes -

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared 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 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own. If any protected species are found on site, work must

stop immediately and advice sought from a licensed ecologist and Natural England.

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- No fires can be lit on site.
- Any compost heaps or piles of rubble, soil or brash must be dismantled by hand in case small animals are sheltering in them. This will allow animals time to escape. If protected species are found on site, work must stop immediately, and advice sought from a licensed ecologist and Natural England.

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