

MRS CHERYL WELLSTEAD-CLARKE
ASHCOMBE HOUSE
GREEN LANE
HAMBLEDON
WATERLOOVILLE
HAMPSHIRE
PO7 4SX

Application	F/25/99151
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Monday 13 October 2025

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

Application No. F/25/99151

In pursuance of their powers under the above Act and in accordance with your application received on Friday 28 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 1no. 5 bedroom detached dwelling with associated parking, landscaping, and access from Crows Nest Lane
Site:	Land in between 27 & 31 Crowns Nest Lane, Boorley Green, Southampton, Hampshire. SO32 2DD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 626 100 REV B, 626 101 REV B, 626 200 REV B, 626 201 REV B.

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 No demolition or construction works shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved CEMP which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Access and egress for plant and machinery;
 - (e) Protection of pedestrian routes during construction;
 - (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of any street lining (as and when required) should this be damaged during the process.
 - (h) measures to control the emission of dust and dirt generated by construction;
 - (i) a scheme for controlling noise and vibration from construction activities;
 - (j) provision for storage, collection, and disposal of waste from the development during construction period;
 - (k) the erection and maintenance of any security hoarding;
 - (l) temporary lighting provisions to be used during construction;
 - (m) precautionary working methods to prevent harm to ecology.

Reason: In the interests of highway safety and biodiversity and to limit the impact that the development works have on the amenity of the locality.

- 4 Notwithstanding the approved plans / details, no development above slab level shall be carried out 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 then 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.

- 5 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The drainage shall thereafter be installed and maintained in accordance with the approved details.

Reason: To ensure the provision of satisfactory drainage measures to serve the development.

- 6 No development shall start on site until the access to the site from Crows Nest Lane, including the footway and/or verge crossing, has been constructed in accordance with the approved plans. The lines of sight should be maximised by keeping the whole site frontage free of any obstruction exceeding 1 metre in height above the adjacent carriageway, for a distance of 1 metre into the site from the carriageway edge. This shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access to the development in the interests of highway safety.

- 7 A watching brief for contamination should be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to first occupation of the development. 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 property's occupiers.

- 8 Any imported soils required for the development hereby permitted shall be first demonstrated to be suitable for their intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 9 No development above damp-proof course 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 & soft landscaping, including trees and boundary treatments and shall provide details of timings for all landscaping and any future maintenance. The works shall then 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 biodiversity, and to safeguard the amenities of neighbouring residents.

- 10 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 required by Condition 9.

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

- 11 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 which 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.

- 12 Prior to the first occupation of the approved dwelling, evidence to confirm that the predicted internal mains water consumption for the property will not exceed a maximum level of 110 litres/person/day 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 support a comprehensive approach to high quality design, to achieve water efficiency and in the interests of environmental sustainability.

- 13 The development hereby permitted shall not be occupied until the parking area for the dwelling has been provided in accordance with approved drawing number 626 101 REV B. This parking areas shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse.

Reason: To make provision for off street parking in the interests of highway safety.

- 14 The development hereby permitted shall be implemented in accordance with the recommendations set out within the submitted ecological report (South Coast Ecology, 18/03/2025).

Reason: To protect and enhance biodiversity.

- 15 The first floor windows on the southern and northern side elevations of the dwelling hereby approved shall be obscure glazed to a minimum of Pilkingtons level 3 or equivalent and be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Once installed the windows shall be permanently maintained in that condition.

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

- 16 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, B, C, and E of Part 1 of Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the character of the area, to protect the amenity of neighbouring residents and to maintain an appropriate sized amenity area for the approved dwelling.

- 17 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 or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 18 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.

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: Active bird nests are protected by law. You are advised therefore that any vegetation clearance should take place outside of the bird nesting season (1st March to 31st August inclusive). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist, immediately prior to the start of any work.

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.

Note to Applicant: Southern Water have advised that a formal application is required for a connection to the public sewer. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and refer to their New Connections Charging Arrangements documents which are available on their website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Southern Water have restrictions on proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approveddocuments/>) with regards to any landscaping proposals and the restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Southern Water have advised that there is an existing sewer and water main asset crossing/in the vicinity of the development site and that the exact position of these public assets should be determined on site by the applicant in consultation with Southern Water before development commences. Further information can be found at: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on the required standoff distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>.

Note to Applicant: The development could be impacted by radon and you are advised to consult the radon UK map at:

<https://www.ukradon.org/information/ukmaps>. If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

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