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Application	F/26/101815
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Wednesday 23 September 2026

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

Application No. F/26/101815

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Reinforcement and refurbishment of the existing retaining wall structure. Proposal includes installing structural reinforcement (Geopins) into the existing structure, constructing a new Tobermore block retaining wall system directly in front and back filling the space between the two walls with concrete. The existing retaining wall will be removed where it is adjacent to existing footpaths that provide rear garden access and replaced with a new Tobermore block retaining wall system(amendment to planning permission F/26/100693).
Site:	1 to 19 Cheping Gardens & 5 to 41 Mortimer Road, Botley, SO30 2FW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: 25027-101, 25027-102, 25027-103, 25-3061-F1-REVC_Part1 and 25-3061-F1-REVC_Part2.
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 shall be carried out in accordance with:
 - Ecological Impact Assessment by Darwin Ecology (dated September 2026)
 - Construction Environmental Management Plan by Darwin Ecology (dated September 2026)
 - Biodiversity Enhancement Plan by Darwin Ecology (dated September 2026)Reason: In the interests of biodiversity.
- 4 Prior to removal of the existing wall and construction of the retaining structure hereby approved the site shall be checked by a qualified ecologist as set out within the Ecological Impact Assessment (September 2026). A qualified ecologist will carry out a further check of the site between the construction of the lower tier and upper tier of the retaining structure hereby approved. If an amphibian or reptile is encountered during the works, all work in the immediate vicinity should cease and a qualified ecologist shall provide advice on their safe removal.
Reason: To protect amphibians and reptiles
- 5 The retaining wall shall be constructed using Tobermore segura grand system as shown on the approved site plans and elevations (drawing 25027-102).
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 6 The development shall be constructed with a sustainable drainage system, which incorporates the principles shown on the approved drainage plans (1, 2 and 3).
Reason: To provide a sustainable drainage system.
- 7 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (between the beginning of March and the end of August every year). If this is not possible then vegetation shall only be cleared after first 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 suitable 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.

Note to Applicant: In accordance with Policy DM3(1)(a) of the National Planning Policy Framework (August 2026), 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