

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/26/100843
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Tuesday 29 September 2026

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

Application No. F/26/100843

In pursuance of their powers under the above Act and in accordance with your application received on Friday 20 February 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Extension to existing hay barn for additional hay storage purposes, and conversion of an existing agricultural barn for use as a tied agricultural or equestrian dwelling for farm succession purposes.
Site:	HALL LANDS FARM, HALL LANDS LANE, FAIR OAK, EASTLEIGH, SO50 7EF

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:

Block.01 rev B
Block.02 rev B
Prop.01
Prop.02
Prop.03
Prop04Barn
Prop05Barn

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the hay barn extension hereby permitted shall match in type, colour and texture those used on the existing building. The materials proposed for the conversion of the barn to a dwelling shall accord in full with the details as shown on approved drawings: Prop.01 and Prop.02.

Reason: To ensure a satisfactory visual relationship between the new development and the existing, in accordance with Policy DM1 of Eastleigh Borough Local Plan (2016-2036).

- 4 The occupiers of the dwelling hereby permitted shall be limited to persons solely or mainly working, or last working, in the locality in agriculture or in equestrian, or a widow or widower of such a person and any of their dependant relatives.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or equestrian, in accordance with Policy DM27 of Eastleigh Borough Local Plan (2016-2036).

- 5 Prior to the first occupation or use of the hay barn extension and converted dwelling hereby approved, a detailed surface water drainage strategy shall be submitted to, approved in writing by the Local Planning Authority, and fully installed on site. The submitted strategy must demonstrate how surface water run-off from the development will be managed in accordance with sustainable drainage principles. The drainage system shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure that the development is adequately and sustainably drained and to prevent an increased risk of surface water flooding, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 6 The dwelling hereby permitted shall not be brought into use or occupied until the new package treatment plants detailed on the Nutrient Assessment and

Budget Report Ref.26028 dated 19/02/2026, which are designed to mitigate the additional nutrient inputs arising from the development and the existing dwelling, has been fully constructed, installed, and is operational. Written evidence confirming that the package treatment plants are fully installed and operational and service both the proposed dwelling and the existing Hall Lands Farmhouse, in accordance with the approved details shall be provided to the Local Planning Authority prior to the first use or occupation of the development. Thereafter they shall be managed and maintained in accordance with the PTP Operation and Maintenance Plan dated 26 August 2026 in perpetuity.

Reason: To ensure that the necessary infrastructure is fully constructed and operational to mitigate the nitrate and phosphate impacts arising from the development upon the European protected Solent Complex and River Itchen SAC prior to occupation, in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

- 7 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, D, C, D & 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: To ensure the retention of the rural countryside landscape, in accordance with Policy DM1 and DM27 of Eastleigh Borough Local Plan (2016-2036).

- 8 The proposed parking spaces as shown on approved drawing Block.02 rev B shall be permanently retained, maintained, and kept available for the parking and turning of vehicles exclusively for the occupants of and visitors to the development, and shall not be used for any other purpose.

Reason: To ensure that adequate parking is retained in the interests of highway safety and to ensure suitable parking provision is available at all times, in accordance with Policy DM14 of the Local Plan.

- 9 A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by 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. Verification works shall

be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers, in accordance with Policy DM8 of Eastleigh Borough Local Plan (2016-2036).

- 10 Within six months of the date of this planning permission, a biodiversity enhancement plan shall be submitted to and approved by the local planning authority, and installed in full accordance with the approved details.

Reason: To provide a biodiversity enhancement, in accordance with Policy DM11 of Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: Your attention is drawn to the following matters concerning the undertaking of development and construction works in the proximity of the Public Right of Way, Hall Lands Lane:

- All vehicles, including those of contractors and deliveries, would be accessing the site via a public footpath and should give way to public users at all times.
- Any damage caused to the surface of the public footpath by construction traffic will be required to be restored to the satisfaction of Hampshire County Council, as Highway Authority, to not less than its minimum width, on the completion of the build.
- Hampshire County Council, as Highway Authority, is not obliged to provide a surface suitable for the passage of vehicles. It only has a duty to maintain a right of way to a standard commensurate with its expected normal public use.
- There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without prior permission of Hampshire County Council as Highway Authority. To carry out such works without this permission would constitute an offence under s131 of the Highways Act 1980.
- Nothing connected with the development or for its future use should have an adverse effect on the right of way, which must remain available for safe public use at all times.
- No builders or contractors vehicles, machinery, equipment, materials scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
- In the interests of safety, suitable signage warning contractors and delivery drivers of the presence of walkers on the footpath and of the requirement to give way.

Note to Applicant: 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>.

Although 10% biodiversity net gain is not required for this application, biodiversity enhancements will be required in accord with Policy DM11 of the Local Plan and NDMP N2 of the NPPF. A bat box and a swift nest box may be appropriate for this building.

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