



MRS CHERYL WELLSTEAD-CLARKE
ASHCOMBE HOUSE
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PO7 4SX

Application	F/24/96845
Please ask for	David Huckfield
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Friday 6 September 2024

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

Application No. F/24/96845

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 13 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of land from agricultural to equestrian use and construction of stables with associated access track and turning area and widening of existing access from Allington Lane.
Site:	Land located on Allington Lane, West End, Southampton

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 100, 101, 102, 103.

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 approved shall be used only for the purposes of the keeping and breeding of horses. It shall not at any time be used for any other purpose including as an equestrian centre, commercial livery or schooling centre.
- Reason: In the interests of highway safety and to protect the character of the countryside.
- 4 The materials to be used must match as closely as possible, in type, colour and texture to those listed on approved drawing number 103.
- Reason: To ensure a satisfactory visual appearance in the interests of the character of the area.
- 5 No development shall start on site until the access, including the footway and/or verge crossing have been constructed in accordance with the approved plans (drawing number 102).
- Reason - To provide satisfactory access and in the interests of highway safety.
- 6 No development shall take place until a Biodiversity Enhancement and Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should show the positions of the recommended enhancements as detailed within paragraphs 6.5 to 6.7 of the submitted Preliminary Ecological Appraisal (PEA) (Ecosupport, 18 July 2024) as well as the location and type of boundary treatments for the site, which shall include the fencing to be installed to protect the 15m buffer to the adjacent SINC as recommended within paragraph 6.2 of this PEA. The BEMP shall include timings for the implementation of the recommended measures and details of their future maintenance.
- The approved BEMP shall then be implemented in full.
- Reason: To ensure that wildlife features are appropriately protected, enhanced and managed.
- 7 No development shall begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:
- a. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage

calculations.

- b. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- c. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall then be carried out in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development

- 8 Prior the development hereby approved being first brought into use, details for the long term maintenance arrangements for the surface water drainage system approved under Condition 7 shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. Maintenance schedules for each drainage feature type and ownership; and
- b. Details of protection measures.

Reason: In the interests of providing and maintaining satisfactory drainage for the development.

- 9 Prior to the development hereby permitted being first brought into use, provision for the parking and turning of vehicles shall have been made within the site in accordance with the approved plans (drawing number 102) and shall be retained thereafter.

Reason: To ensure adequate on-site car parking and turning provision for the approved development in the interests of highway safety.

- 10 The gates to be provided at the access to the site (as shown on drawing number 102) shall be set back a minimum distance of 10.0m from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 11 The precautionary working methods outlined within paragraphs 6.4 and 6.5 of the submitted Preliminary Ecological Appraisal (Ecosupport, 18 July 2024) shall be implemented in full during the construction period for the development works hereby permitted.

Reason: In the interests of biodiversity.

- 12 No external lighting shall be installed on site without the prior written approval of the local planning authority.

Reason: In the interests of amenity and biodiversity.

Note to Applicant: In accordance with paragraph 38 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: Hampshire County Council as Lead Local Flood Authority (LLFA) have advised that any works affecting an ordinary watercourse require prior consent from the LLFA under section 23 of the Land Drainage Act 1991. This consent is required in addition to any planning permission. Further information, including details on how to obtain pre-application advice, is available from the LLFA website at:
<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>.

Note to Applicant: Hampshire County Council (HCC) have advised that, prior to any works being undertaken, a Section 184 licence will be required to be obtained from HCC as the Local Highway to formalise, hard surface and widen the vehicle access. Details of the process for obtaining the required licence can be found on Hampshire County Council's website at: <https://www.hants.gov.uk/transport/developers/section-184>.

Note to Applicant: In the unlikely event of any great crested newts being found during the development works, all works must cease immediately and Natural England must be contacted.

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