

MS KIM BLUNT
YOUNG'S YARD CHURCHFIELDS TWYFORD
WINCHESTER
SO21 1NN

Application	F/25/98780
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Wednesday 12 March 2025

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

Application No. F/25/98780

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Provision of new vehicle access from the public highway
Site:	Land adjacent to Wayside, Woodhouse Lane, Botley, SO30 2DJ

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: E-KB-495.1, E-KB-495.2, and E-KB-495.3 Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.
- 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.
- The development must accord with the arboricultural report reference RTC/LK/WC/BS5837/V2. No excavation, demolition or development

related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

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

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The submitted Biodiversity Enhancements report (Southern Planning Practice - March 2025) shall be accorded with in full and enhancements retained for the lifetime of the development.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

Note to Applicant: If great crested newts are found on site, all work must stop, and an ecologist should be consulted for advice.

Note to Applicant: To avoid disturbance to nesting birds, vegetation clearance must be done outside of bird nesting season (late February through the end of August) or only after a check for active birds' nests by a suitably qualified ecologist.

Note to Applicant: To avoid disturbance to hedgehogs, low level vegetation clearance must be done between March and November when they are not likely to be hibernating. The area should be cleared by hand to allow any animals time to escape. Piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space. Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased. If hedgehogs are found, they should not be handled but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.

Note to Applicant: Subsequent to planning permission from EBC as Local Planning Authority, additional permission will be required from HCC to actually implement the drop kerb works. Details of this

process can be found via the following web address -
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

- 9 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes