

MRS CHERYL WELLSTEAD-CLARKE
ASHCOMBE HOUSE
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HAMPSHIRE
PO7 4SX

Application	H/25/99241
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	Mon to Fri 8:30am to 5pm
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Monday 9 June 2025

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

Application No. H/25/99241

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 30 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed vehicular access from Mortimers Lane for Existing Bungalow at Broad Oak Stables together with gates and piers.
Site:	BROADOAK STABLES, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered (other than in relation to the requirements of condition 4):
634-100-B, 634-102

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 first 6 metres of the access, measured from the edge of the carriageway, shall be surfaced in a hard-bound, non-migratory material. The surfacing shall be retained as such thereafter.
Reason: To prevent loose material from being deposited onto the highway in the interests of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan 2016–2036.
- 4 Following their construction in accordance with the approved plans, the gates provided at the vehicular access shall be retained with a minimum distance of 6.0 metres from the edge of the carriageway and shall open inwards only (away from the highway).
Reason: To ensure vehicles can wait clear of the highway while gates are opened/closed, in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan 2016–2036.
- 5 Notwithstanding the detail within the submitted plans, native hedgerow shall be planted in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority, so as to compensate for the hedgerow that is to be removed, and the hedgerow to the west of the site that will be truncated (losing its functionality as protected species habitat). This shall be connected to the existing hedgerow habitat. The submitted details shall include details of the location and extent of planting, together with the species, size of plants, and planting layout, and schedule for planting. Such planting shall be carried out in the first planting season following the first use of the access. Any plants that die within a five year period from planting shall be replaced in the same planting season where relevant or the next planting season if death occurs outside of a planting season.
Reason: To ensure that loss of protected species habitat/connectivity is compensated and mitigated.

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: The applicant is advised that, notwithstanding any planning permission granted, separate permission is required from Hampshire County Council as the Local Highway Authority under Section 184 of the Highways Act 1980 to carry out works on or adjoining the public highway. Further details and application forms can be found at:

<https://www.hants.gov.uk/transport/developers/section-184>

Note to Applicant: It is noted that an existing telegraph pole appears to be close to the proposed access and may obstruct vehicle movements. This feature is not currently shown on the submitted plans. If the pole is within the swept path of vehicles using the access, it will need to be relocated in agreement with the relevant utility provider and in conjunction with the Section 184 agreement.

Note to Applicant: If any drainage ditch or watercourse is present in the location of the proposed access works, Ordinary Watercourse Consent (OWC) will be required. In such a case, a Section 278 agreement under the Highways Act may be necessary in place of a Section 184 due to the greater scale of works. Further information is available at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/change-watercourse>

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes