

IAN DOUGLAS,

Application	H/25/99185
Please ask for	Clare Martin
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Monday 28 July 2025

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

Application No. H/25/99185

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 3 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Installation of 20 ground mounted solar panels
Site:	BRADGATE MANOR, ABBEY HILL, NETLEY ABBEY, SOUTHAMPTON, SO31 5FB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: location, 0001, 0002 & 0003

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 permitted shall be sited no closer than 4.6m from the boundary with West Wood SINC (Site of Nature Conservation) and Ancient Woodland.

Reason: In order to protect the SINC and Ancient Woodland.

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 development should be located as part as reasonably practice in from the boundary with the West Wood SINC and Ancient woodland. Advice for Ancient woodland, ancient trees and veteran trees is available at (Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK). Please note that the Local Planning Authority is not generally supportive of pruning or other tree works under a TPO application or Conservation Area notification for the benefit of solar power.

Note to Applicant: Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence. The following recommendations will further reduce the impacts on great crested newts:

- Removal of materials by hand. If any great crested newts are discovered during removal of materials, materials should be replaced immediately and a suitably qualified ecologist contacted prior to works resuming.
- Any trenches left overnight should be covered or provided with ramps to prevent great crested newts from becoming trapped.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Parker".

Nicholas Parker
Planning Manager
N.B. See Attached Notes