

MR DAN WILDEN
PURE TOWN PLANNING,

Application	F/24/98592
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Wednesday 10 September 2025

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

Application No. F/24/98592

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 July 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of former agricultural land to hardstanding ancillary to existing commercial premises (Retrospective Application)
Site:	RIDGE FARM, GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 400-5031/101 & 400-503/02
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The western part of the hardstanding hereby approved, defined as area 1 on page 14 of the applications supporting Planning Statement shall only be used for the parking of vehicles ancillary to businesses within Ridge Farm and for no other purpose. The eastern part of the hardstanding hereby approved, defined as area 2 on page 14 of the supporting Planning Statement shall only be used for the storage of boat trailers and for no other purpose.
Reason: In the interests the amenity of neighbouring residential properties and that of the wider area.

- 3 Within six months of this planning approval, new hedging shall be planted along the eastern edge of the hardstanding hereby approved and once established shall be maintained at a height of no less than two metres from ground level. Any plants which die or become diseased within the first five years of planting shall be replaced with new planting of the same specification by the end of the next planting season.

Reason: In the interests of the visual amenity and privacy of neighbouring residential occupiers.

- 4 Environment Act 2021
A Biodiversity Net Gain Habitat Management and Monitoring Plan (HMMP) shall be submitted to the Local Planning Authority within three months of this planning approval showing how significant habitats are to be managed and monitored for 30 years. If this HMMP is not approved in writing within six months of this planning approval, use of the hardstanding shall cease, including the removal of all vehicles and equipment stored upon it.

Reason: In the interests of biodiversity net gain.

- 5 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: This planning permission does not give consent for any additional undeveloped land outside of the application redline to be used for the storage of vehicles, boats or equipment, or for any other non-agricultural activities linked to the various business uses found on the Ridge Farm site.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes

