

MR JABU PHIRI
THE HEAD OFFICE
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ASHBY DE LA ZOUCH
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Application	F/25/99361
Please ask	Gary Osmond
for	
Direct dial	023 8068 8490
Working	Mon to Fri 8:30am to
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Monday 15 September 2025

Application No. F/25/99361

In pursuance of their powers under the above Act and in accordance with your application received on Friday 9 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of a vehicular access and ancillary works
Site:	Vehicular Access off Satchell Lane to Esso Fuel Compound - Satchell Lane, Eastleigh

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22294/GA/01, 22294/GA/02 & 22294/GA/03 Rev.04.

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 No work shall start until the developer has secured the implementation of a programme of archaeological work in accordance

with a written scheme of investigation and recording which has first been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that the archaeological interest of the historic bank and ditch is properly safeguarded and recorded.

- 4 The development must accord with the arboricultural report reference J1536. 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.

- 5 The existing hedge to the eastern side of the compound and new hedging to the western side shall be reinforced / provided in accordance with the 'Specification for New and Replacement Hedging' document produced by The Lineside Conservation Unit dated January 2025. The new planting shall be completed before the end of the first planting season following the completion of the approved development and thereafter be retained. For a period of no less than 5 years after planting, any plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved.

Reason: In the interests of the visual amenity and biodiversity of the locality.

- 6 No use of the proposed new access and hardstanding area shall start on site until the lines of sight of 2.4 metres by 43.0 metres have been provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 7 Any gates provided shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway.
- Reason: In the interests of highway safety.
- 8 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.
- 9 Note to Applicant: Please ensure that public access to the Public Right of Way remain unobstructed at all times during and after the approved works.
- 10 Note to Applicant: Please be aware that additional permission will be required from Hampshire County Council as Local Highway Authority to undertake the works on the highway. Details of this process can be found via the following web address:
<https://www.hants.gov.uk/transport/developers/section-184>

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