

MR KRIS MITRA
26 CHAPEL STREET
CHICHESTER
HAMPSHIRE
PO19 1DL

Application	F/25/99256
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Wednesday 8 October 2025

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

Application No. F/25/99256

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 29 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of new vehicular access
Site: ASHBOURNE STABLES, MORTIMERS LANE, LOWER
UPHAM, SOUTHAMPTON, SO32 1HF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans reference: 19012, 6344 / 001, 6344 / 002, 6344 / 201, 6344 / 202, 9501RevP01 and 9502RevP01.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development shall only take place in accordance with the recommendations contained within the approved preliminary ecological assessment (by Arbtech, dated 06/08/2025).
Reason: In the interests of ecology.
- 3 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.

- 4 The development shall not commence until a biodiversity net gain plan and a habitat management and monitoring plan have been submitted to and approved in writing by the Local Planning Authority. The information shall be based on the approved biodiversity net gain assessment (by Arbtech, dated 13/08/2025). The biodiversity net gain plan must be fully implemented by the end of the first planting season following completion of the development and thereafter maintained in accordance with the habitat management and monitoring plan.
Reason: To accord with the Environment Act 2021

- 5 No surfacing materials shall be installed on the development hereby approved until the surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.
Reason: In the interests of the character and appearance of the locality.

- 6 The approved access shall not be brought into use until the access (including the footway and/or verge crossing) and visibility splay of 2.4 x 154.0 metres has been provided in accordance with the approved site plan (referenced 6344 / 002). The approved visibility splays 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 **THE ENVIRONMENT ACT 2021**

The development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the Local Planning Authority; and

(b) The Local Planning Authority has approved the plan.

Reason: To accord with the Environment Act 2021

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: You are reminded that permission will also be required from Hampshire County Council as Local Highway Authority to undertake works on the highway. This will require a S278 agreement, details of which can be found via the following web address:

<https://www.hants.gov.uk/transport/developers/section-278>. Furthermore, the proposal also involves the culverting of a ditch, which if on highway land will require a separate permission from Hampshire County Council as Lead Flood Authority. Details of how to apply can be found via the following web address:

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

Note to Applicant: There is a risk that great crested newts may be encountered at the planning application site. Whilst the ditch held insufficient water levels at the point the survey took place, water levels may rise and become more suitable by the next active period. If newts are present at the site, then using a precautionary method of working will minimise the risk of impacting individual great crested newts during site clearance and construction. However, for additional protection the Applicant may wish to use the Nature Space district licensing scheme, which is available at District Licensing - NatureSpace Partnership Limited

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