

MISS ALICE DREW
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Application	F/25/98836
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
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Email	gregg.chapman.contractor@eastleigh.gov.uk

Wednesday 12 November 2025

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

Application No. F/25/98836

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 25 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of stables to replace field shed.
Site: Land at Inwood Cottage, Winchester Road, Southampton,
SO32 1HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PN2838LP8, PN2838-200-01, PN2838-300-01, PN2838-300-02 and PN2838-200-03

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 shall not commence until a surface water drainage plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first use.

Reason: To ensure the development is built in accordance with policy DM6 of the Eastleigh Local Plan (2016-2036)

- 4 Prior to the commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment report by Southern Planning Practice (January 2025). This shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first use.

Reason: To ensure accordance with Schedule 7A of the Environment Act 2021

- 5 The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation. Works shall then be carried out in accordance with the approved HMMP. The HMMP shall include
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

The enhanced habitat shall be managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Local Planning Authority when the:

- (a) habitat enhancement works as set out in the HMMP have been implemented; and
- (b) habitat enhancement works as set out in the HMMP have been completed.

Reason: To ensure the development delivers 10% biodiversity net gain in accordance with Schedule 7A of the Environment Act 2021

- 6 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 7 The stables hereby approved shall be used only by a maximum of two horse owners. It shall not at any time be used as an equestrian centre, commercial livery or schooling centre.

Reason: In the interests of highway safety and to protect the character of the countryside.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", written over a horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes