

MRS ALEX MUNDAY
90 PINE ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 1JT

Application	F/25/99573
Please ask for	David Huckfield
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Thursday 20 November 2025

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

Application No. F/25/99573

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

Description: Use of 27 and 29 Pirelli Way as two separate residential units (1no. 1-bed and 1no. 3-bed) in non-compliance with condition 50 of planning permission 0477/124 which required occupation of 14no. units, including 27-29 Pirelli Way, as live/work units.

Site: 27 and 29, Pirelli Way, Eastleigh, SO50 5GE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, 240027-A-005 Revision B, 240027-A-PL-0101 Revision A.

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 ground floor dwelling hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates and phosphates impacts arising from the development upon the European protected Solent Complex and River Itchen in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, 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 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