

MRS CAROLINE JEZEPH
THE GALLERY
3 SOUTH STREET
TITCHFIELD
FAREHAM
PO14 4DL

Application	F/25/99929
Please ask for	Gary Osmond
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Tuesday 3 February 2026

Application No. F/25/99929

In pursuance of their powers under the above Act and in accordance with your application received on Monday 1 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Replacement of the existing damaged gabion wall sea defences
Site:	NETLEY COURT CARE HOME, VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: E/248/2025.04.29/LP, E248/2025.04.29/BP, 445472.401P4, 445472/402P4, 445472/403P4, 445472/404P
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 works hereby permitted shall only take place between 1st April and 30th September.
Reason: To avoid any impacts on wintering or migratory wildfowl and waders.
- 4 The development shall be carried out in accordance with:
- Construction Environmental Management Plan by Conwan Consultancy (20th

October 2025, ref:EG/466415/EG)

- Arboricultural Method Statement by Hartwood Care (3) Ltd (May 2025, ref:JFA0374)

- Ecological Impact Assessment by ECOSA (August 2025, ref:25.0257.0001.(D0))

- Biodiversity Net Gain Design Stage Report by ECOSA Ltd (7th August 2025, ref:25.0257.00002(D0))

- Habitat Management and Monitoring Plan by ECOSA Ltd (23rd January 2026, ref:25.0257.0003.(D0))

Reason: In the interests of amenity and to protect and enhance existing habitat.

- 5 The development must accord with the arboricultural report reference JFA0374. 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 Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 The development shall not be brought into use until a planting plan and specifications has been submitted to and approved in writing by the Local Planning Authority and planted at the site. The details shall include re-creating the gorse scrub habitat on site, along with ensuring that specific habitat for important invertebrates is considered in the Habitat Monitoring and Maintenance Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan.

- 7 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.

Environment Act 2021

- 8 Development may not be begun unless:
(a) a biodiversity gain plan has been submitted to the planning authority; and
(b) The planning authority has approved the plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan.

- 9 The development shall not commence until a final Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
- (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 of the created or enhanced habitat to be submitted to the local planning authority. Monitoring reports to be submitted in annually for the first five years, then every five years up to 30 years (unless otherwise agreed) after the initial work to establish the habitats, with a total of ten monitoring years per site.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan.

- 10 Notice in writing shall be given to the Local Planning Authority when the habitat creation and enhancement works within the HMMP have started and when it has been completed. The created and enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes