

MISS JANE LOCK-SMITH  
CUBE\_DESIGN  
GROUND FLOOR UNIT 12  
HEADLANDS BUSINESS PARK  
BLASHFORD  
BH24 3PB

|                |                                  |
|----------------|----------------------------------|
| Application    | F/22/93473                       |
| Please ask for | David Huckfield                  |
| Direct dial    | 023 8068 8811                    |
| Working hours  | Mon to Fri 8:30am to 5pm         |
| Email          | david.huckfield@eastleigh.gov.uk |

Monday 5 December 2022

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

Application No. F/22/93473

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of the existing "Live Fire" training buildings and removal of the firefighting foam training pad on the site of the Hampshire & Isle of Wight Fire & Rescue Service Headquarters. Installation of new live fire training facilities and associated smoke filtration units. Construction of associated hardstanding and fencing to the perimeter.

**Site:** HAMPSHIRE FIRE AND RESCUE SERVICE  
HEADQUARTERS, LEIGH ROAD, EASTLEIGH, SO50 9SJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1387-P001 (A), 1387-P005 (A), 1387-P006 (A), 1387-P007 (A), 1387-P008 (A), 1387-P009 (A), 1387-P010 (A), 1387-P011 (A), 1387-P013 (A), 1387-P014 (A), 1387-P015 (A), 30003427-BHK-DR-S-3501 Revision P01, 114174-CA-XX-XX-DR-D-0010 Revision P3, 114174-CAL-XX-XX-DR-D-0015 Revision P1, TM75Z012-CDP-00-DR-E9000 Revision 01, 1387-CDL-00-00-DR-00007-C, 1387-CDL-00-00-DR-00008-B, 1387-CDL-00-00-DR-00009-C, 1387-CDL-00-00-DR-000010-D, 1387-CDL-00-00-DR-00011-B.

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 materials to be used in the external surfaces of the development shall match as closely as possible, in type, colour and texture to those listed on the submitted Material Sheet (Drawing Number 1387-P015 (A)).

Reason: To ensure a satisfactory visual appearance in the interests of the amenity of the area.

- 4 The development hereby permitted shall accord with the Arboricultural Assessment and Method Statement (Barrell Tree Consultancy, 6 July 2022, Document Reference 22082-AIA-CA). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 22082-1. 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.

- 5 The mitigation, enhancement and monitoring measures set out within the Reptile Survey and Mitigation Strategy (EcoSupport, 03/11/2022 (Revised)), Reptile Mitigation Strategy Plans (Drawing Numbers 1387-CDL-00-00-DR-00007-C, 1387-CDL-00-00-DR-00008-B, 1387-CDL-00-00-DR-00009-C, 1387-CDL-00-00-DR-00010-D) and Tree Planting Strategy Plan (Drawing Number 1387-CDL-00-00-DR-00011-B) shall be carried out in full. Planting should take place as soon as possible after completion of the proposed development and no later than the end of the following planting season.

Reason: To prevent harm to reptiles and to enhance the site for biodiversity.

- 6 For a period of no less than 10 years after planting, any trees or 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 biodiversity and the visual amenities of the locality.

- 7 External lighting provision shall be installed in accordance with the submitted External Lighting Calculations report (Ref: TM75Z012-CDP-00-ZZ-CA-E-12050 Rev: P01, July 2022, Morgan Sindall) and accompanying Proposed External Lighting Layout drawing (Drawing No: TM75Z012-CDP-00-DR-E9000 Revision 01). No lighting shall exceed a luminaire colour temperature of 4000 Kelvin.

Reason: In the interests of amenity.

- 8 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. Work shall then cease until an investigation and risk assessment and, where required, a remediation scheme has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risk from land contamination for the safety of the occupiers of the development.

Note to Applicant: In accordance with paragraph 38 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.

Note to Applicant: Southern Water have advised that a formal application for connection to the public sewerage system is required in order to service this development and that a Trade Effluent Licence will need to be obtained before the connection to the public sewerage network can be approved. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: [www.southernwater.co.uk](http://www.southernwater.co.uk) or by email at: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)

Note to Applicant: Southampton Airport have advised that given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is therefore drawn to the requirement within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

Note to Applicant: Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail have requested that the applicant / developer engages with Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow the ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. To start the process with Network Rail's Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about the Asset Protection team and the services they offer.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes