

MS KATHERINE SNELL
HAMPSHIRE COUNTY COUNCIL
ESTATES AND DEVELOPMENT SERVICES
THREE MINSTERS HOUSE
HIGH STREET
WINCHESTER
SO23 8UL

Application	F/22/93703
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/22/93703

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement modular building over two-storeys with associated car parking and fencing and removal of live fire training metal container units (revised scheme to planning permission F/20/88055).

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: E05246-HCC-ZZ-DR-B-1500-P1-00, E05246-HCC-ZZ-DR-B-2230-P1-00, E05246-HCC-ZZ-DR-B-3001-P2-00, E05246-HCC-ZZ-DR-B-3002-P1-00, E05246-HCC-ZZ-DR-B-2220-P1-00, E05246-HCC-ZZ-DR-B-7006-P2-00, E05246-HCC-ZZ-DR-B-1000-P1-00, E05246-HCC-ZZ-DR-B-7700-P1-00, E05246-HCC-ZZ-DR-B-2200-P7-00, PJT10307-WML-122-XX-D-C-1001-P02.

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 in the 'Materials' section of the application form.

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

- 4 Prior to the building being brought into use, a minimum of 2no. bird and/or bat boxes for breeding and roosting shall be installed on the building hereby approved and shall thereafter be retained.

Reason: To enhance the site for biodiversity in accordance with the provisions of national planning policy.

- 5 The development hereby permitted shall not be brought into use until the temporary parking provision as shown on approved drawing reference E05246-HCC-ZZ-DR-B-7006-P2-00 for the parking of vehicles associated with the development has been made available, surfaced and marked out. Unless otherwise agreed in writing with the Local Planning Authority, the full permanent parking provision for the development as shown on approved drawing reference E05246-HCC-ZZ-DR-B-1500-P1-00 shall then be made available, surfaced and marked out within 3 months of the development being brought into use and this shall thereafter be permanently retained and reserved for that purpose at all times.

Reason: To make provision for adequate off-road parking to serve the development in the interests of highway safety.

- 6 Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of the development being brought into use the cycle parking as shown on approved drawing number: E0546-HCC-ZZ-DR-B-1500-P1-00 shall be installed and made available for use. This shall then be permanently retained for the purpose of providing secure bicycle storage for staff and visitors to the approved office premises.

Reason: In the interests of encouraging the use of sustainable modes of travel.

- 7 The sustainability measures for the development which are set out within the submitted Sustainability and BREEAM Report (August 2022) shall be carried out in accordance with the recommendations of the document.

Reason: In the interests of achieving sustainable development and reducing the impacts of the proposals on the environment.

- 8 The 'Avoidance measures' as set out within Section 5.8 of the submitted Ecological Desk-Based Assessment (Hampshire County Council Ecology Team, dated August 2022 and Updated November 2022) shall be carried out in full for the duration of the construction works.

Reason: To prevent harm to reptiles and their habitat.

- 9 The measures, actions and monitoring provisions that are set out within the Travel Plan produced for the Hampshire Joint Services Headquarters by Scott White and Hookins (2017) shall also apply to the development hereby approved.

Reason: To encourage the use of sustainable modes of transport in the interests of minimising the impacts of the development on the environment.

- 10 The development hereby approved shall be used only for office purposes within Class Eg(i) of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety, local amenity and ensuring the retention of an appropriate employment use on the site.

- 11 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. 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 or by email at: developerservices@southernwater.co.uk

Note to Applicant: Southern Water have advised that the applicant should be made aware that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises and that it should be noted that under the Water Industry Act 1991 it is an offence to throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer any matter likely to injure

the sewer or drain or to interfere with the free flow of its contents.

Note to Applicant: Southampton Airport have highlighted that given the nature of the proposed development it is possible that a crane may be required during 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: It is recommended that should any reptiles be found during the works and need to be relocated to the adjacent retained habitat that this be done under Ecological supervision or that operatives are given a toolbox talk by a suitably qualified Ecologist on the appropriate handling of slow worms in order to prevent injury occurring to the reptiles.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes