

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
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SO51 9BJ

Application	F/25/100429
Please ask for	David Huckfield
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Monday 2 March 2026

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

Application No. F/25/100429

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 December 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing building and replacement with 3no. flexible light industrial/warehousing units and 1no. warehousing unit with ancillary meeting hall.

Site: SYSTEMS HOUSE, WOODSIDE ROAD, EASTLEIGH, SO50 4ET

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered/referenced: Location Plan, 508_01, 508_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 No development shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation, demolition and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) A programme and phasing of demolition and construction work;
 - b) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
 - d) the parking of vehicles of site operatives and visitors;
 - e) measures to control the emission of dust and dirt generated by demolition and construction;
 - f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling if proposed);
 - g) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;
 - h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
 - i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - j) temporary lighting;
 - k) protection of pedestrian routes during construction;
 - l) measures to be taken to protect the public sewers; and
 - m) temporary surface water drainage provisions.

Reason: In the interests of amenity and highway safety and to protect public sewerage infrastructure.

- 4 No development shall start until details of the measures for foul and surface water disposal from the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the implementation and a management/ maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory foul and surface water drainage for the development.

- 5 Prior to the commencement of development a scheme for the safe removal of any asbestos from the existing building (if identified) shall be submitted to and approved in writing by the Local Planning Authority. The development must then accord with the approved details.

Reason: In the interests of amenity and the protection of human health.

- 6 No works, including demolition, shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority (LPA):
 - a. A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance, BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and other relevant guidance, unless otherwise agreed with the LPA;
 - b. If required, a Report of a Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the LPA;
 - c. if required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

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

- 7 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 6 that any remediation scheme required and approved under the provisions of condition 6 has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;
- c. verification data, including - data (sample locations/analytical results), as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 6.

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

- 8 No development above slab level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatments, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality.

- 9 For a period of no less than 5 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 in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality.

- 10 The development hereby permitted shall not be brought into use until the car parking spaces as shown on the approved Site Layout Plan (Ref. 508_03) have been provided and made available for use. These shall thereafter be maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the development in the interests of highway safety.

- 11 The materials to be used for the external surfaces of the development must 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 appearance for the development.

- 12 Units 1 to 3 (as denoted on approved drawing ref. 508_03) shall be used only for purposes within Classes B8 and/or E(g)(iii) of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of amenity and highway safety and to protect and maintain an appropriate employment base within the Borough.

- 13 Unit 4 (as denoted on approved drawing ref. 508_03) shall be used only for purposes within Class B8 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes. The Meeting Hall use shall be ancillary to the principal B8 use.

Reason: In the interests of amenity and highway safety and to protect and maintain an appropriate employment base within the Borough.

- 14 Access and egress to the site from Woodside Road shall operate by way of a one-way system only, with the western access serving as the entrance and the eastern access as the exit from the site.

Reason: To provide for satisfactory access and egress for the development in the interests of highway safety.

- 15 No display, placing or storage of goods, materials, racking, plant or equipment shall take place outside of the buildings at any time.

Reason: To control the visual impacts of the development on its surroundings and to ensure appropriate levels of parking and manoeuvring space are maintained for the development.

- 16 No construction, demolition or deliveries to the site shall take place during the demolition and construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

- 17 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

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.

Note to Applicant: This permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit may need to be obtained from Hampshire County Council Highways.

Note to Applicant: Any new connections to the public sewerage system will require a Section 106 connection application to be submitted to and approved by Southern Water Services. Please note that where there are separate systems available Southern Water have advised that they will not allow surface water to connect into the public foul sewer. If this is not possible, evidence should be provided that all other options have been explored. 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: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a large, looped 'N' and a clear 'Parker'.

Nicholas Parker
Planning Manager

N.B. See Attached Notes