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Application	F/23/96407
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23 April 2026

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

Application No. F/23/96407

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 November 2023 the Council, as Local Planning Authority, hereby **PERMIT** the following:

Description: Conversion of existing office buildings at Bursledon Hall to create 16no. residential flats.
Site: BURSLEDON HALL, BLUNDELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered/referenced:
 - Site Plan Existing/ Proposed 4335-01 Rev 0
 - Main House – Ground Floor Plan Existing 4335-02 Rev 0
 - Main House – First and Second Floor Plans Existing 4335-03 Rev 0
 - Annex, Pavilion and Barn Floor Plans Existing 4335-04 Rev 1
 - Main House – Ground Floor Plan Proposed 4335-05 Rev 0
 - Main House – First and Second Floor Plans Proposed 4335-06 Rev 1
 - Annex and Pavilion Floor Plans Proposed 4335-07 Rev 1
 - Bursledon Hall Drug Research Unit Blundell Lane ENC/0912197HH9Top
 - Location Plan ENC/0912197HH9Loc

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 phasing plan for the development works has been submitted to and approved in writing by the Local Planning Authority. No works shall then commence on any phase until a Construction Environment Management Plan (CEMP) for that phase has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) a programme of construction work;
 - b) the location of temporary site buildings, compounds, construction material and plant storage areas used during 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 if applicable);
 - d) the parking of vehicles of site operatives and visitors;
 - e) measures to control the emission of dust and dirt generated by construction works;
 - f) a scheme for controlling noise and vibration from construction activities; and
 - g) provision for storage, collection, and disposal of waste from the development during the construction period.

Reason: In the interests of amenity and highway safety.

- 4 Prior to first occupation of the development hereby approved a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:
- i. Details of all biodiversity enhancement measures and proposed specifications;
 - ii. Details of maintenance and management regimes;
 - iii. Timings for the implementation / carrying out of the biodiversity enhancement measures;
 - iv. Details of management responsibilities including the body or organisation responsible for implementation of the BEMP.

The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to provide a net gain for biodiversity.

- 5 The development 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 nutrient impacts arising from the development upon the River Itchen and Solent Complex protected sites in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 6 The development hereby permitted shall not be occupied until the car parking to serve the dwellings has been provided in accordance with the approved details (drawing number 4335-01 Revision 0). The parking shall thereafter be retained and reserved for that purpose at all times.

Reason: To make provision for adequate off-street parking in the interests of highway safety.

- 7 The development hereby permitted shall not be occupied until details of secure cycle and bin storage for the occupiers of the residential dwellings have been submitted to and approved in writing by the Local Planning Authority and the storage has subsequently been provided in accordance with the approved details. This shall thereafter be retained and reserved for this purpose at all times.

Reason: To ensure the provision of appropriate refuse and secure cycle storage facilities for the residents of the development in the interests of visual amenity and to encourage the use of sustainable modes of travel.

- 8 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Council's Environmental Health Team. 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.

- 9 The development works shall be undertaken in accordance with the mitigation measures to protect biodiversity set out within Sections 6, 7 and 8 of the submitted Protected Species Walkover and Bat Assessment report (AEWC Ltd, 24-048, July 2024).

Reason: In the interests of biodiversity.

- 10 No construction, demolition or deliveries to the site shall take place during the 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 dwellings.

- 11 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: Active bird nests are protected by law. You are advised therefore that any works to be undertaken where nesting birds are a consideration should be scheduled outside of active bird nesting season (this is typically from the end of February through to the end of August). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist immediately prior to the start of any work.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

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