

MR ALAN MACLEAN
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Application	F/26/101341
Please ask for	Rebecca Altman
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Monday 22 June 2026

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

Application No. F/26/101341

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 14 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Modular Classroom building for Special Educational Needs and Disabilities (SEND), with associated landscaping
Site: BOORLEY PARK PRIMARY SCHOOL, NAIRN ROAD,
BOTLEY, SOUTHAMPTON, SO32 2SH

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 2605-02-01A (Proposed Location & Block Plans)
- 03-22B (Proposed Site Layout Plan & Elevations)
- 03-23B (Proposed Floor Plan and External Areas)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme and methods of construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works, with special regard to school timings;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (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;
 - (i) Precautionary construction phase measures to avoid harm to wildlife as set out in paragraph 6.6 of the Preliminary Ecological Appraisal Survey Report (Vesper Conservation & Ecology Limited, 12/05/2026).

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order to minimise amenity impacts and ensure protected species are not harmed, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Prior to implementation of the ecological enhancements outlined in paragraph 6.9 of the Ecological Appraisal Survey Report (Vesper Conservation & Ecology Limited, 12/05/2026) a plan showing their locations shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancements shall thereafter be implemented in accordance with the Report and approved plan.

Reason: To achieve biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 5
- a) Prior to commencement of the development hereby permitted, a scheme for hard and soft landscaping, to include planting plans, shall be submitted to and approved in writing by the Local Planning Authority;
 - b) The landscaping scheme shall thereafter be carried out in accordance with the approved plan and planting details in the first planting season following occupation of the development, or completion of the development (whichever is sooner);
 - c) If, within a period of 10 years after planting, any tree or plant is removed, dies, or becomes, in the opinion of the Local Planning Authority, seriously

damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity, in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Prior to installation of the boundary fencing, full details of the type and colour treatment shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity and security, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

7 **Conditions to comply with the Environment Act (2021)**

The development must adhere to the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026, which has been submitted to and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990, and shall be implemented in accordance with the approved details, to include management and maintenance of habitats for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the Environment Act 2021, schedule 14.

- 8 Notice in writing shall be given to the Local Planning Authority when the:
 - a) Habitat creation and enhancement works set out in the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026 have commenced, and;
 - b) Habitat creation and enhancement works as set out in the Biodiversity Gain Plan for Boorley Park School, received on 13/05/2026 have been completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the Environment Act 2021, schedule 14.

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.

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