

THOMAS SNELL
THE OLD MANOR HOUSE
WICKHAM ROAD
FAREHAM
PO16 7AR

Application	F/26/101437
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
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Friday 11 September 2026

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

Application No. F/26/101437

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of new workshop building for vehicle storage and servicing after demolition of existing, to include associated hard standing, security fencing and septic tank.

Site: BOTLEY CENTRE, HIGH STREET, BOTLEY,
SOUTHAMPTON, SO30 2EA

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:
 - 90 001 Rev. P1 – Location Plan
 - 90 003 Rev. P1 – Proposed Site Plan
 - 90 004 Rev. P2 – Proposed Site Plan – Landscaping
 - 01 001 – Proposed Plans
 - 01 002 – Proposed Elevations

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

- 3 The development must accord with the Tree Survey and Arboricultural Method Statement ref. J143_05 (dated 23 June 2026). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 No work (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, in accordance with Policy DM8 of the Eastleigh Borough Local Plan 2016-2036.

- 5 No demolition or construction works shall commence on site until a Construction Environment Management Plan (CEMP) 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 and phasing of demolition and construction work;
 - b) the location of temporary site buildings, compounds, construction material

and plant storage areas;

- 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) Access and egress for plant and machinery;
- e) protection of pedestrian routes during construction;
- f) the parking of vehicles of site operatives and visitors;
- g) details of the methodology of ensuring dirt is not transferred onto the highway (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 should this be damaged;
- h) measures to control the emission of dust and dirt generated by demolition and construction;
- i) a scheme for controlling noise and vibration from demolition and construction activities;
- j) provision for storage, collection, and disposal of waste during the construction period;
- k) the erection and maintenance of security hoarding;
- l) temporary lighting;
- m) temporary surface water drainage provisions; and
- n) hours of working.

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 6 No construction shall commence on site until full details of the size, location and design of the proposed soakaway and septic tank have been submitted to and approved in writing by the Local Planning Authority. The soakaway and septic tank shall thereafter be installed in accordance with the approved details.

Reason: To ensure satisfactory provision for drainage in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 7 The development hereby permitted shall be carried out in accordance with the details of materials set out on the Materials Schedule received on 7 September 2026, ref. 240222, unless any alternative material details are first submitted to and approved in writing by the Local Planning Authority.

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

- 8 The workshop hereby permitted shall only be operated between the hours of 7am and 5pm Monday to Friday (and not at all on Saturdays, Sundays and

Bank Holidays), and no machinery shall be operated except between the hours of 8am to 3pm Monday to Friday (and at no time on Saturdays, Sundays and Bank Holidays).

Reason: To protect the amenities of nearby residents from noise impacts, in accordance with policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

9 Conditions to comply with the Environment Act (2021)

The development must adhere to the Habitat Management and Monitoring Plan (South Coast Ecology, 01/07/2026), which has been submitted 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, 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 to accord with the Environment Act 2021, Schedule 14.

- 10 Notice in writing shall be given to the Local Planning Authority when the:
- Habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan (South Coast Ecology, 01/07/2026), have commenced, and;
 - Habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan (South Coast Ecology, 01/07/2026), 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 to accord with the Environment Act 2021, Schedule 14.

Note to applicant: Please refer to the response from Southern Water dated 11 August 2026, which provides advice in relation to tree planting and soakaway positions, septic tank and trade effluent requirements, drainage of hard surfacing, contamination, and connection requirements.

Southern Water has requested notification in relation to:

- Any landscaping in proximity of public apparatus;
- Any contamination found on site;
- Notification of demolition 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