

MR HARRY LEE
EASTLEIGH BOROUGH COUNCIL
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UPPER MARKET STREET
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HAMPSHIRE
SO50 9YN

Application	F/23/96488
Please ask for	Summer Sharpe
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Thursday 15 February 2024

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

Application No. F/23/96488

In pursuance of their powers under the above Act and in accordance with your application received on Monday 4 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities.
No change of use proposed

Site: PAVILION, LONG LANE DISTRICT PARK, LONG LANE,
BURSLEDON, SOUTHAMPTON, SO31 8DA

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:
 - Location Plan: Bursledon Recreation Ground
 - Block Plan TQRQM23123151426936
 - Elevations As Existing 5021481 RDG XX XX D B 0009
 - Plans & Elevations As Proposed 5021481 RDG XX 00 D B 0001 Rev D
 - Elevations As Proposed 5021481 RDG XX XX D B 0010 Rev B

- Site Plan As Proposed 5021481 RDG XX ST D B 0011
- Tree Survey Report (September 2023) (CBA11083LLRG V2)
- Arboricultural Development Statement (November 2023)
- Preliminary Ecological Appraisal (March 2023)
- Ecosupport Long Lane, Bursledon: Phase II Bat Survey Report (dated 23 October 2023)
- Biodiversity Net Gain Assessment, Monitoring and Management Plan (November 2023)
- ENC/130323/2693S1
- As Laid Drainage Plan

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

- 3 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with 'Control of Asbestos Regulations CAR 2012') and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (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, 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) Details of noise mitigation measures
 - (j) Precautionary working methods (to protect hedgehogs and amphibians)
- Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 4 A watching brief should be followed at all times during demolition and construction works and confirmation of this shall be submitted to the Local Planning Authority. In the event that unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning

Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, have been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the proposed development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's users.

- 5 The mitigation recommendations set out within Section 6 of the Preliminary Ecological Appraisal (March 2023) shall be implemented in full prior to commencement of development and shall be adhered to during the construction phase until the development is complete.

Reason: In the interests of protection of wildlife and supporting habitat.

- 6 The development shall accord with the Biodiversity Net Gain Assessment, Monitoring and Management Plan (November 2023). This sets out proposed created habitats and net gain assessment, as well as future habitat management which shall be implemented in full within the specified timeframes.

Reason: In the interests of providing biodiversity net gain.

- 7 The development must accord with the arboricultural report reference CBA11083LLRG v1A. No excavation, demolition or development related works shall commence until the appropriate tree protection measures have been installed as per the tree protection plans 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 Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 8 Prior to development above DPC, details (and samples where requested) of the materials to be used in the construction of the external surfaces (including

rainwater goods) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Note to Applicant: Plan referenced "Elevations As Proposed 5021481 RDG XX XX D B 0010 Rev B" shows proposed signage. Approving these plans as part of this application does not prejudice any future decision on any separate advertisement application.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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