

JEFF JAPES
THE CASTLE UPPER HIGH STREET
WINCHESTER
HAMPSHIRE
SO23 8UJ

Application	F/25/98808
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Thursday 3 April 2025

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

Application No. F/25/98808

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 28 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of 3.0 metre high steel mesh security fence to site boundaries, with vehicular entrance gates, and widening of access drive from Hamble Lane
Site:	POLICE TRAINING CENTRE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 4TS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: E05535-HCC-ZZ-DR-B-1000-P4.00; E05535-HCC-ZZ-DR-B-1002-P2.00; E05535-HCC-ZZ-DR-B-1500-P04; E05535-HCC-ZZ-DR-B-1550-P02; E05535-HCC-ZZ-DR-B-1552-P02; E05535-HCC-XX-XX-DR-B-7100-P02; & E05535-HCC-XX-XX-DR-B-7101-P01.

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 The development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how habitat will be protected; waste disposal, including the safe management of small pieces of metal and plastic which may need to be cut off of the fence panels, screws, nuts and bolts; refuelling and refilling of any required plant; management of concrete washout and waste tarmac; lighting; noise; precautions taken to avoid the inadvertent spread of invasive species (Rhododendron and cherry laurel); and minimising trampling. All works shall be undertaken in accordance with the approved plan.

Reason: To protect existing habitat.

- 4 Prior to any works which involve removal or disturbance of existing woodland or undergrowth, a Precautionary Working Method Statement to protect nesting birds, reptiles, amphibians, hedgehogs, badgers and bats shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved method statement.

Reason: To ensure protected species are not harmed.

- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 on any day of the week.

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

- 6 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.

- 7 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.

Reason: To prevent harm to breeding birds.

- 8 The development must accord with the arboricultural reports reference P-EBC-NetleyPoliceTrainingFENCE-SS23671-AIA-1.1 and P-EBC-NetleyPoliceTrainingFENCE-SS23671-AMS-1.1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the details contained within the report. 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.

- 9 No vehicles, machinery, equipment, materials, including fencing and lighting, spoil, scaffolding, or anything else associated with the works shall be positioned on or near to Hound Footpath 6 at any time, as to cause obstruction, hindrance or a hazard to the footpath's public users, who retain the right to safe and convenient use of the Public Right of Way at all times.

Reason: To ensure the Public Right of Way remains accessible at all times.

- 10 Any improvements to surface water drainage required as a result of the development hereby approved shall utilise Sustainable Urban Drainage methods, including permeable surfacing for new parking and waiting areas.

Reason: To minimise flooding.

- 11 The fencing and gates hereby approved shall be finished in a dark grey colour.

Reason: In the interests of visual amenity.

- 12 Prior to their installation, details of the lighting to be used along the Hamble Rail Trail shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with these agreed details.

Reason: In the interests of visual amenity, public safety and ecology.

- 13 Before the development hereby approved is completed, a formal Biodiversity Gain Plan and Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall show how the predicted biodiversity net gain will be achieved, and how it will be managed and monitored for a minimum period of at least 30 years.

Reason: To ensure biodiversity and habitat enhancements are secured.

- 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.
- 15 Note to Applicant: It is requested that the building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website by following the links to 'Planning and building' and then 'Building Control' where the 'Considerate Builders Advice Note' can be found.
- 16 Note to Applicant: It is requested that the Albert Avenue/Hound Road site access is used in a considerate manner, so as to limit the impact of traffic movements upon neighbouring residents and users of the Royal Victoria Country Park.

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