

MR ALAN MACLEAN  
ACM ARCHITECTS LTD  
3 ASH ROAD  
ASHURST  
SOUTHAMPTON  
SO40 7AT

|                |                               |
|----------------|-------------------------------|
| Application    | F/25/99088                    |
| Please ask for | Clare Martin                  |
| Direct dial    | 023 8068 8256                 |
| Working hours  | Mon to Fri 8:30am to 5pm      |
| Email          | clare.martin@eastleigh.gov.uk |

Friday 27 June 2025

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

Application No. F/25/99088

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 8 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------|
| <b>Description:</b> | Single storey modular nursery building                                                      |
| <b>Site:</b>        | HAMBLE COMMUNITY SPORTS COLLEGE,<br>SATCHELL LANE, HAMBLE-LE-RICE,<br>SOUTHAMPTON, SO31 4NE |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2438-02-01A, 2438-02-02, 2438-02-03, 2438-02-04, 2438-02-05 and 2438-02-06  
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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those listed

on the application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development must accord with the arboricultural method statement by Arbor-Eco Consultancy (reference MB250116, dated 17th February 2025)). 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 Local Planning Authority.

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

- 5 A watching brief shall be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) before the development is brought into use. In the event that previously 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, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the 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 occupiers.

- 6 The development hereby permitted shall not be brought into use until the location of the bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority and installed on the site in accordance with the approved details. The development shall be carried out in accordance with the ecological appraisal report by Hampshire Ecological Services Ltd (dated June 2025) and all enhancements shall be in place by the end of the first planting season following completion of the development and thereafter retained.

Reason: To protect and enhance biodiversity

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2025), 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