

MS TANIA TINDALE
VERVE PLANNING LIMITED
60 HIGH STREET
WIMBLEDON
SW19 5EE

Application	F/25/99364
Please ask for	Gregg Chapman
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Tuesday 5 August 2025

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

Application No. F/25/99364

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of detached, single storey building
Site:	Bright Horizons Day Nursery, Pomeroy Crescent, Hedge End, SO30 2LF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site and Location Plan – Drawing No. 4575 101.9 rev 13 (dated 7th May 2025)
Proposed Garden Plan – Drawing No. 4575 109 rev 13 (dated 7th May 2025)
Proposed Garden Building Floor Plan – Drawing No. 4575 112 rev 12 (dated 1st April 2025)
Proposed Garden Building Roof Plan – Drawing No. 4575 113 rev 12 (dated 1st April 2025)
Proposed Garden Building Elevations – Drawing No. 4575 114 rev 12 (dated 1st April 2025)
Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed on the approved plans.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4 No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:
1. A programme of and phasing of demolition (if any) and construction work;
 2. The provision of long term facilities for contractor parking;
 3. The arrangements for deliveries associated with all construction works, taking into account school / nursery drop off and pick up times;
 4. Access and egress for plant and machinery;
 5. Protection of pedestrian routes during construction;
 6. Location of temporary site buildings, compounds, construction material, and plant storage areas;
 7. 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.

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.

- 5 No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings
- 6 The development hereby permitted shall accord with the arboricultural report reference NLE/1050_300_B. 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.

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

Note to Applicant: Please note the following Ecological Notes;

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

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.

Environment Act 2021

The development shall adhere to the South Cost Ecology Habitat Management and Monitoring Plan (HMMP) (dated 16/07/25) 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 details in the first planting season following completion of development. Thereafter the habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Notice in writing shall be given to the Local Planning Authority when the:

a) habitat creation and enhancement works as set out in the HMMP have commenced, and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved Habitat Management and Monitoring Plan.

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 and policy DM11 of the Eastleigh Borough Local Plan 2016 – 2036 and to accord with the Environment Act 2021, Schedule 14.

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