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Application	F/25/99876
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Friday 12 December 2025

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

Application No. F/25/99876

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 August 2025 the Council, as Local Planning Authority hereby **PERMIT** the following:

Description:	Re-development of site including demolition of existing office building and replacement with a three-storey headquarters office building, together with associated supporting infrastructure, including car parking and hard and soft landscaping (amended description).
Site:	32-34 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3ZL

Subject to the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: WKDRY-BSL-ZZ-XX-DR-A-1006 G2, WKDRY-BSL-ZZ-XX-DR-A-5002-P1, WKDRY-BSL-ZZ-XX-DR-A-5003-P1, PTK-A1-ZZ-D-A-2001-P05, PTK-A1-ZZ-D-A-2002-P05, WKDRY-BSL-ZZ-XX-DR-A-1001-G1, WKDRY-BSL-ZZ-XX-DR-A-1002-G1, WKDRY-BSL-ZZ-XX-DR-A-1003-G1, WKDRY-BSL-ZZ-XX-DR-A-1004-G1, PTK-A1-00-D-A-1002-P06, PTK-A1-01-D-A-1003-P06, PTK-A1-01-D-A-1010-P04, PTK-A1-02-D-A-1004-P06, PTK-A1-03-D-A-1011 P03, PTK-A1-ZZ-D-A-3001-P01, PTK-A1-ZZ-D-A-3002-P01, WKDRY-BSL-ZZ-XX-DR-A-1041, WKDRY-BSL-ZZ-XX-DR-A-1030, WKDRY-BSL-ZZ-XX-DR-A-1035, WKDRY-BSL-ZZ-XX-DR-A-1042.

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 No construction work (excluding demolition works) shall commence on site until the following has been submitted to, and approved in writing by, the Local Planning Authority (LPA):

- a. An updated report of a site investigation documenting the ground conditions of the site post-demolition and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013, and as agreed with the LPA. This document should also include reference to the agreed site investigation report (Lucion Ground Engineering Limited, November 2025, Ref. 132887A); and
- b. An updated site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases, as a result of the additional ground investigation findings above. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. This document should also include reference to the agreed remediation method statement (Lucion Ground Engineering Limited, November 2025, Ref. 132887B).

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development.

- 4 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of Condition 3 (remediation) that any remediation scheme required and approved under the provisions of Condition 3 (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

- a. A description of the site and its background, and a summary of relevant site information;
- b. A description of the remediation objectives and remedial works carried out;
- c. Verification data, including: data (sample locations/analytical results), as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under Condition 3 (remediation).

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development.

- 5 Any imported soils required for the development hereby permitted should be demonstrated to be suitable for their intended end use and meet the approval of the Local Planning Authority prior to their use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 6 No development (excluding demolition works) shall begin until a detailed surface water drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The submitted details should include:
- a. A technical summary highlighting any changes to the design from that within the submitted Drainage Design Report (Ref. 304846-SWH-ZZ-ZZ-T-C-0002, November 2025, Revision 01);
 - b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone;
 - c. Evidence that all surface water runoff from designed impermeable areas is managed within the proposed drainage network;
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change;
 - e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753; and
 - f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall then be carried out in accordance with the approved details.

Reason: To ensure that satisfactory surface water drainage measures are provided for the development.

- 7 Prior to the commencement of development (excluding demolition), final details for the provisions for the disposal of foul sewerage from the development hereby permitted, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision of foul drainage.

- 8 Details for the long-term maintenance arrangements, to include maintenance schedules and ownership details for each drainage feature type, for the surface water drainage system approved under the provisions of Condition 6 shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The surface water drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the approved surface water drainage system is maintained appropriately for the lifetime of the development.

- 9 Prior to commencement of the development of the replacement office building hereby approved a Biodiversity Gain Plan shall be submitted to and approved in writing by the LPA in accordance with Paragraph 14 of Schedule 7A of the Town and Country Planning Act 1990. The Biodiversity Gain Plan shall be based on the principles within the submitted Biodiversity Net Gain Report (Arbtech, Issue 2, 21/10/2025) and once approved, shall be adhered to in full.

Reason: To ensure the development delivers biodiversity net gain in accordance with Paragraph 2, Schedule 7A of the Town and Country Planning Act 1990.

- 10 Prior to commencement of the development of the replacement office building hereby approved, a final Habitat Management and Maintenance Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan and based on the principles set out within the submitted document Habitat Management and Monitoring Plan (Biodiversity Net Gain) (Arbtech, Issue 1, 06/11/2025), shall be submitted to and agreed in writing by the LPA along with a timetable for its implementation. Thereafter the habitats covered within the HMMP shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers biodiversity net gain in accordance with Paragraph 2, Schedule 7A of the Town and Country Planning Act 1990.

- 11 Notice in writing shall be given to the Local Planning Authority when:
- a) habitat creation and enhancement works as set out in the HMMP approved under Condition 10 have commenced, and
 - b) habitat creation and enhancement works as set out in the HMMP approved under Condition 10 have been completed.

Reason for all the above: 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.

- 12 Notwithstanding the approved plans / details, no development above slab level shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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.

- 13 No development above slab level shall be carried out until a final detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles set out within the submitted Proposed Landscape Masterplan (Drawing No. 1000 Revision P02), Landscape Sections (Drawing No. 2000 Revision P01), and Landscape Statement (Ref. WKDRY-IND-XX-RP-L-1000 Revision P02, October 2025) and shall cover all hard & soft landscaping [including trees and boundary treatments] and shall provide details of timings for all landscaping and future maintenance. The works shall then be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and biodiversity.

- 14 For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as stipulated within the landscaping scheme approved under the provisions of Condition 13.

Reason: In the interests of the visual amenity of the locality and biodiversity.

- 15 The development hereby permitted shall not be occupied until the parking spaces as shown on approved drawing number WKDRY-BSL-ZZ-XX-DR-A-1006 G2 have been provided. These spaces shall thereafter be permanently retained and used only for the purpose of the parking of vehicles ancillary to the development hereby approved.

Reason: To make provision for vehicular parking in the interests of highway safety.

- 16 Prior to the development hereby approved being first brought into use, an Access and Egress Management Strategy shall be submitted to, and be approved in writing by, the Local Planning Authority. The strategy shall detail measures for controlling access to and egress from the site and, once approved, the Management Strategy shall be adhered to for the lifetime of the development.

Reason: In the interests of highway safety.

- 17 The vehicular access onto Bournemouth Road as shown on approved drawing number WKDRY-BSL-ZZ-XX-DR-A-1006 G2 shall be used only for the purposes of egress from the site and shall allow left turn manoeuvres only onto Bournemouth Road.

Reason: In the interests of highway safety.

- 18 The development shall not be occupied until a final detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Such a Travel Plan shall be based upon the principles as set out within the submitted Travel Plan 2026-2031 (Scott White and Hookins, Revision 1, Ref. 304846, Revision 1) and shall include details of:
- Predicted travel to and from the site and targets to reduce car use;
 - Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks;
 - Proposals and measures to minimise private car use and facilitate walking, cycling and the use of public transport;
 - Timetable for implementation of measures designed to promote travel choice;
 - Plans for monitoring and review, at least annually and for a minimum period of 5 years after first occupation of the building;
 - Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs, which may include but not be limited to:
 - Walking, cycling, public transport and rights of way information;
 - Site specific travel and transport information;
 - Any travel voucher schemes;
 - Copies of relevant bus and rail timetables; and,
 - Details of the Travel Plan Coordinator.

The approved Travel Plan shall then be implemented in full and monitored in accordance with the approved timetable.

Reason: In the interests of promoting the use of sustainable modes of travel.

- 19 All demolition and construction works shall be carried out in accordance with the following submitted documentation: Construction Phase Plan (Version 3.0, November 2025), Demolition Method Statement & Risk Assessments (Wessex Demolition & Salvage Ltd, Project No: 11875, 21/10/2025), Dust Management Plan (Omnia, Ref. C11240-1/1.0, September 2025).

Reason: In the interests of highway safety and amenity.

- 20 Demolition of the existing building must be undertaken outside of the bird nesting season (1st March to 31st August inclusive), unless it has first been inspected for nesting birds by a suitably qualified ecologist, within the 24 hours

prior to the commencement of the demolition works. Any active nests that are identified shall be retained and protected from disturbance with a 5m minimum buffer put in place until after the young have fledged and left the nest. Additional precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works.

Reason: To protect nesting birds from harm during demolition and construction works.

- 21 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 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.

- 22 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.

- 23 Notwithstanding the submitted details, no exterior lighting shall be installed on site or on the building hereby approved unless details of such lighting, including the intensity of illumination and predicted lighting contours, as well as the proposed hours of use for such lighting, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall then accord with the approved details.

Reason: In the interests of amenity and biodiversity.

- 24 Within 3 months of the completion of the development, a BREEAM final stage certificate and report demonstrating the achievement of a BREEAM 'Excellent' rating for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of environmental sustainability and to comply with the requirements of Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 25 The development hereby approved shall be used only for office purposes within Class E(g)(i) of the Schedule to the Town and Country Planning [Use Classes] Order 1987 [or in any provision equivalent to that/those Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes whatsoever.

Reason: In the interests of amenity and highway safety and to protect and maintain an appropriate employment base within the Borough.

- 26 No fixed plant or machinery shall be installed or operated outside of the building unless first approved in writing by the Local Planning Authority. Details of any proposed plant or equipment submitted so as to obtain approval shall demonstrate compliance with the noise limits specified within the submitted Plant Noise Impact Assessment (Sustainable Acoustics, Ref. 25-0081-0 R01.1, 31 July 2025) and include evidence that the impact of noise from such plant or machinery will be satisfactory, and will thereafter be maintained as such. The development shall accord with the approved details.

Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.

- 27 Within 2 months of the installation of any fixed plant and/or machinery, a noise verification report demonstrating compliance with the noise limits and specification approved under Condition 26 shall be submitted to the Local Planning Authority (LPA) for approval. Once approved, the plant and/or machinery shall be maintained in accordance with the approved details.

Reason: To ensure the plant/machinery is installed and operated in accordance with the approved details and mitigation measures, and maintained thereafter for the lifetime of the development in the interests of amenity.

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.

Note to Applicant: In order to protect and safeguard the existing water apparatus, Southern Water have requested that they are formally notified of any proposed demolition works prior to such works being undertaken.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service at:
<https://developerservices.southernwater.co.uk>. Further information is available in their New Connections Charging Arrangements documents which are available on their website via the following link:
<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

For further advice, please contact Southern Water by post at: Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX, by Telephone on: 0330 303 0119, by email at: SouthernWaterPlanning@southernwater.co.uk, or visit: www.southernwater.co.uk.

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. Due to the proximity of the site to Southampton Airport, the applicant's attention is drawn to the requirements within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

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