Development Management
Application No F/17/79822
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
e-mail clare.martin@eastleigh.gov.uk

Simpson Hilder Associates Ltd
67a High Street
Lyndhurst
SO43 7BE

28 March 2017

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

Application No. F/17/79822

In pursuance of their powers under the above Act and in accordance with your application received on 1 February 2017

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Extension to south west elevation to enlarge production area
Site: Falcon Precision Ltd, Victory Close, Chandler's Ford, Eastleigh, SO53 4BU

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev A, 005 Rev C, 006, 007. 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 used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No work shall start on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in

Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A1 2013 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;
(b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1
2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority;
(c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.
Reason: To minimise the risk from land contamination for public safety.

(5) The development hereby permitted shall not be brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition 4(c) that any remediation scheme required and approved under the provisions of the above condition 4(c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation).
Unless agreed in writing with the local planning authority such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:-
(a) A description of the site and its background, and summary of relevant site information
(b) A description of the remediation objectives and redial works carried out
(c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc
(d) Certificates demonstrating that imported and /or material left in situ is free from contamination.
Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 4(c).
Reason: To minimise the risk from land contamination for public safety.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)