

MR JAMES FEWTRELL
PRIMMER OLDS B.A.S
MOUNTBATTEN HOUSE
GROSVENOR SQUARE
SOUTHAMPTON
SO15 2JU

Application	PN/22/93553
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Wednesday 5 October 2022

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class MA

Application No. PN/22/93553

In pursuance of their powers under the above Act and in accordance with your application received on Friday 29 July 2022 the Council, as Local Planning Authority hereby give notice that **Prior Approval is Granted** for the following :

Description:	Prior Notification (Class MA) for change of use from offices (Use Class E) to 13no. residential units (Class C3) comprising of 11no. one-bedroom and 2no. two-bedroom apartments (Revised scheme to approval reference PN/21/90906).
Site:	BAMPTON HOUSE, BAMPTON COURT, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2TA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 21/07/001, 21/70/30, 21/70/050, 21/70/060, 21/70/200, 21/70/201, 21/07/202, Verti45 Specification.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted must be completed within a period three years starting from the date of this decision.

Reason: To comply with provisions of Part 3, Schedule 2, Class MA of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 The development hereby permitted shall not be occupied/brought into use until the following has been submitted to and approved in writing by the Local Planning Authority (LPA):

(a) Verification by a competent person that the remediation scheme as detailed within the submitted Remediation Method Statement (Omnia, Reference: A11591/3.1, July 2021) has been fully implemented.

Unless otherwise agreed in writing with the LPA, verification details to be submitted shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008.

Typically verification information would comprise:

- i. A description of the site and its background and a summary of relevant site information;
- ii. A description of the remediation objectives and remedial works carried out;
- iii. Verification data, including sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation works in progress, etc.; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination and gas/vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the approved details.

Reason: To minimise the risk from land contamination for the safety of the occupiers of the approved dwellings.

- 4 The development hereby permitted must not be occupied until such time as a scheme to ensure the development remains flood resilient for its lifetime has been submitted to, and approved in writing by, the local planning authority. The scheme shall:
 - Ensure installation details and ongoing maintenance of proposed flood barriers and flood resilience measures are adequately assessed; and
 - Ensure the proposed flood warning alarm is installed in an appropriate place that triggers a warning of rising flood levels with details given regarding maintenance.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure the structural integrity of the existing building and proposed flood defences thereby reducing the risk of flooding and to reduce the risk of flooding to the proposed development and future users.

- 5 The existing surface water drainage system shall be investigated up to its outfall with the intention of re-using the full system and the capacity of the drainage system shall be assessed and the ability to manage the different return periods identified. Details of the results of the investigation shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development and the development shall accord with the approved details.

Reason: To ensure the adequate management of surface water and minimise the risk of flooding.

- 6 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs (nitrates and phosphates) arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 7 The building hereby permitted to be used as a dwellinghouse(s) by virtue of Class MA is to remain in use as a dwellinghouse(s) within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse(s).

Reason: To comply with provisions of Part 3, Schedule 2, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 8 The development hereby approved shall not be occupied until the approved bin and cycle storage (as shown on drawings numbers 21/07/050, 21/70/060, Verti45 Specification) has been installed and made available for use by the residents of the development. The approved storage shall thereafter be retained for the lifetime of the development.

Reason: To provide suitable bin and cycle storage facilities for residents in the interests of amenity and encouraging the use of sustainable modes of travel.

- 9 The development shall be carried out in accordance with the submitted flood risk assessment (titled Flood Risk Assessment and Drainage Strategy, dated April 2021, reference number SG/CC/P21-2244/01 Rev B, compiled by Create Consulting Engineers Limited, including the following mitigation measures it details:

- Finished floor levels shall not be altered and be no lower than 22.0 metres above Ordnance Datum (AOD) which is the current level of the step located on the frontage of the building; and
- Flood barriers and flood resistance measures shall be installed at all access points to the building, including openings where water could ingress

These mitigation measures, as well as those others recommended within the submitted Flood Risk Assessment, shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to ensure the structural integrity of the existing building and proposed flood defences thereby reducing the risk of flooding.

- 10 The development hereby permitted shall not be occupied until a minimum of 17 car parking spaces have been provided within the site to serve the development. Parking shall be provided on an unallocated basis and shall thereafter be retained and reserved for that purpose at all times.

Reason: To make provision for adequate off-street parking in the interests of highway safety.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service at developerservices.southernwater.co.uk and refer to the New Connections Charging Arrangements documents which are available on their website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, Southern Water have advised that an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: www.southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Note to Applicant: Due to the close proximity of the proposed works to Network Rail's land and the operational railway, an Asset Protection Agreement may be

required. You are advised to contact Network Rail's Asset Protection team via AssetProtectionWessex@networkrail.co.uk for further information.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes