

MR JACOB GOODENOUGH
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BUILDING A
UNIT 3
STATION ROAD
WICKHAM
PO17 6JA

Application	F/23/94668
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Friday 14 July 2023

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

Application No. F/23/94668

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 16 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 5no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works (amended description)
Site: Land East of Knowle Lane, Fair Oak, SO50 7DZ

Subject to due compliance with the following conditions:

- 1 Implementation timeframe
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.

- 2 Plan numbers
The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan, Promap 1:2500
 - SL.01 Rev. E (Proposed Site Layout)
 - SL.02 (Proposed Site Layout Block Plan)
 - BLOCKA.e Rev. A (Block A elevations)
 - BLOCKA.p Rev. A (Block A floor plans)
 - BLOCKB.e Rev. A (Block B elevations)
 - BLOCKB.p Rev. A (Block B floor plans)

- BLOCKC.e Rev. A (Block C elevations)
- BLOCKC.p Rev. A (Block C floor plans)
- BLOCKD.p Rev A (Block D floorplans)
- BLOCKD.e1 Rev A (Block D north and west elevations)
- BLOCKD.e2 Rev A (Block D south and east elevations)
- BLOCKE.p (Block E floorplans)
- BLOCKE.e1 (Block E north and west elevations)
- BLOCKE.e2 (Block E east and south elevations)
- NJC-001 Rev. B (Vehicle tracking plan)

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

3 CEMP

No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) A programme of and phasing of construction work;
- b) The provision of long term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Vehicle routing plan;
- e) Methods of construction works;
- f) Access and egress for plant and machinery;
- g) Protection of pedestrian routes during construction;
- h) Location of temporary site buildings, compounds, construction material and plant storage areas;
- i) 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;
- j) Measures to minimise dust, noise and vibration;
- k) Precautionary measures for the protection of commuting badgers as set out in the letter from ecosupport dated 11 May 2023;
- l) Measures to prevent pollution from surface water run-off during construction;
- m) Methods for protecting the SINC and boundary habitats as per the principles set out in the Ecological Statement prepared by Ecosupport dated 6 March 2023;
- n) Details of external lighting.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

4 Contaminated land

No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a) A site investigation report for the south-east side of the site not previously investigated, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study;
- b) A detailed site specific scheme for remedial works for the whole site, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land Contamination Risk Management (LCRM) national guidance including BS10175:2011+A2:2017 Investigation of potentially contaminated sites – Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS8485:2015+A1:2019, Claire RB17 and CIRCIA C665 unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5 Contaminated land verification

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 4(b) that any remediation scheme required and approved under the provisions of condition 4(b) 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 accord with UK Land Contamination Risk Management (LCRM) national guidance. Typically such a report would comprise:

- A description of the site and its background, and summary of relevant site information,
 - a description of the remediation objectives and remedial works carried out;
 - verification data, including sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly.
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(b)”

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development

can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

6

Unsuspected contamination

All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA). Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:-

(a) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site. and (unless otherwise first agreed in writing by the LPA),

(b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages; and

(c) before any part of the development is occupied or used (unless otherwise first agreed in writing by the LPA) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA.

The above site works, details and certification submitted shall be in accordance with the approved scheme and 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 ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7 Employment and Skills Plan

No development shall commence until an Employment and Skills Plan (ESP) has been submitted to and approved in writing by the Local Planning Authority. The ESP shall be fully complied with during the construction phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide employment and skills development opportunities as a result of the development, in accordance with Policy DM16 of the Eastleigh Borough Local Plan (2016-2036).

8 Protection of public water apparatus

No development shall commence until measures for the protection of the public water supply main have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure adequate protection of public water apparatus, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

9 Drainage

Notwithstanding the details submitted with the application, no development shall commence on site until a detailed foul and surface water drainage scheme for the site, based on the principles within the Addendum Drainage Assessment Report (Cowan Consultancy, March 2023, ref. EG/393640/EG), has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- A technical summary highlighting any changes to the design from that within the submitted Drainage Assessment Report;
- Detailed drainage plans to include type, layout and dimensions, including long sections and cross sections along the flow path, of drainage features including references to link to the drainage calculations;
- 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 + 40% for climate change;
- Confirmation that sufficient water quality measures including filtration have been included to satisfy the methodology in the Ciria SuDS Manual C753 and DM6;
- Assessment of pollution and sedimentation risks to controlled water;
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The drainage scheme must thereafter be implemented in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development to reduce flood risk and to minimise pollution, in accordance with Policy DM6 of the Eastleigh

Borough Local Plan (2016-2036).

10 Drainage maintenance

Prior to first occupation of the development, details for the long term maintenance of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Maintenance schedules for each drainage feature type and ownership;
- Details of protection measures.

The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure long term management of the drainage system to protect against flood risk and water pollution, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

11 Materials

Prior to any development above foundation / slab level, full details including samples where requested, of the proposed external materials for the buildings and hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

12 Landscaping

a. Notwithstanding the details shown on the submitted Landscape Layout Plan ref. 3046-GA-001 Rev. A, no development above foundation/slab level shall take place until a fully detailed soft landscaping and planting scheme (to 1:200 scale) has been submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall include details / positions of underground and above ground services and required easements, and the planting scheme shall specify species, density, planting, size and layout.

b. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), and shall thereafter be retained.

c. If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a high quality landscape scheme in the interest of visual amenity and biodiversity, in accordance with Policy DM1 of the Eastleigh

Borough Local Plan (2016-2036).

13 Boundary treatment

Prior to any development above foundation / slab level, full details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

14 Building Insulation

The buildings hereby permitted shall be constructed to meet the sound insulation performance requirements set out within the Noise Impact Assessment prepared by 24 Acoustics (12 December 2022, ref. R9791-1 Rev 2), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect nearby residents and workers from adverse noise impacts in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

15 External Plant noise limits

Prior to installation of any external plant or equipment, full details shall first be submitted to and approved in writing by the Local Planning Authority. All external plant and equipment shall be designed to ensure that the following noise limits are achieved:

- Daytime (07:00-23:00): 38 dB LAr 1hr
- Night-time (23:00-07:00): 36 dB LAr 15min

Reason: To protect nearby residents and workers from adverse noise impacts in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

16 Operational Noise Management Plan

Prior to any works above foundation / slab level, a Noise Management Plan for operation and management purposes shall be submitted to and approved in writing by the Local Planning Authority. This shall include: details of times and frequencies of deliveries and collections; vehicle movements, reversing methods and types of reversing alarms; location of loading bays; quiet loading/unloading measures; and all other relevant noise controls, attenuating features or operating practices. The development shall thereafter be operated in accordance with the approved Plan.

Reason: To protect nearby residents and workers from adverse noise impacts

in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

17 Vehicle parking

Prior to first use of the development hereby permitted, the vehicle parking spaces shown on the approved plans shall be provided and shall thereafter be retained for vehicle parking only.

Reason: To ensure adequate parking in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

18 Commercial Vehicle Access Plan

Prior to first use of the development hereby permitted, a Commercial Vehicle Access Plan shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with Hampshire County Council Highway Authority. The plan must include:

- An HGV and commercial vehicle routing plan in and out of the site;
- Agreement that HGV's and commercial vehicles will not access the site from the southern end of Knowle Lane; and
- Agreement that HGV's and commercial vehicles will not egress the site in the direction of the southern end of Knowle Lane.

Reason: In the interest of highway safety and amenity of residents to the south of the site, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

19 Biodiversity enhancement

The development shall incorporate biodiversity enhancement measures as set out in the recommendations of the Ecological Statement prepared by Ecosupport dated 6 March 2023, unless alternative measures are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To achieve biodiversity net gain in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

20 External lighting

External lighting shall be installed and retained in accordance with the approved Lighting Strategy prepared by DFL, ref. 2888 P03 and Plan ref. 13001-S3 P02, dated 12/06/2023, unless alternative details are first submitted to and agreed in writing by the Local Planning Authority. The lighting shown on the southern elevations of Blocks D and E shall strictly be for emergency use only.

Reason: In the interest of visual amenity and to protect commuting and foraging bats in accordance with Policy DM11 of the Eastleigh Borough Local

Plan (2016-2036).

21 BREEAM

Within 3 months following occupation of the building, a report demonstrating how the development meets the relevant BREEAM requirements including a New Construction Post Construction certificate at 'excellent' standard, shall be submitted to and approved in writing by the local Planning Authority.

Reason: To ensure that the development meets required sustainability standards in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

22 SINC Enhancement and Management

The Site of Importance for Nature Conservation (SINC) shall be enhanced, managed and monitored in accordance with the details and timeframes set out within the Updated Ecological Enhancement & Management Plan (ecosupport, December 2022), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the long term protection of the SINC in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

23 Cycle storage

Prior to first use of the development hereby permitted, secure cycle storage facilities for staff shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall thereafter be retained for cycle storage only, in accordance with the approved details.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

24 B2 use restriction

Notwithstanding the provisions of Schedule 2, Part 3, Class I of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the units hereby permitted shall be occupied for B2 General Industrial purposes only, and shall not be used for B8 storage and distribution without the prior permission of the Local Planning Authority through submission of a formal planning application.

Reason: In the interest of highway safety and to protect local amenity in accordance with Policies DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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: Should a crane be required during development, please refer to CAP 1096 Guidance to crane users on the crane notification process and obstacle lighting and marking.

Note to applicant: An application for connection to the public sewer will need to be made to Southern Water. To make an application, please visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk/>

Note to applicant: Further biodiversity enhancement measures that could be considered for the site include additional bat boxes, and planting for pollinators that provide seeds, nuts and berries.

Yours faithfully

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes