

MR MARK COX
57 UPPER NORTHAM ROAD
HEDGE END
SOUTHAMPTON
SO30 4EA

Application	F/23/94897
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Thursday 31 August 2023

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

Application No. F/23/94897

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 2 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single story extension of existing industrial unit to create 1.no additional unit
Site: LAKE FARM, ALLINGTON LANE, FAIR OAK

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL100, PL200, PL300 and PL301

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 or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
 - a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
 - b) a scheme for controlling noise and vibration from demolition and

construction activities [including details of any piling];
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
d) Care should be taken when operating any plant or moving construction materials in proximity of the hedgerow habitats near the development footprint;
e) measures to control the emission of dust and dirt generated by demolition and construction;
f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
g) provision for storage, collection, and disposal of rubbish from the development during construction period;
h) refuelling measures and spill response plans;
i) removal of any suitable nesting habitat for birds should be undertaken outside of the bird nesting season (i.e., works should take place September through February) to avoid acting unlawfully. If this is not possible, then vegetation must only be removed following a nesting bird check carried out immediately prior to works (or within 24 hours) by a suitably qualified ecologist. Any active nests must remain 'in situ' with an appropriate vegetation buffer (5m) until young have fledged and the nest is no longer in use;
j) in the event that work to the Oak tree at the site access is required, any necessary tree protection measures should be adhered to as per the advice of an arboricultural consultant and a bat assessment undertaken by a suitably qualified ecologist;
k) the work site should be kept tidy at the end of each shift, with chemicals and equipment stored securely.
l) any excavations should be backfilled or covered to prevent badgers, reptiles, amphibians or hedgehogs from falling in. If this is not possible then a plank should be left in the excavation at an angle no greater than 45 degrees to provide a means of escape;
m) removal of storage materials, debris piles, leaf litter and any ground vegetation within the boundary vegetation habitats should be undertaken carefully and with consideration to the potential presence of reptiles and hedgehogs. Any individuals encountered should be allowed to move away safely or be moved to an area of similar habitat away from the works.

Reason: To limit the impact the development has on the amenity of the locality

- 4 Prior to commencement of development, a precautionary working method for nesting birds, reptiles, commuting great crested newts, any other amphibians and hedgehogs shall be submitted and approved by the Local Planning Authority. This working method shall then be adhered to in full.

Reason: To ensure protection of species during construction

- 5 Prior to the commencement of development, a biodiversity enhancement and management plan (BEMP) to show the proposed location of biodiversity enhancements with associated guidance for management of new and existing habitat shall be submitted to and approved in writing by the Local Planning

Authority. Placement of bird and bat boxes must avoid areas with exterior lighting and be placed in the correct orientations to provide access and the correct temperature regimes for these species. The BEMP shall also include details of additional soft landscaping and associated management to maintain a constant supply of flowers, fruit and seeds by only cutting 1/3 of a hedgerow per year or cutting the top and alternate sides on a 3-year rotation. The BEMP shall be adhered to in full.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

- 6 Prior to the commencement of development, a surface water drainage strategy and plan for the proposed building and hard-standing shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure suitable surface water drainage in accordance with policy DM6 of the Eastleigh Borough Local Plan (2016-2036)

- 7 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.

- 8 The external sound level (Rating Level) emitted from plant, machinery or equipment at the development hereby approved shall be lower than the existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.
Reason: To protect residential amenity and ensure the proposal accords with policy DM8 from the Eastleigh Borough Local Plan (2016-2036)

- 9 No machinery, equipment or plant shall be operated, no processes shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby properties and to ensure the proposal accords with policy DM8 from the Eastleigh Borough Local Plan (2016-2036).

- 10 A toolbox talk about Great Crested Newts (GCN) must be given to all site operatives. If any GCN are found on site, all work must stop, and Natural England must be consulted.
Reason: To ensure the protection of GCN during the construction period.

- 11 The submitted and approved Preliminary Ecological Appraisal Report by Enims (August 2023) referenced EC2033, shall be adhered to in full.
Reason: To ensure the protection of species and habitat on site.

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.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, stylized 'A' and 'G'.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes