

LIJA PUNCULE  
HGP ARCHITECTS LIMITED,

|                |                                 |
|----------------|---------------------------------|
| Application    | F/23/95228                      |
| Please ask for | Rebecca Altman                  |
| Direct dial    | 023 8068 8266                   |
| Working hours  | Mon to Fri 8:30am to 5pm        |
| Email          | rebecca.altman@eastleigh.gov.uk |

Thursday 28 September 2023

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

Application No. F/23/95228

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

**Description:** Erection of a single storey brick substation.  
**Site:** 14 HIGH STREET, EASTLEIGH, SO50 5LA

Subject to due compliance with the following conditions:

- 1 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 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 21044\_HGP+ZZ\_00\_DR\_A\_1100 (Location and Site Plan)
- P-0102281/DWG/020 (Substation Construction Details)

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

- 3 The development shall be constructed using the following materials unless alternative details are first submitted to and approved in writing by the Local Planning Authority:
  - Brickwork – Waterford Blend in Stretcher Bond
  - Roof – Galiza Brazilian Graphite Slate with Marley Smooth Grey ridge tiles

Reason: To ensure that the appearance respects that of the adjacent development, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The substation hereby permitted shall incorporate anti-vibration pads in line with the submitted specification (ref. VC6400), unless an alternative specification is first submitted to and approved in writing by the Local Planning Authority, to ensure that vibration is not apparent at nearby dwellings.

Reason: To ensure no adverse impacts on nearby residents from vibration from the substation, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The substation hereby permitted shall be installed in accordance with the approved drawings to achieve the noise rating levels outlined in the letters from 24 Acoustics dated 30 June 2023 ref. R9906-2 Rev. 0 and 7 July 2023 ref. R9906-3 Rev. 0.

Reason: To ensure no adverse noise impacts on nearby residents, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 6 In the event that previously unidentified contamination is found when carrying out the approved development, it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment and, where required, a remediation scheme has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise risk from land contamination in accordance with Policy DM8 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes