

CRAIG NOEL
STRUTT & PARKER
201 HIGH STREET
LEWES
BN7 2NR

Application	RM/23/94858
Please ask for	Rachael Morris
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Friday 12 January 2024

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

Application No. RM/23/94858

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 March 2023 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

Description:	Approval of Reserved Matters pursuant to hybrid planning permission F/18/83945 giving details of the: a) layout; b) scale; c) appearance; d) landscaping. For a scheme of 6,419 sqm of commercial floor space formed in 3no. buildings. (DUPLICATE APPLICATION 1)
Site:	CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Subject to due compliance with the following conditions:

- 1 The development shall be carried out in accordance with the conditions of the outline permission F/18/83945

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

- 2 The development hereby permitted shall be implemented in accordance with the following plans and documents numbered:
Building 10 Ground and Mezzanine Floor Plans (3001-PL-A)
Building 10 Elevations (4001-PL-A)
Building 10 Section Plans (5001-PL-A)

Building 10 Roof Plan (3501-PL-A)
Building 11 Ground Floor Plans (3002-PL-A)
Building 11 Elevations (4002-PL-B)
Building 11 Section Plans (5002-PL-A)
Building 11 Roof Plans (3502-PL-A)
Building 12 Ground Floor Plan (3003-PL-A)
Building 12 Elevations (4003-PL-B)
Building 12 Section Plans (5003-PL-A)
Building 12 Roof Plan (3503-PL-A)
Location Plan (1001-PL-A)
Existing Site Plan (1002-PL-A)
Proposed Site Plan (2001-PL-A)
Proposed Block Plan (2002-PL-A)
Constraints Plan (1003-PL-A)
Site Sections Plan (5010-PL-A)
Lighting Plans (P192-211-C1)
Street Elevation (4004-PL-B)
Soft Landscape Specification (DD614S01)
Landscape Proposals Plan (DD614L01C)
Landscape Management Plan (DD614R01C)
Planting Schedule and Matrices (DD614L02C)
Drainage Technical Note (23245-JUBB-XX-XX-RP-C-002_P2)
Drainage Layout (23245-JUB-XX-XX-DR-C-0501 P3)
Drainage Details (23245-JUB-XX-XX-DR-C-0550 P1)
Overland Flow Routing (23245_JUB_XX_XX_DR_C_0511 P1)

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

- 3 Prior to the commencement of development, details shall be provided of any security or trash screens required in relation to the headwalls as part of the onsite sustainable urban drainage. These details shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Lead Local Flood Authority). Any screens must be designed in accordance with Ciria C786. The development shall thereafter be undertaken in strict accordance with the approved details prior to the first use of the development hereby permitted and retained in accordance with the agreed specification.

Reason: to ensure satisfactory provision of drainage

- 4 Prior to first occupation a final SuDS Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the planting and ongoing maintenance of the ecological features of the SuDs detention basin.

Reason: to ensure appropriate ongoing maintenance in accordance with policy

DM6 of the Eastleigh Borough Local Plan (2016-2036)

- 5 The materials to be used must match as closely as possible, in type, colour and texture those listed in plans 4001-PL-A, 4002-PL-B and 4003-PL-B

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 6 This reserved matters approval shall not be implemented if any part of the development approved under RM/23/94868 has commenced.

Reason: to ensure only one version of the reserved matters applications at this site can be implemented.

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. Southampton Airport would, therefore, draw your attention to the requirement within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 2023), 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 "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes