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Application	X/25/100648
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Friday 22 May 2026

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

Application No. X/25/100648

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 December 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of conditions 1 (approved plans), 8 (external materials) and 12 (permitted hours of use for the yard area) of planning permission F/24/97441 to allow for the subdivision of unit 6 and its yard area to create two separate units (Unit 6 North and Unit 6 South), and to extend the permitted hours of operation for the yard areas for these units on Mondays to Saturdays to 24 hours a day for Unit 6 South and 0700 to 2300 for Unit 6 North.
Site:	UNIT 6, BARTON PARK, CHICKENHALL LANE, EASTLEIGH SO50 6RR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 19467-100 Revision B, 19467-101 Revision A, 19467-102 Revision B, 19467-103 Revision A, 19467-104 Revision A, 19467-105, 19467-106 Revision A, 19467-107, 19467-108, 19467-1-THPK-XX-XX-DR-A 0110 P04, 19467-1-THPK-XX-XX-DR-A 0111 P02, 19467-1-THPK-XX-XX-DR-A 0113, 19467-1-THPK-XX-XX-DR-A 0112, 27270-02 T1.

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 9 September 2025.

Reason: To comply with Sections 73 and 91 of the Town and Country Planning Act 1990

- 3 Demolition and construction work shall only take place in accordance with the Demolition & Construction Environmental Management Plan (GLJ Contracts Ltd, SHE-HSP-13, 12 Jan 2026, Rev 03) approved under application DC/25/100485 on 15 January 2026.

Reason: In the interests of amenity and highway safety.

- 4 The development shall be carried out in accordance with the Remediation & Verification Strategy (Lucion, 140877.697480_Barton Industrial Estate_Remediation Verification Strategy_06.11.2025) approved under application DC/25/100485 on 15 January 2025.

Reason: To minimise the risk from land contamination for the safety of the workers and nearby residents.

- 5 Before any part of the development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out in accordance with the details approved under Condition 4 shall be submitted to and approved in writing by the Local Planning Authority. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- a. A description of the remediation objectives and remedial works carried out;
- c. Verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.); and
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Reason: To minimise the risk from land contamination for the safety of the workers and nearby residents.

- 6 The development shall be carried out in accordance with the Biodiversity Environmental Management Plan (BEMP) (Middlemarch, RT-MME-183609-Rev. A, November 2025) approved under application reference DC/25/100485 on 15 January 2026.

Reason: In the interests of amenity and to provide a net gain for biodiversity.

- 7 With the exception of the hours of operation which shall accord with the provisions of Condition 12, the approved Noise Management Plan as described on Pages 19-21 of the Noise Impact Assessment Report (Auricl Acoustic Consulting, 10 December 2025) shall be adhered to in full.

Reason: To protect the amenity of the occupiers of nearby residential properties.

- 8 The materials to be used in the external surfaces of the development shall match in type, colour and texture to those shown on approved drawing numbers 19467-1-THPK-XX-XX-DR-A 0110 P04 and 19467-1-THPK-XX-XX-DR-A 0112.

Reason: To ensure a satisfactory visual appearance in the interests of the amenity of the area.

- 9 The drainage system for the development shall be constructed in accordance with the following approved plans and documentation referenced: 27270-02 T1, Drainage Strategy (Hurst Peirce + Malcolm LLP, 27270). Any changes to the approved plans and documentation must be submitted to and approved in writing by Local Planning Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and drainage calculations.

Reason: To secure the provision of satisfactory drainage to serve the development.

- 10 The external lighting to be installed shall accord with the details approved under application reference DC/26/100935 on 18 March 2026 (Proposed Elevations (Drawing No. 19467-1-THPK-XX XX-DR-A-0112), Luceco Vista Floodlight Specification Sheet (LVISxx.JW.09.2025), Luceco Installation & Operating Instructions – Vista Flood (LVIS150SCC-01 / LVIS300SCC-01.JW.05.2025), Information contained within email from Jack Allenby (Rapleys LLP, 16/03/2026)).

Reason: In the interests of amenity and biodiversity.

- 11 The development hereby approved shall be used only for purposes within Class B8 of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes whatsoever.

Reason: In the interests of amenity and highway safety and to protect and maintain an appropriate employment base within the Borough.

- 12 The use of the yard associated with Unit 6 (North) shall not operate outside of the hours of 0700 to 2300 Monday to Saturday. The use of the yard associated with Unit 6 (South) is permitted to operate 24 hours a day Monday to Saturday. Neither yard shall operate outside of the hours of 0800 to 1600 on Sundays or Bank/Public Holidays. No deliveries to or dispatches from either yard shall take place outside of these permitted hours.

Reason: To protect the amenity of the occupiers of nearby residential properties.

- 13 No fixed plant or machinery shall be installed or operated outside of the building unless first approved in writing by the Local Planning Authority. Details of any proposed plant or equipment submitted so as to obtain approval shall include evidence that the impact of noise from such plant or machinery will be satisfactory and the development shall accord with the approved details.

Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.

- 14 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 15 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 16 Prior to Unit 6 South being first brought into use, the 4m high acoustic barrier as shown on drawing number 19467-THPK-XX-XX-DR-A 0110 P04 and described on Page 8 of the Noise Impact Assessment Report (Auricl Acoustic Consulting, 10 December 2025) shall be fully installed. The acoustic barrier shall have a

minimum surface mass of 15 kg/m² (or equivalent density sufficient to achieve the required acoustic performance as referenced within the Noise Impact Assessment Report) and there shall be no holes, gaps, openings, or discontinuities within the barrier or between panels. The barrier shall thereafter be maintained in this condition.

Reason: To protect the amenity of the occupiers of nearby residential properties.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: Active bird nests are protected by law. You are advised therefore that any roof works to be undertaken where nesting birds are a consideration should be scheduled outside of active bird nesting season (this is typically from the end of February through the end of August). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist immediately prior to the start of any work.

Note to Applicant: Southern Water have advised that a formal application is required for a connection to the public sewer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read their New Connections Charging Arrangements documents which is available at: southernwater.co.uk/developing-building/connection-charging-arrangements.

Note to Applicant: Southern Water have advised that 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, 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).

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. Due to the proximity of the site to Southampton Airport, the applicant's attention is drawn to the requirements within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes