

MRS NATALIE FELLOWS
FELLOWS PLANNING LIMITED
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DRAYTON
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PO6 2AQ

Application	F/23/96253
Please ask for	Rachael Morris
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Tuesday 27 February 2024

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

Application No. F/23/96253

In pursuance of their powers under the above Act and in accordance with your application received on Monday 6 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from Class B8 and/or Class E (g)(iii) with ancillary offices, to a flexible use including Class E(g), Class B2 and Class B8. Replacement of 2.no loading bays with sectional shutter doors and other alterations to the fenestration. External storage compound. External works and alterations including plant and landscaping.

Site: Unit One, Strategic Park, Southampton, SO30 4DA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 230010-A-PL-001-Rev C, 230010-A-PL-002-Rev C, 230010-A-PL-005-Rev C, 230010-A-PL-006-Rev A, 230010-A-PL-007-Rev A, 230010-A-PL-010-Rev E, 230010-A-PL-011-Rev D, 230010-A-PL-015-Rev E, 230010-A-PL-016-Rev C, 230010-A-PL-018-Rev C, 230010-A-PL-019-Rev A, 230010-A-PL-020-Rev C, 230010-A-PL-021-Rev A, and 230010-A-PL-022 Rev A.

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) measures to protect any wildlife that might be using the site or the adjacent woodland.

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

- 4 Prior to commencement of works, a breeding bird check shall be carried out by a suitably qualified ecologist. If any nesting materials or nesting birds are found, work must stop, and a 5 m buffer established to protect the nest from disturbance until after the young have fledged and left the nest.

Reason: To ensure breeding birds are not harmed or disturbed during construction

- 5 Prior to first occupation of the development hereby permitted, the acoustic fencing shall be implemented in accordance with plan referenced: Boundary Treatments Plan (230010-A-PL-018-Rev C). The acoustic fencing shall be retained for the lifetime of the development.

Reason: To protect the amenities of the neighbouring residential properties.

- 6 The information supplied within the Odour Technical Assessment (20th February 2024 V1), Noise Assessment (R10262-1 Rev 3) and Noise Management Plan (R10262-2 Rev 3) hereby approved shall be accorded to in full when occupied by F50 League GB Ltd (also known as 'Sail GP'). Any variation to this shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to protect the local amenity and in accordance with policy DM8 of the Eastleigh Local Plan (2016-2036)

- 7 The submitted and approved Biodiversity Enhancement Plan (230010-A-PL-017-Rev C) and Ecological Impact Assessment (GS255.Unit1StrategicParkEclA.v1) shall be accorded to in full with all recommended ecological enhancements (section 8) implemented.

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

- 8 The development hereby approved shall be used only for the purposes of office, research & development, industrial processes, general industrial, and storage and distribution (Classes E(g), B2 and B8) use of the Schedule to the Town and Country Planning [Use Classes] Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and local amenity.

- 9 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 neighbouring residential properties.

- 10 Notwithstanding the use hereby approved, any new use that comes forward under a B2 occupation (except for the occupier F50 League GB Ltd (also known as 'Sail GP') given these details have been already provided) shall submit a noise management strategy prior to first occupation. This shall include matters such as the nature of activities/operations taking place (internally and externally), operating hours, nature/times/frequency of deliveries (and other related vehicle movement) and any other potential noise generating sources/activities.

Reason: To ensure suitable noise management is applied for the lifetime of the unit, in accordance with policy DM8 of the Eastleigh Local Plan (2016-2036)

Note to Applicant: In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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: Proposed fencing, with the exception of acoustic fencing, shall have openings at ground level (13x 13 cm minimum) to allow the free passage of small animals.

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes