

MRS KATIE LASHAM
LUKEN BECK
30 CARLTON CRESCENT
SOUTHAMPTON
SO15 2EW

Application	F/23/95051
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

Friday 15 March 2024

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

Application No. F/23/95051

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of single-storey commercial accommodation
Site: Port Hamble Marina, Satchell Lane, Hamble, SO31 4QD

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: 2617 2 (Scheme Design – Location Plan, Elevations and Floorplans).

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

- 3 No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
 - a. Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing

land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,

b. Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,

c. Detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.

Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 3(c) that any remediation scheme required and approved under the provisions of condition 3(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically, such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough

Local Plan (2016-2036).

- 5 The development shall be constructed in accordance with the materials details set out in the submitted application form, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 6 The development shall fully accord with the approved surface water drainage strategy (RW/PE/2617-49, dated March 2019) and construction environmental management plan (RW/PE/2617-48, dated March 2019).

Reason: To protect the integrity of the designated nature conservation sites in accordance with Policies DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036)

- 7 Notwithstanding The Town and Country Planning [Use Classes] Order 2020, the building the subject of this permission shall only be used as marine related office/ storage accommodation & ancillary facilities and for no other purpose.

Reason: The site is not suitable for general office and storage uses as it is within an identified boatyard.

- 8 The development shall be carried out in accordance with the recommendations of the submitted Flood Risk Assessment (ref. 0696 Rev A, Pitman Associates Ltd, December 2023) to include the recommendations for finished floor levels as set out in Section 1.2. Mitigation measures shall be fully implemented prior to occupation and subsequently retained and maintained for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development in accordance with policy development in accordance with policy DM5 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: It is recommended that a bat box is incorporated into the building to provide biodiversity enhancement.

Note to applicant: The applicant must ensure that the design and materials of the building envelope are sufficient to prevent audible noise emissions at nearby dwellings. This is achievable with a thickness of cladding materials and an acoustic absorption lining that may also help with thermal insulation.

Note to applicant: Environment Agency further advice – There is a main river culvert that runs in close proximity to the property. If any outside works, or structural works, were to take place within 8m of the culvert, then environmental permitting would apply. Planning permission does not remove the requirement for an Environmental Permit. For further guidance please visit: Flood risk activities: environmental permits - GOV.UK (www.gov.uk)

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (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