

MRS BRIGID TAYLOR
UNIT 2
MERIDIAN OFFICE PARK OSBORN WAY
HOOK
RG27 9HY

Application	PN/24/97248
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Tuesday 4 June 2024

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O

Application No. PN/24/97248

In pursuance of their powers under the above Act and in accordance with your application received on Friday 19 April 2024 the Council, as Local Planning Authority hereby confirms that **Prior Approval** is **Granted** for the following :

Description: Prior Notification Application Under Class MA for the change of use from offices (Class E) to 16no. dwellings (Class C3)
Site: BURSLEDON HALL, BLUNDELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted must be completed within a period of three years from the date of this decision.

Reason: To comply with the provisions of Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Site Plan Existing/ Proposed 4335-01 Rev 0
 - Main House – Ground Floor Plan Existing 4335-02 Rev 0
 - Main House – First and Second Floor Plans Existing 4335-03 Rev 0
 - Annex, Pavilion and Barn Floor Plans Existing 4335-04 Rev 1
 - Main House – Ground Floor Plan Proposed 4335-05 Rev 0

- Main House – First and Second Floor Plans Proposed 4335-06 Rev 1
- Annex and Pavilion Floor Plans Proposed 4335-07 Rev 1
- Bursledon Hall Drug Research Unit Blundell Lane ENC/0912197HH9Top
- Location plan ENC/0912197HH9Loc
- Elevations ENC0912197HH9LP

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

- 3 No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used;
 - b) 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].
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by construction;
 - e) a scheme for controlling noise and vibration from construction activities;
 - f) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - g) measures to prevent mud and dust on the highway during construction;
 - h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - i) temporary lighting;
 - j) protection of pedestrian routes during construction;
 - k) temporary surface water drainage provisions; and
 - l) hours of working

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity

- 4 No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a. 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 BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the Local Planning Authority,
 - b. A 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, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and unless otherwise agreed with the Local Planning Authority

c. if required, a 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 minimise the risk from land contamination for the safety of the future occupiers of the development.

- 5 The development hereby permitted shall not be occupied/ brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4(c) that any remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing with the Local Planning Authority such verification shall comply with UK Land contamination risk management and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination – R&D Publication 66:2008. Typical such a report would comprise:
- i) A description of the site and its background, and summary of relevant site information
 - ii) A description of the remediation objections and remedial works carried out
 - iii) Verification date, including – data (sample locations/ analytical results, as-built drawings of the implemented scheme, photographs of the remediation works in progress, etc)
 - iv) Certificates demonstrating that imported and/or material left in situ is free from contamination and gas/vapour membranes have been installed correctly. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c).

Reason: To minimise the risk from land contamination for the safety of the occupiers of the approved dwellings.

- 6 Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 7 The development hereby permitted shall not be occupied until a plan showing the layout and allocation of car parking to serve the dwellings has been submitted to and approved in writing by the Local Planning Authority and the car parking has subsequently been provided in accordance with the approved details. The approved parking shall thereafter be retained and reserved for that purpose at all times.

Reason: To make provision for adequate off-street parking in the interest of highway safety.

- 8 The development hereby permitted shall not be occupied until details of secure cycle and bin storage for the occupiers of the residential dwellings have been submitted to and approved in writing by the Local Planning Authority and the storage has subsequently been provided in accordance with the approved details. This shall thereafter be retained and reserved for this purpose at all times.

Reason: To provide secure cycle storage facilities for residents in the interests of encouraging the use of sustainable modes of travel.

Note to Applicant:

Development must not be begun until the applicant has submitted a Regulation 77 application and obtained subsequent written consent from the Local Planning Authority and Natural England (as required under Regulations 75-78 of The Conservation of Habitats and Species Regulations 2017). A regulation 77 application is required because the site is within the catchment of The Solent and Southampton Water Special Protection Area (SPA) and, through the introduction of new residential dwellings, the development has the potential to increase recreational pressure within the SPA as well as to cause additional nitrogen loading through the waste water system, thereby resulting in a likely significant effect on the designated site.

- 10 Note to Applicant:
In accordance with paragraph 38 of the National Planning Policy Framework (December 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