

MR ROB WILES
KODE ARCHITECTURE
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Application	F/23/95872
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Thursday 11 July 2024

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

Application No. F/23/95872

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 22 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of land to Agricultural with associated works including, engineering works to land to raise ground levels to allow erection of 2.no poly-tunnels and 1.no outbuilding.
Site: Land at South Side of , Heath House Lane, Hedge End

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
KA/2023/J29A100, KA/2023/J29A101, KA/2023/J29A102, KA/2023/J29A103 Rev E, KA/2023/J29A104 Rev A, KA/2023/J29A105 Rev A, and
KA/2023/J29A200 Rev B

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 site preparation works involving excavation shall start until a Construction Method Statement 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 document which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- 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 demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- 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 demolition and 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 development, including demolition, shall take place 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 Code of Practice;
 - b. If required, 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;
 - 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 users of the development.

- 5 The development must accord with the arboricultural report reference TH 4668. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 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 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 LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance. 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
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, 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 future users of the development.

- 7 The submitted and approved Construction Environmental Management Plan (CEMP), referenced AE/5162, shall be accorded to in full throughout the construction process and as necessary thereafter in accordance with the agreed haybale bund provision.

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

- 8 The submitted and approved Biodiversity Mitigation Enhancement Plan (BMEP), referenced 5690 June 2024, and Ecological Impact Assessment (EcIA), referenced 5690 March 2024, shall be accorded to in full. This is to

include section 6 (Assessment of the Effects and Proposal Measures) of the EclA which details mitigations and section 4 (Enhancements) of the BMEP. One year after completion of works, photos that were taken as part of the BMEP (section 5) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable biodiversity enhancement and habitat protection, in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

- 9 Before use of the development is commenced the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 48.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 10 Before use of the development is commenced provision for parking and the driveway area utilised to access this and turn on site shall have been made within the site in accordance with the approved plans (drawing KA/2023/J29A103 Rev E) and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

- 11 Any gates provided shall be set back a distance of 8.0m from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 12 The development hereby approved shall only be used for the purposes of growing flowers and wholesale/trade distribution of flowers and shall not be open to the general public.

Reason: To ensure trip rates and parking provision is managed on site, in the interest of public amenity and highway safety.

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