

ELIZABETH GODFREY
1 VICTORIA STREET REDCLIFFE
BRISTOL
BS1 6AA

Application	F/24/98174
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
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Friday 10 January 2025

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

Application No. F/24/98174

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed erection of a 3m high acoustic fence
Site:	UNIT 1, HEDGE END RETAIL PARK, CHARLES WATTS WAY, HEDGE END, SOUTHAMPTON, SO30 4RT

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: 200698-1030 Revision P01, 200698-1330 Revision P03.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 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.
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No development shall commence until the following has been submitted to, and approved in writing by, the Local Planning Authority:

- A Construction Environmental Management Plan (CEMP) incorporating a Precautionary Working Method Statement (PWMS) detailing how adverse impacts upon the adjacent woodland and protected species and their habitats will be avoided or mitigated during the construction of the approved development. The measures to be detailed within the CEMP and PWMS shall be based upon the principles outlined in Section 3 of the submitted Ecological Impact Assessment (Tyler Grange, 16 December 2024, Report No. 14007_R02a_CC).
- A plan showing details of the extent, number and location of the ecological enhancements for amphibians and reptiles as proposed in paragraphs 3.12 and 3.24 of the submitted Ecological Impact Assessment (Tyler Grange, 16 December 2024, Report No. 14007_R02a_CC), as well as timings for their implementation.

The development shall be carried out in accordance with the approved details.

Reason: To ensure adequate and effective avoidance and mitigation measures for ecology are adopted during the course of the construction process, and to secure a net gain for biodiversity.

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- In the event that any previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Council's Environmental Health Team. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risk from land contamination.

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- The materials to be used must match as closely as possible, in type, colour and texture to those shown on approved drawing no. 200698-1330 Revision P03.

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

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.

Note to Applicant: The Environment Agency have advised that The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the Environment Agency's National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing: enquiries@environment-agency.gov.uk.

For site specific advice on permitting requirements please contact the Environment Agency's local Partnership & Strategic Overview team by emailing: psohiow@environment-agency.gov.uk.

The Environment Agency have advised that the applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and have therefore you are advised to consult with them at the earliest opportunity.

Note to Applicant: Southern Gas Networks (SGN) and Scottish and Southern Electricity Networks (SSE) have advised that they have assets (pipes / service cables etc.) in the vicinity of the proposed works. You are advised therefore to satisfy yourself that the development will not unduly impact upon these services. For further

information, please contact SSE on 0845 048 3516 or by email at connections@sse.com, and SGN on 0800 912 1722 or visit their Dig Safely pages at www.sgn.co.uk.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes