

MR JACOB GOODENOUGH
NOVA PLANNING LTD
BUILDING A UNIT 3
THE YARD
STATION ROAD
WICKHAM
PO17 5JA

Application	PN/24/98597
Please ask for	Rebecca Altman
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Friday 14 February 2025

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

Application No. PN/24/98597

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 December 2024 the Council, as Local Planning Authority hereby authorise that **Prior Approval is Granted** for the following :

Description:	Application for Prior Approval for the change of use of the existing barn to form 8 dwellings (Use Class C3), under Class Q of the General Permitted Development Order.
Site:	Cockpit Farm Barn, Knowle Lane, Horton Heath

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 Part 3, Class Q, Q2(4) 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:

 - 001 – Site Location Plan

- SL100 – Site Layout Plan
- FP.100 Rev. A – Proposed Plans and Elevations
- SL200 – Demolition Plan
- NJC-001 – Access and Visibility
- NJC-002 – Swept Path Tracking

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

3

No development (including demolition) shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) a programme of the development work, including the construction of groundworks, services and buildings; the laying out of the hard-surfaced circulation and parking area, and the planting of any soft landscaping;
- b) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
- c) details of routes for construction traffic arriving at and departing from the site, including the off-site waiting areas for such traffic, and arrangements for the turning of lorries if necessary;
- d) 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];
- e) the parking of vehicles of site operatives and visitors;
- f) measures to control the emission of dust and dirt generated by demolition and construction;
- g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- h) provision for storage, collection, and disposal of waste, including hazardous waste (asbestos) from the development during construction period;
- i) measures to prevent mud and dust on the highway during demolition and construction;
- j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- k) temporary lighting;
- l) protection of pedestrian routes during construction;
- m) temporary surface water drainage provisions; and
- n) hours of working.

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

Reason: To minimise amenity and highway safety impacts in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 4
- No development shall start on site until an Asbestos Management Plan has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall thereafter accord with the approved details.
- Reason: To ensure that construction workers and adjacent occupiers are protected from asbestos identified within the building's fabric, to protect amenity and human health in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).
- Reason: In the interests of amenity in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).
- 5
- No development shall start on site until the following has been submitted to and approved in writing by the Local Planning Authority:
- a. A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and as agreed with the LPA. This document should also include reference to the agreed Preliminary Investigation Report produced by Lake Environmental (July 2021).
 - b. 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/ users of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).
- 6
- The development hereby approved 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 5

(remediation) that any remediation scheme required and approved under the provisions of condition 5 (remediation) 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;
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc).
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5 (remediation).

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7

All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA). Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:

- a. a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site. and (unless otherwise first agreed in writing by the LPA).
- b. a detailed remediation scheme designed to bring the site to a

condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages and before any part of the development is occupied or used (unless otherwise first agreed in writing by the LPA) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA. The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665. 3

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).

8

No development shall start on site until the access has been constructed and lines of sight of 2.4m x 43m 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 1m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 9 Prior to occupation of the development hereby approved, the existing accesses from the site to Knowle Lane shall be permanently stopped up and effectively closed with the verge reinstated, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 10 Prior to occupation of the development hereby approved, the pedestrian access paths linking to the north and south shall be provided in accordance with detailed plans that have first been submitted to and approved in writing by the Local Planning Authority. The pedestrian access paths shall thereafter be retained.

Reason: To provide satisfactory pedestrian access in the interest of the safety of all highway users, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 11 No development shall start on site until full details of the materials to be used for external cladding, new fenestration, and roofing (if required), have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality development in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 12 Prior to occupation of the development hereby approved, cycle storage facilities for 2 cycles per dwelling shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall thereafter be retained.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 13 Prior to occupation of the development hereby approved, parking provision shall be made on site in accordance with the approved plans and thereafter retained for vehicle parking only.

Reason: To ensure adequate parking provision in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 14 Prior to occupation of the development hereby approved, the bin collection points shown on the approved plans shall be provided and thereafter retained.

Reason: To ensure adequate provision for refuse collection, in the interest of amenity and highway safety, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant:

It is a requirement that the applicant satisfies their obligations under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the Solent protected areas), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs.>

Recreational impact: Recreational disturbance

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