

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

20 November 2025

Dear Sir / Madam

Units 6 and 10, Barton Park, Chickenhall Lane, Eastleigh SO50 6RR

Town and Country Planning Act 1990 (as amended)

Application for approval of details reserved by condition of permission reference F/24/97441

We write on behalf of our client, Industrial Property Investment Fund, to formally submit a planning application for approval of details reserved by condition of permission reference F/24/97441.

Planning permission was granted on 9 September 2025 for external and internal alterations to Unit 6 and the demolition of Unit 10 to form a new service yard for Unit 6 and associated works.

The formal description of the approved works is:

Elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works. Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates.

This application seeks to discharge conditions 3 (Construction Environmental Management Plan), 4 (Scheme for Remedial Works) and 6 (Biodiversity Environmental Management Plan) of permission reference F/24/97441.

The application, which has been submitted via the Planning Portal (reference PP-14396511), comprises the following documents:

- Application Form;
- Demolition and Construction Environmental Management Plan, prepared by GLJ Contracts Ltd;
- Remediation and Verification Strategy, prepared by Lucion;
- Biodiversity Environmental Management Plan (BEMP), prepared by Middlemarch.

The fee of £383.00 (inclusive of Planning Portal Service Charge and VAT) has been paid.

The wording of conditions 3, 4 and 6 is detailed below together with a summary of how the supporting information satisfies the requirements of the conditions.

Condition 3

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

- a) A programme of and phasing of demolition and construction work;*
- b) Provision of facilities for contractor parking and parking of vehicles of site operatives and visitors;*
- c) Access and egress for plant and machinery;*
- d) Location of temporary site buildings, compounds, construction material, and plant storage areas to be used during demolition and construction;*
- e) 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];*
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;*
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling if proposed);*
- h) measures to control the emission of dust and dirt generated by demolition and construction;*
- i) Provision for storage, collection, and disposal of waste arising from the development during the demolition and construction period;*
- j) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;*
- k) The erection and maintenance of any security hoardings;*
- l) Details of any temporary lighting to be designed in accordance with best practice;*
- m) Methods and phasing of construction works;*
- n) Protection of pedestrian routes during construction;*
- o) Details of how any complaints about harm or adverse impacts to amenity will be received and considered.*

Demolition and construction work shall only take place in accordance with the approved Construction Environmental Management Plan.

Reason: In the interests of amenity and highway safety.

The application is supported by a Demolition and Construction Environmental Management Plan, prepared by GLJ Contracts Ltd. This provides details of an outline programme for the approved demolition and construction works (appendix 7), parking for site contractors, operatives and visitors (appendix 2), access and egress for plant and machinery (appendix 4), the location of

buildings, compounds and other storage areas (appendix 2), delivery arrangements (appendix 3 and 4), and routing and turning of lorries and construction traffic access (appendix 2 and 4). It also provides details relating to the control of noise and vibration (appendix 1) and dust and dirt (section 7.2 and appendix 3), the storage, collection and disposal of waste (sections 3.6, 8.2 and 13.1 and appendix 3 and 4), and road cleaning measures (section 3.7, 7.2, 8.2, 13.1 and 13.5 and appendix 3). In addition, the Management Plan provides details of security hoardings (section 12.1), temporary lighting (section 14.7), construction works phasing (appendix 7), pedestrian routes (section 3.1-3, 13.1, 14.1 and appendix 3), and complaints procedures (section 2.5 and 13.4).

All works will take place in accordance with the Management Plan, once approved.

Based on the above, it is considered the Demolition and Construction Environmental Management Plan satisfies the requirements of Condition 3.

Condition 4

No work shall commence on site until a site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants as identified in the approved Ground Investigation Report produced by WSP for Unit 10 Service Yard Investigation, Barton Park Industrial State dated April 2024 reference 70119985-GI-R00, has been submitted to, and approved in writing by the Local Planning Authority. 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 workers and nearby residents.

The application is supported by a Remediation and Verification Strategy, prepared by Lucion. This details a scheme for remedial works and measures related to contamination, as identified in the previously approved Ground Investigation Report (section 3.0 onwards), including the stakeholders responsible for overseeing the implementation of those works (section 3.3).

Based on the above, it is considered the Remediation and Verification Strategy satisfies the requirements of Condition 4.

Condition 6

Prior to first occupation of the development hereby approved a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:

i. Details of all biodiversity mitigation, compensation and enhancement measures and proposed specifications;

ii. Details of maintenance and management regimes;

iii. Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures;

iv. Details of management responsibilities including the body or organisation responsible for implementation of the BEMP.

The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to provide a net gain for biodiversity.

The application is supported by a Biodiversity Environmental Management Plan (BEMP), prepared by Middlemarch. This provides details of the biodiversity enhancements proposed (section 3), as well as the timings for implementation, the process of ongoing maintenance and management, and those responsible for its implementation (section 4.3).

All works will take place and be managed in accordance with the submitted BEMP, once approved.

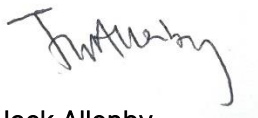
Based on the above, it is considered the BEMP satisfies the requirements of Condition 6.

Conclusion

We trust the information submitted satisfies the requirements of conditions 3, 4 and 6.

In the meantime, if you require any further information or have any queries at all please do not hesitate to contact me on the details provided below.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jack Allenby', is written over a light grey rectangular background.

Jack Allenby

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