

Mr spragg  
ds equine  
Mulberry Cottage  
Stoner Hill Road  
Froxfield  
Petersfield GU32 1DX

Case Officer: Katherine Pang  
Direct Dial: 01730 234191  
Our Ref: 35965/020  
Your Ref:  
Date: 21 April 2023  
email: katherine.pang@easthants.gov.uk

Dear Sir/Madam

**Proposal: Application to determine if prior approval is required for a change of use from an agricultural building to one larger dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion.**

**Site Address:** Tristan Farm, Churt Road, Headley, Bordon, GU35 8SR

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application. **Before proceeding please read the following important information which affects this Notice.**

All the conditions of the Notice are legally binding, failure to comply may invalidate the permission and result in the Council taking action against you. Please check the Notice to see if there are any conditions which require discharge/approval before works commence. Some conditions may require further details or samples to be submitted for approval. If this is the case a **fee of £116 is payable with the request for discharge/approval**. If you are unclear about the procedures, the fee required or how to pay, then please contact our Customer Service Centre 01730 234246. The fee can be paid by cheque made payable to EHDC or phone 01730 234246, in either case please quote the **planning no: 35965/020, site address and "fee payment for discharge of planning conditions"**.

Before the development or change in the use is started **please complete the tear-off section below** and return to Planning Compliance who will then check the details of the consent, **no fee required**. Failure to do so could result in difficulties or delays when the property is sold. Please also note that once work has commenced on site, developers should apply for addresses to the East Hampshire District Council street naming and numbering department.

Yours faithfully



Natalie Meagher  
Director of Regulation and Enforcement

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**No fee required with the return of this slip.** Please return to: 35965/020  
Planning Compliance Name: \_\_\_\_\_  
East Hampshire District Council Address: \_\_\_\_\_  
Penns Place, Petersfield \_\_\_\_\_  
Hants GU31 4EX Email/Tel No: \_\_\_\_\_  
I anticipate that the works/use will begin on \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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Dear Sir/Madam

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

**Proposal:** Application to determine if prior approval is required for a change of use from an agricultural building to one larger dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion.

**Site:** Tristan Farm, Churt Road, Headley, Bordon, GU35 8SR

I refer to your notification dated 09 March 2023 with regard to the above proposal and write to advise you that:

A - Prior Approval is **REQUIRED**

B - Prior Approval is **GRANTED** subject to the following standard conditions and any other conditions referred to in this notice.

Development must be completed within a period of 3 years starting with the prior approval date.

- 1 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no habitable floor space shall be formed within the roof space of the dwelling hereby permitted. The use of the aforementioned roof area shall be confined to incidental domestic storage purposes only.

Reason - The use of the roof space for habitable purposes would result in a larger dwelling than originally permitted by permitted development.

- 2 **No development shall commence on site until** the following details have been submitted to and approved in writing by the Local Planning Authority :-
- (a) a desk top study report, documenting all the previous and existing land uses both on and adjacent to the site and including a conceptual site model and preliminary risk assessment. The report should be completed by a competent person and produced in accordance with national guidance, as set out in Contaminated Land Research Report No.11 and BS10175:2001;
- and** unless otherwise first agreed in writing by the Local Planning Authority:-
- (b) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site;
  - (c) 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 pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority 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 Local Planning Authority:-
- (d) 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 pollutant linkages. Site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person.

The above reports and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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 offsite receptors. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 3 **Before any part of the development is first occupied or brought into use** (unless otherwise first agreed in writing by the Local Planning Authority) 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 Local Planning Authority. The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.  
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 offsite receptors.
- 4 No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. Foul drainage will require a sewage treatment plant and associated drainage field. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.  
Reason - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.  
Note: The applicant is requested to contact the Council's Drainage Consultant as soon as possible to discuss the details required for the discharge of the above condition.
- 5 Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, no development above slab level shall take place on site until samples / details including manufacturers details of all the materials to be used for external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.  
Reason - To ensure that the materials used in the construction of the approved development harmonise with the surroundings.
- 6 The development hereby permitted shall not be brought into use until the area shown on the approved plan for the parking of vehicles shall have been made available and surfaced. The parking area shall then be permanently retained and reserved for that purpose at all times.  
Reason - To make provision for off street parking for the purpose of highway safety.

7 No part of the development hereby approved shall be occupied until details for the on site provision of cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.  
Reason - To ensure the adequate provision of on site facilities.

8 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application Form  
Design and Access Statement  
Tristan Farm Barn Inspection Report - Cowan Consultancy  
Drg. 1.000 - Existing Site Plan  
Drg. 1.100 - Existing Ground Floor Plan  
Drg. 1.101 - Existing Roof Floor Plan  
Drg. 1.200 - Existing Elevations  
Drg. 3.000 REV:03 - Location and Block Plan (received 08.03.2023)  
Drg. 3.005 - Proposed Site Plan  
Drg. 3.100 - Proposed Ground Floor Plan  
Drg. 3.101 - Proposed Roof Plan  
Drg. 3.200 - Proposed Elevations  
Drg. 3.300 - Proposed Sections  
CIL Form 1  
CIL Form 2

Reason - To ensure provision of a satisfactory development.

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.

**These are advice notes to the applicant and are not part of the planning conditions.**

In accordance with paragraphs 38 and 39 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- offering a pre-application advice service,
- updating applicant/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the application was acceptable as submitted and no further assistance was required.

The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended)

In accordance with CIL Regulation 65, East Hampshire District Council will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Council's CIL process can be found on the East Hampshire District Council website:

<https://cdn.easthants.gov.uk/public/documents/Infrastructure%20Funding%20State%20ment%20IFS%202021.pdf>

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 **Environmental Health**. An investigation and risk assessment should then be undertaken by competent persons and in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings, to include a remediation statement, should then be forwarded to the Local Planning Authority for appraisal. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development be occupied until all remedial and validation works are complete and a Completion Certificate has been issued. This would ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Environmental Health recommends developers follow the risk management framework provided in Land Contamination Risk Management ( LCRM 2020) and BS10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice when dealing with land affected by contamination. A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website:

<http://www.easthants.gov.uk/sites/default/files/documents/ContaminatedLandGuide.pdf>

At the rear of this document is a template for a Completion Statement. This should be completed by the applicant at the end of the development, regardless of whether contamination was investigated/discovered on site. Approval of this statement will enable discharge of the unsuspected contamination condition.

The applicant is reminded that bats and their roosts receive strict legal protection under the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2019*. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'N Meagher', written in a cursive style.

Natalie Meagher  
Director of Regulation and Enforcement