

Mrs Lewis  
Rheal Architecture  
Pandora, Bere Farm Lane  
Fareham  
PO17 6JJ

Our Ref: EHDC-25-0609-FUL

Date: 27/10/2025

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**NOTICE OF Permission: EHDC-25-0609-FUL**

**Proposal:** Associated operational development pursuant to EHDC/25/0010/PA3R (change of use of agricultural building to a flexible commercial use, specifically Class C1 (guest house/hotel))

**Site:** Ludmore Barns, Broadway Lane Broadway Lane, Lovedean, PO8 0SG

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, subject also to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars: 301 C - location/site plan 311 C - proposed plans & refuse store 321B – proposed elevations 350A - Landscape maintenance & planting plan

Reason: To ensure provision of a satisfactory development.

- 3 No development shall start on site until details of the gas impermeable membrane with ventilated sub-floor area, with particular attention to joins with any existing structures and seals around any services, has been submitted to and agreed in writing by the Planning Authority. Any services entering/leaving the structure shall be located above the gas impermeable membrane, and adequate seals will be provided to ensure the membrane is not breached. The works shall be undertaken in accordance with the approved details.

Reason: To ensure that adequate measures are taken to avoid the potential risk to future occupiers from natural gases arising from the ground.

- 4 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.

- 5 The development shall be carried out in accordance with the approved Landscaping Plan 350A and the Landscape Maintenance and Planting Plan

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with approved plans

- 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 marked out. 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 The development hereby permitted shall not be occupied until: A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 120 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter; A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and All measures forming part of that mitigation package have been provided to the Local Planning Authority and shall be implemented in full in accordance with an agreed timetable.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water

environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, policies CP22 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014.

- 8 The proposed Drainage Strategy shall be carried out in accordance with the submitted Drainage Strategy Report date 19/09/25 and the submitted Package Treatment Plan details

Reason: To ensure adequate drainage solution

- 9 Prior to occupation a bird and bat box shall be erected in an appropriate location on the site.

Reason: To improve opportunities for biodiversity

- 10 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. Development shall not re-start on site until the following details have been submitted to, and approved in writing by, the Local Planning Authority:- (a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site. (b) 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) (c) 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; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the 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 above site works, details and certification submitted shall be 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.

- 11 Construction/refurbishment works and associated activities at the development, which may be audible beyond the boundary of the site, should not be carried out other than between the hours of 0800 – 1800hrs Monday to Fridays and 0800 – 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays.

Reason: To protect the amenities of the neighbouring properties

- 12 No external lighting/ floodlighting shall be installed on the site until such details have been submitted to and approved in writing by the Planning Authority. The lighting shall be installed, operated, and maintained in accordance with the approved details.

Reason: To ensure that light levels are appropriate to the location and to protect the amenities of neighbouring properties

Nick Upton

Development Manager

**Date:** 27/10/2025

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

### **Notes**

1. 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: In this instance the applicant was updated of any issues after the initial site visit, the application was acceptable as submitted and no further assistance was required.
2. Given the proposal for demolition, it has been assumed the build date of the building planned for demolition predates the year 2000 and therefore contains asbestos containing materials (ACM). It is therefore recommended that an Asbestos Survey is undertaken prior to demolition. Without such a survey and the subsequent safe removal of ACMs disposed of to an appropriate waste management facility, it may be assumed that demolition will result in soil contamination of the site. Where asbestos contamination is suspected the LPA may request the survey and waste transfer notes to help with the discharge of any contaminated land conditions applied to a Decision Notice. To help with managing asbestos on site the Health Safety Executive have published a checklist, available for download from the following website: <http://www.hse.gov.uk/asbestos/managing/checklist.pdf> 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> and which contains 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 IC07 condition. Due to the risk from gas infiltration the permitted development rights for this development should be removed to ensure that any future extensions are also appropriately protected in the interest of future occupants.
3. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2019 and birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). All work must stop immediately if evidence of bat or nesting bird presence (e.g. droppings, bat carcasses or insect remains, recent nesting materials), are encountered at any point during building demolition. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

### **Building Regulations**

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section [building.control@easthants.gov.uk](mailto:building.control@easthants.gov.uk)

# NOTIFICATION

## Planning permission/refusals

### Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development and minor commercial you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.

2. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

3. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

4. As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

5. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

6. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

### Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions if Part VI of the Town and Country Planning Act 1990.

8. The applicant is recommended to retain this form with the title deed of the property.

### **Notes Specific to any Grant of Planning Permission**

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

9. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.

10. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.

11. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

**IMPORTANT** - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.

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