

Hamble-le- Rice Parish Council

PLANNING COMMITTEE



Monday 26TH March 2018 at 7.00pm

Roy Underdown Pavilion, Baron Road, Hamble-le-Rice

AGENDA

1. Welcome
2. Apologies for absence
3. Declaration of interest and approved dispensations
4. Minutes from the 26th February 2018 to approve
5. Public Session

Applications in Parish

6. F/18/82520
ABBNEY COURT, SCHOOL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4JD Demolition of existing detached
dwelling and erection of replacement 2 storey dwelling, including
replacement garden room and associated landscaping and parking
7. F/18/82639:
RIVERSIDE CARAVAN PARK, SATCHELL LANE, HAMBLE-LE-
RICE, SOUTHAMPTON, SO31 4HR
Change of use of land to residential caravan park
8. H/18/82566:
7 TUTOR CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31
4RU Two storey and first floor side extension
9. RM/18/82519
CREEK COTTAGE, 58 SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HL Reserved matters application for
appearance, landscaping, layout and scale (pursuant to planning
permission O/17/80438 for construction of 4no. dwellings)
10. WESSEX MANOR, SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HS Notification of intent:
Oak (Tree 1) - Remove 1 x low lying branch from tree
Silver Birch (Tree 2) - Remove main silver birch trunk and
associated branches.

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY, 26TH FEBRUARY 2018 AT ~~THE ROY UNDERDOWN PAVILION, COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-~~ LE-RICE AT 7.00 PM

PRESENT:

Cllr J Dajka
 Cllr I James
 Cllr D Rolfe
 Cllr A Thompson
 Cllr I Underdown

In Attendance

Mrs A Jobling – Clerk to the Council
 Mrs J Symes – Assistant Clerk to the Council
 Mrs J Panakis – Minutes Secretary
 Cllr M Cross
 1 member of the public

Welcome

1/2/18 The Clerk welcomed everyone to the first meeting of the Planning Committee.

Apologies for absence

2/2/18 All members of the Committee were present.

Election of Chair

3/2/18 Cllr Dajka proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that Cllr I Underdown be Chair of the Planning Committee.

Declaration of Interest

4/2/18 Cllr James declared an interest in the Royal Southern Yacht Club. Cllr Dajka declared an interest in the Royal Southern Yacht Club and an interest in Item 7 (planning application at 37 Verdon Avenue). Cllr Underdown declared dispensations relating to the Foreshore and Dinghy Park and the River Hamble. Cllr Thompson declared an interest in the developers Foreman Homes.

Minutes to Accept

5/2/18 This being the first meeting of the Planning Committee, there were no previous minutes to approve.

Public Session

6/2/18 **Previous Planning Application at 48 Satchell Lane.** The owner of this property spoke to the Council about alterations to the original planning application, following the points raised by Hamble Parish Council. The applicant had made the following changes: vehicular access moved from the rear to the front of the property, (trees had been removed to facilitate this);

Chairman's Signature: Date:

side extension had been reduced in size to reduce bulk and the front door moved from the right to the left hand side of the property creating a better aesthetic visual balance and moving the bulk of the building line away from Oakwood road; the existing garage will be demolished; a fence erected around the property and new trees planted. Councillors discussed the changes and agreed that the design now ameliorated their original concerns.

The Clerk thanked the owner of the property for attending and suggested that they submit the revised planning application.

The owner of 48 Satchell Lane left the meeting at 7.16 pm.

Applications in the Parish

7/2/18 H/18/82366 Two storey and single storey rear extensions, following removal of existing building at 37 Verdon Avenue, Hamble-Le-Rice, Southampton SO31 4HW.

Cllr Dajka left the meeting whilst this was being discussed.

Cllr Rolfe proposed, Cllr Thompson seconded, Cllr Dajka was not present to vote, and IT WAS RESOLVED that the Council had no objections and leave the decision to be made by the appropriate officer.
CLERK

8/2/18 T/17/82146 T1 and T2 – Prune back 2m from branch tip over The Old Fire Station. T3 and T4 - Prune back 3m from branch tip over The Old Fire Station.

Cllr Underdown proposed, Cllr Thompson seconded, and IT WAS RESOLVED that the Council requested that the minimum of work be done as the proposed reductions were considered too drastic and that the trees be sympathetically reshaped on the advice of the arboriculturist.
CLERK

Applications outside the Parish

9/2/18 F/17/82001 Osborne Quarters – update. This planning application will go before the Local Area Committee on 22nd March 2018; the Officer's recommendations should be available approximately a week beforehand.

Miscellaneous

10/2/18 Correspondence from MDL regarding the Mercury Marina Proposal. The Council had received a letter and a supporting document entitled 'Key Facts' from MDL. The Clerk advised that there the inaccuracies relating to the We R Hamble Survey had been notified to MDL. After discussing the documents, the Committee agreed to reply to MDL on the following points:

- MDL are drawing conclusions from the results of the WeRHamble consultation which are not accurate; the number quoted was incorrect and it implies that all the people stating that they enjoyed the walking and leisure opportunities in the village were in support of the proposals. This is extrapolating from the survey inaccurately.
- The perception that was referred to in the documentation that the Mercury Marina site has deteriorated is due to lack of investment by MDL. The Council also were aware that MDL had obtained planning permission some while ago to improve the site, but this had not been actioned. Had the consent been pursued the buildings and site would be in better order.

Chairman's Signature: Date:

- Mercury Marina is popular especially within the sailing community, as it provides a rural marina experience. It is a unique marina environment which has great appeal to existing customers and potential future customers. The removal of the lifting facility will result in a reduction in usage but not because the marine is not fit for purpose but because facilities have been withdrawn.

The 'Key Facts Documents:

- The Council believe that Mercury Marina is well used and, in fact, at full capacity at present. This reflects feedback from staff on the site.
- Planning Policy: the Council does not consider the site to be in conformity with the NPPF as part of the site is designated as strategic gap (Countryside gap in the emerging Local Plan). Proposals that reduce the traditional boat building/boat yard functions would be harmful to the local economy.
- Enabling Homes: The emerging Local Plan has allocated sufficient housing land to meet the Strategic Housing Market Needs Assessment without residential housing on this site. Ahead of the Plans adoption the council has been able at appeal to demonstrate a 5-year housing land supply.
- Transport: The site will result in additional car movements along Hamble Lane and the measures within the proposals do not address this adequately. Furthermore the suggestion of an 'electric vehicle' to transport people to Hamble village centre recognises that as a residential site it is not sustainable. When the Doctors Surgery was built a similar arrangement was proposed and did not happen. Development should be sustainable in location terms.

The Clerk agreed to draft a response to MDL. The Clerk also recommended, and the Committee agreed, that an invitation be extended to MDL to update Council on their proposals.

CLERK

11/2/18 Exempt Business To consider passing a resolution under Section 100A (4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 or Part 1, of Schedule 12A of the Act.

The Schedule 12A categories have been amended and are now subject to the public interest test, in accordance with the Freedom of Information Act 2000. This came into effect on 1st March 2006. It is considered that the following items are exempt from disclosure that that the public interest in not disclosing the information out-weights the public interest in disclosing the information.

Cllr Underdown proposed, Cllr Rolfe seconded, all agreed, and IT WAS RESOLVED that in view of the confidential nature of the business to be discussed the public and press be excluded.

The matter to be discussed was as follows: Enforcement Cases.

The Meeting Closed at 8 pm.

Chairman's Signature: Date:

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Planning Permission.
Town and Country Planning Act 1990****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Dr	First Name:	Louise	Surname:	Makin
Company name:					
Street address:	Abbey Court, School Lane				
	Telephone number:				
	Mobile number:				
Town/City:	HAMBLE-LE-RICE				
Country:					
Postcode:	SO31 4JD				
Email address:					
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Oliver	Surname:	Bray
Company name:	OB Architecture				
Street address:	5-6 The Square				
	Telephone number:				
	01962865344				
	Mobile number:				
Town/City:	Winchester				
	Fax number:				
Country:	United Kingdom				
Postcode:	SO23 9ES				
Email address:					
olly@obarchitecture.co.uk					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing detached dwelling followed by the erection of a replacement 2 storey dwelling, including replacement garden room and associated landscaping and parking

Has the building, work or change of use already started? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of existing materials and finishes:

Hedging and fencing

Description of proposed materials and finishes:

As existing

Doors - description:

Description of existing materials and finishes:

White upvc

Description of proposed materials and finishes:

Accoya timber

Roof - description:

Description of existing materials and finishes:

Concrete tiles

Description of proposed materials and finishes:

Standing seam metal roof
Flat roof membrane

Vehicle Access - description:

Description of existing materials and finishes:

Paving and tarmac

Description of proposed materials and finishes:

Paving/tarmac/shingle

Walls - description:

Description of existing materials and finishes:

White render

Description of proposed materials and finishes:

White render
Accoya timber cladding

Windows - description:

Description of existing materials and finishes:

White upvc

Description of proposed materials and finishes:

Dark grey aluminium

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings D-00 to D-24
Design and Access Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☐ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

23. Hazardous Substances

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒

 Yes

☐

 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒

 The agent

☐

 The applicant

☐

 Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Title:Mr

First name:Oliver

Surname:Bray

Person role:AGENT

Declaration date:08/02/2018

☒

 Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒

 Date08/02/2018

Planning Portal Reference : PP-06731696



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Status:	Planning
Scale:	N/A @ A3
NOTE: This drawing is to be scaled for planning purposes only.	

Drawing:	Existing Site Photos
Dwg No:	192-D-03
Date:	30.01.18

Project:	Abbey Court
Address:	Abbey Court, School Lane, Hamble le Rice, SO31 4JD
Client:	Dr. L. Makin

Abbey Court

Design and Access Statement

2 Storey Replacement Dwelling
Abbey Court, School Lane, Hamble, Hampshire, SO31 4JD



Dr Louise Maltin and Mr Chris Jones
February 2018

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Abbey Court



01 introduction

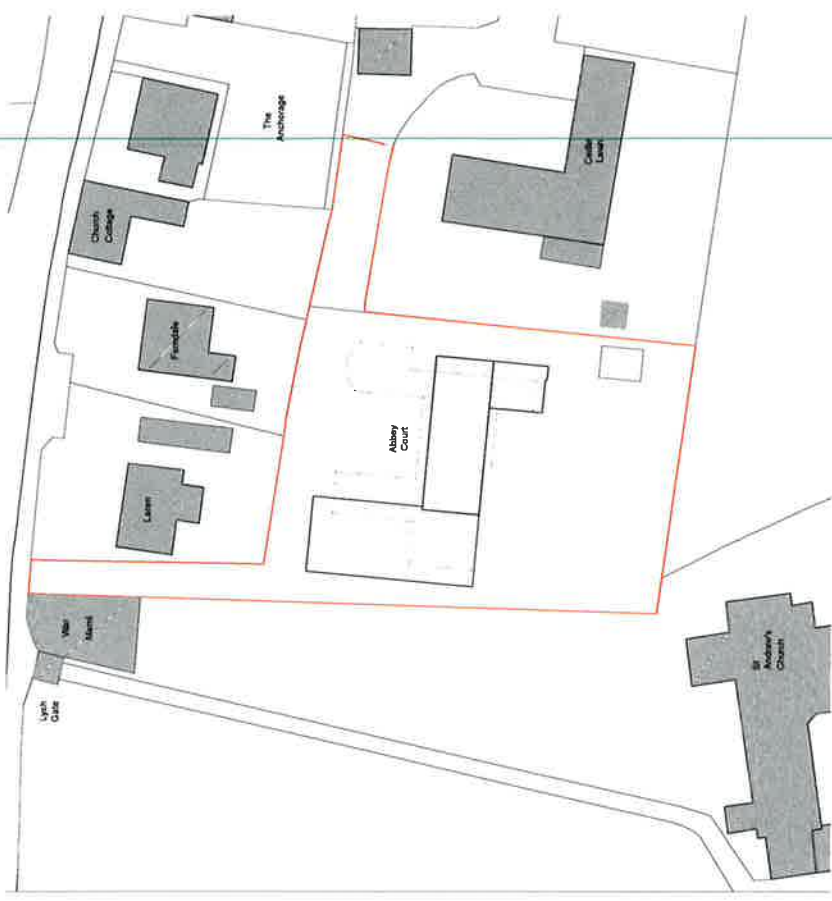
site location



existing site location plan



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proposed block plan

Abbey Court

02 existing context photographs

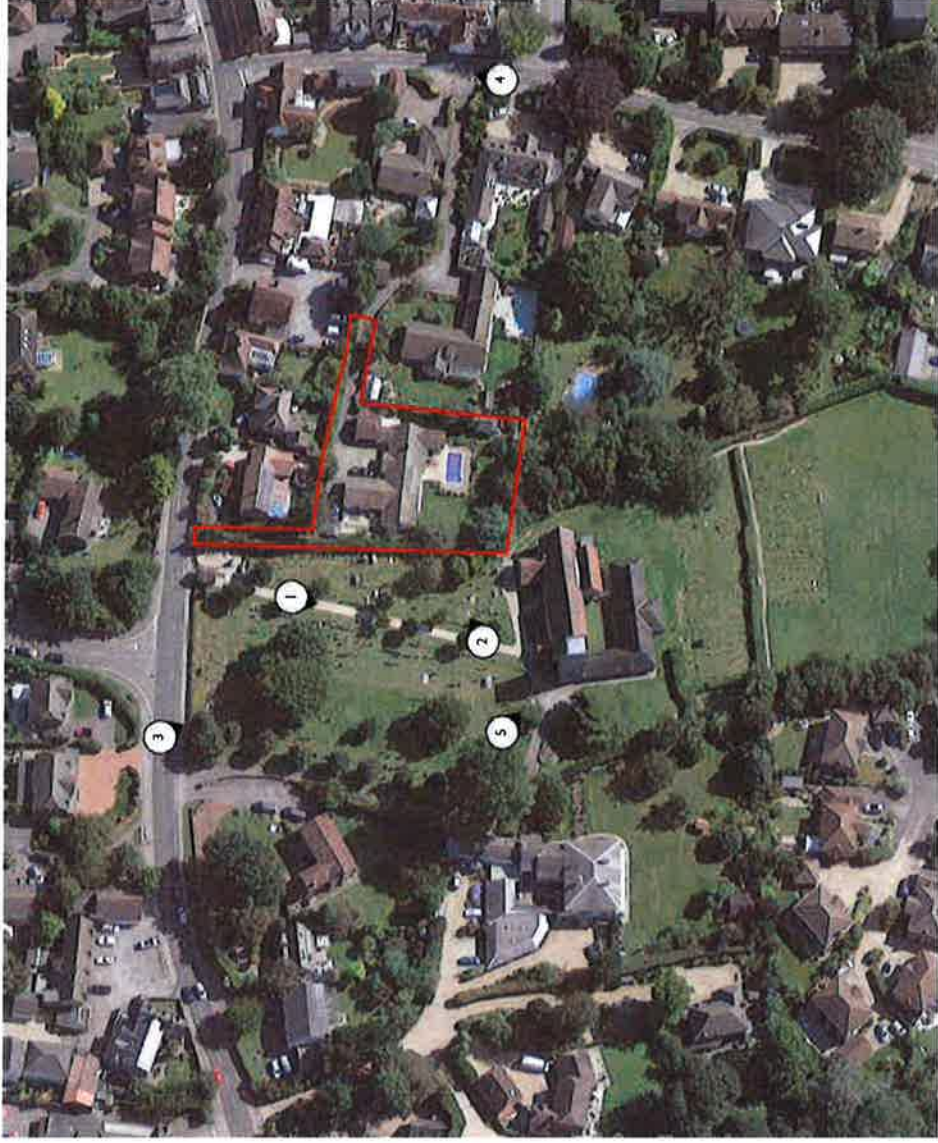
The site lies to the rear of the High Street and is accessed from School Lane via a private drive that passes 'Cedar Lawn'. There is also an historic access from the High Street via a narrow driveway.

Residential properties lie to the North and East of the site, with St Andrews Church and the graveyard to the south and south-west.

The site is quite discrete with views of it only possible across the graveyard from the High Street.

Whilst the houses along the High Street date from the Georgian and Victorian era, the land to the rear was developed more recently and displays an eclectic mix of architectural styles.

Whilst there is no overriding architectural style, the pattern of development in the area behind the High Street along School Lane is generally of single and 2 storey detached dwellings set side by side within relatively generous plots



Aerial view

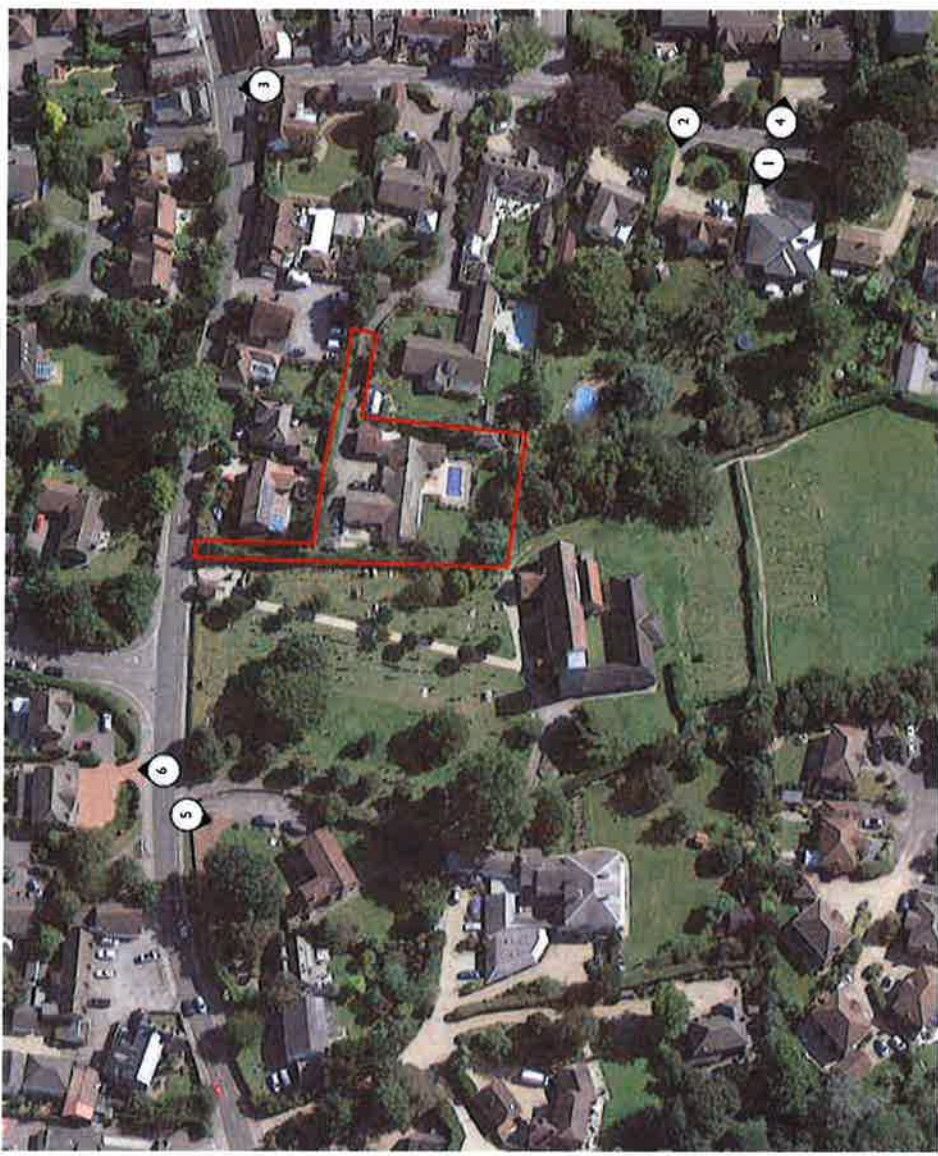


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Abbey Court

02 existing
context photographs



02 existing site photographs

The site is essentially rectangular and measures 0.1695 ha. It is bordered by mature hedging to the north, south and west boundaries. The one tree of significance to the site is located to the north west corner.

The area to the front of the house is laid to tarmac. To the rear is a mature garden with a sunken swimming pool and terrace.

The existing house is an architecturally modest bungalow, faced in white render with a concrete pantile roof. The house spreads itself across the site and creates a 'horse-shoe' shape with a small projection to the south.

The western roof pitch and gable end of the property is very much visible from the graveyard and from the High Street.

The house is of limited architectural merit and whilst it could be considered to have a neutral effect on the character of the area, it has been constructed poorly and would require a significant amount of investment to bring it up to current Part L standards.



Aerial view



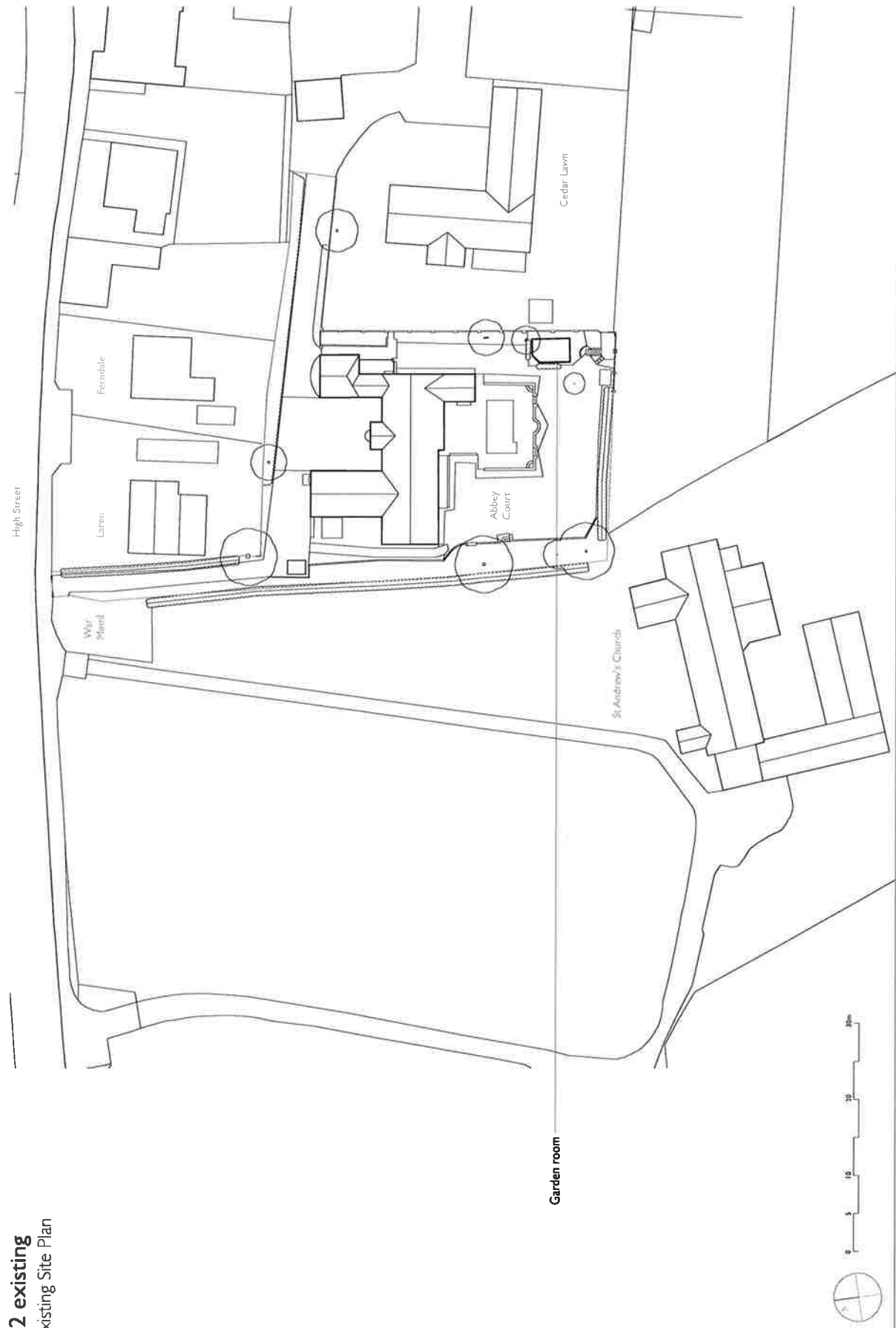
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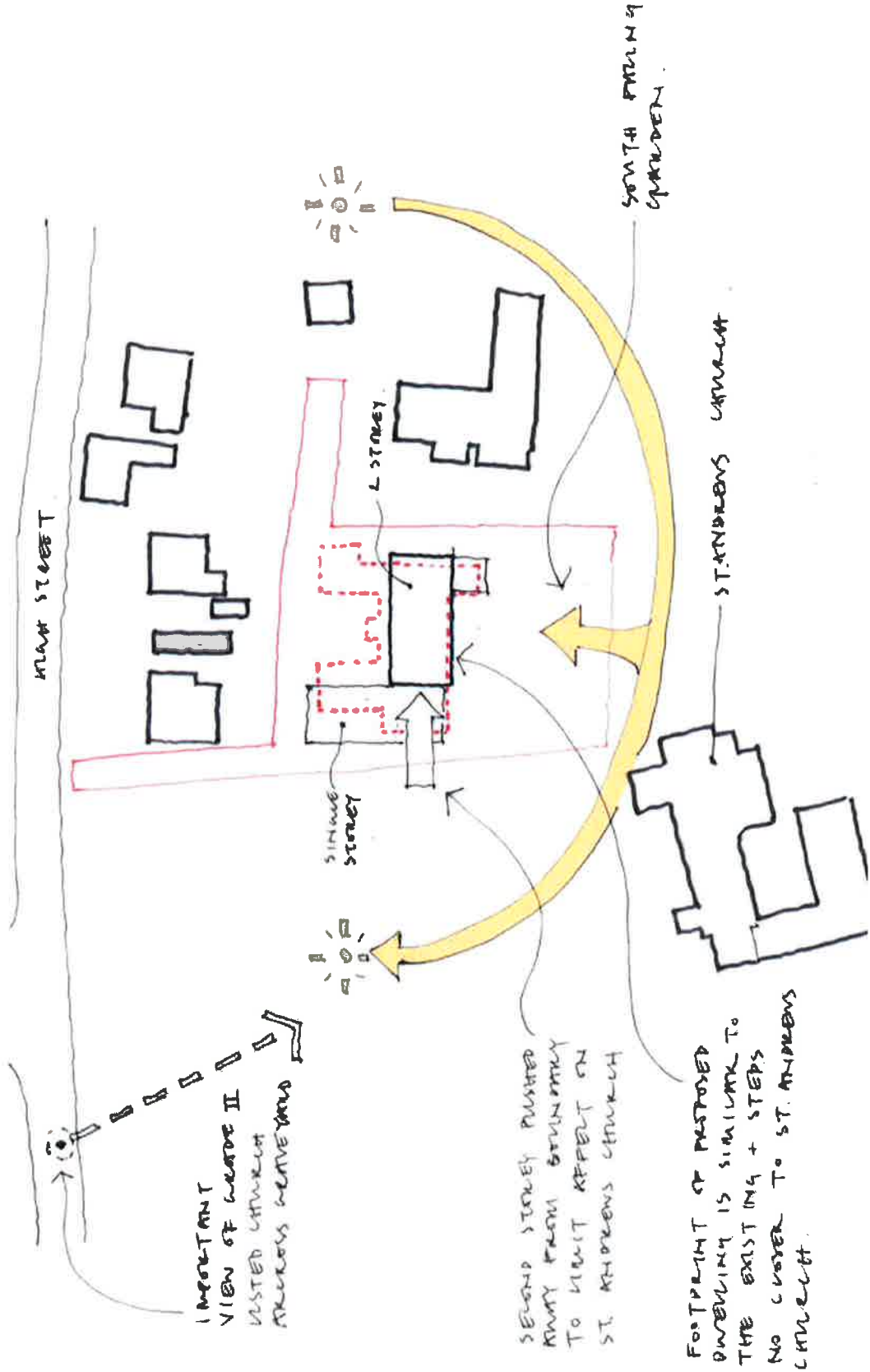
02 existing
Existing Site Plan



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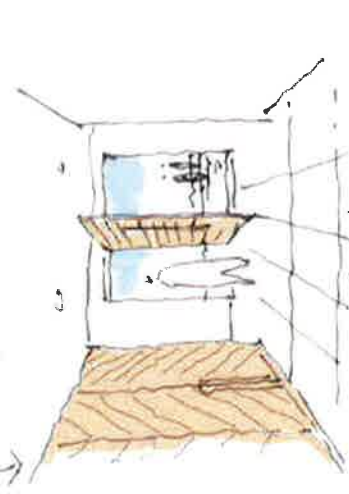
03 proposal



03 proposal

Concept sketch

GENEROUS ENTRANCE
HALL WITH VIEWS TO
GARDEN.



GARDEN VIEW

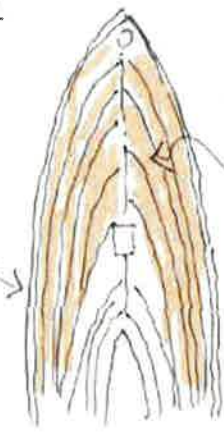


SINGLE STOREY EXISTING

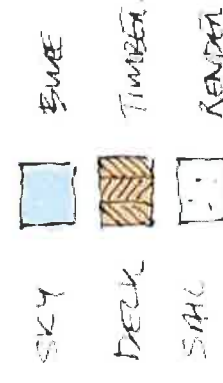
TWO STOREY PROPOSED

ABBAY COURT - CONCEPT

WHITE EDGING
+ SAIL



HULL / DECK
HANDWORKED
TIMBER DECK
"SUN-BLEACHED"



CLADDING CONCEPT

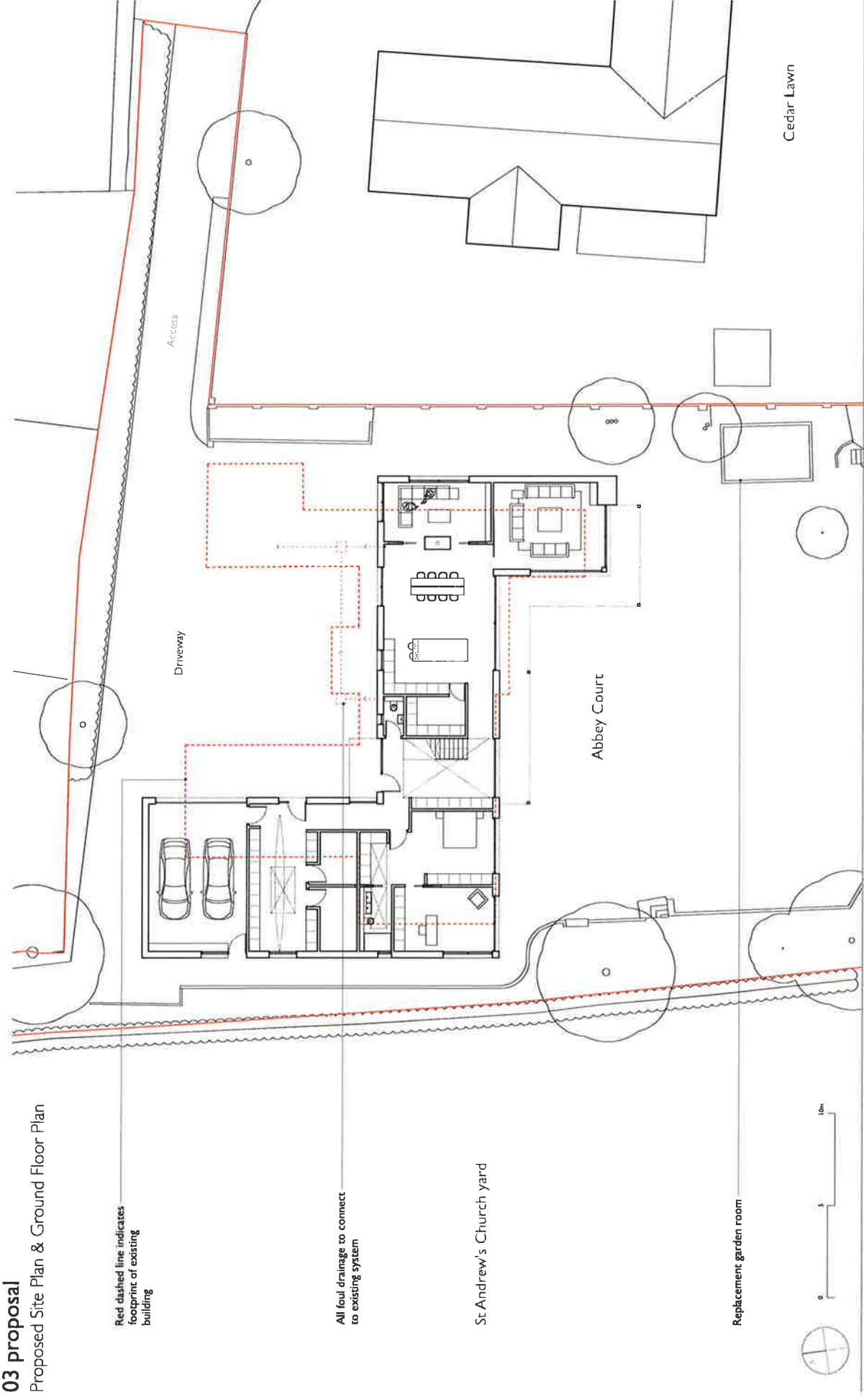
MATERIAL PALETTE

SKY BLUE

DECK TIMBER

SAIL KENNEL

03 proposal
Proposed Site Plan & Ground Floor Plan



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Abbey Court

03 proposal
Proposed Site Section AA



St Andrew's Church

Abbey Court

Key: dashed line indicates addition
of existing building

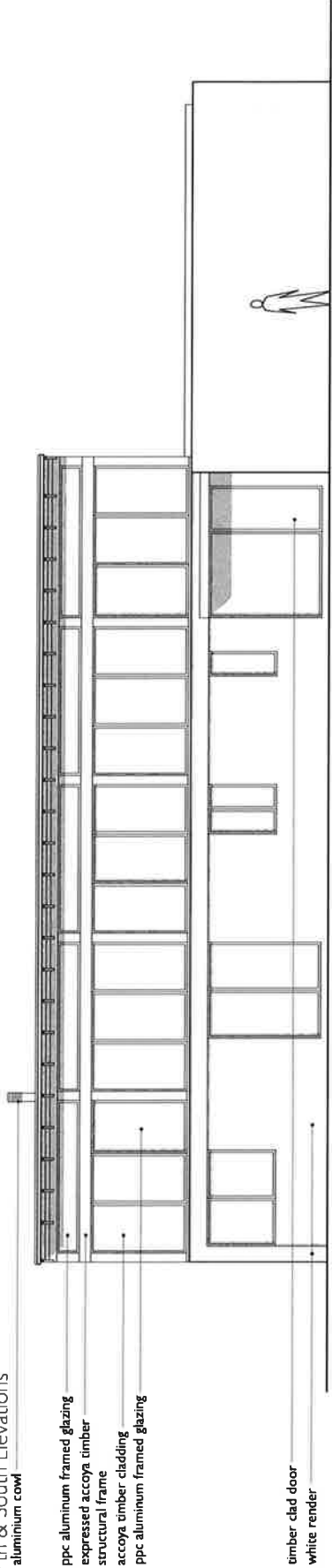


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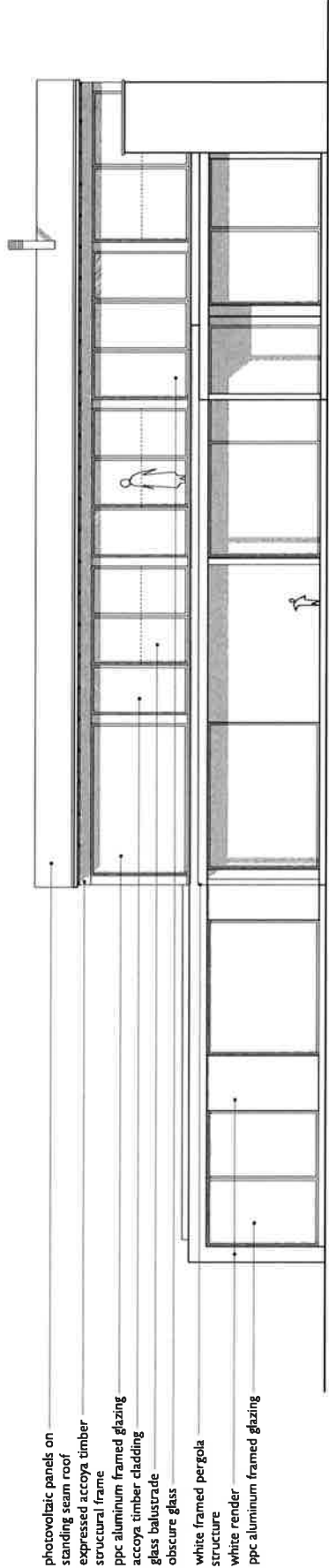
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Abbey Court

03 proposal
Proposed North & South Elevations



01 Proposed North Elevation 1:100



02 Proposed South Elevation 1:100



04 visual impact studies
View from St Andrew's Church Yard



Existing view from St Andrew's Church Yard



Proposed view from St Andrew's Church Yard

04 visual impact studies
View from St Andrew's Church Yard



Existing view from St Andrew's Church



Proposed view from St Andrew's Church

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04 visual impact studies
Street view 02



Existing street view



Approved street view

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05 visualisations
Visualisation 02 - rear



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Abbey Court

06 OB Architecture

about us



OB Architecture is an award-winning RIBA Chartered Architects Practice based in Winchester, with projects located all over London, the South of England and Wales.

The practice is experienced in designing a wide range of building types, including: offices, private homes, large residential schemes, hotels and interiors.

The practice was established in 2010 and has since grown to 15 employees.

The quality of their designs has been recognised with a number of awards and publications around the world.

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Abbey Court



Status	Planning
Scale	N/A @ A3

Drawing	Visualisation 1 - Front
Dwg No:	192-D-22
Date:	30.01.18

Project	Abbey Court
Address	Abbey Court, School Lane, Humble Is, Rice, SO31 4JD
Client:	Dr L. Milkin



Existing street view



Proposed street view



Status:	Planning	Drawing:	Street view 1	Project:	Abbey Court	
Scale:	N/A @ A3	Dwg No:	192-D-19	Address:	Abbey Court, School Lane, Humble le Rice, SO31 4JD	
NOTE: This drawing is to be scaled for planning purposes only.			Date:	30.01.18	Client:	Dr L Makin



Status: Planning
Scale: N/A @ A3

Drawing: Visualisation 2 - Rear
Dwg No: 192-D-23

Project: Abbey Court
Address: Abbey Court, School Lane, Hamble le Rice, SO31 4JD

Client: Dr L Makin

Date: 30.01.18

NOTE This drawing is to be scaled for planning purposes only.

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01 Proposed Roof Plan 1:100

02 Proposed Roof Plan 1:100

Continues to
02 Proposed Roof Plan 1:100



Section
Scale
Planning
1:100 @ A3

Drawing
Drawing No
192-D-11

Project
Address
Abbey Court School Lane,
Hamble le Rice SO31 4JD

Client
Dr L. Miskin

NOTE: This drawing is to be used for planning purposes only.

Date
30.01.2018

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architecture.

The Designers: 56 The Square, Winchester, Hampshire, SO31 4JD
0192 833114 | info@oparch.co.uk | 01928 833114



Laren

Abbey Court

St Andrew's Church

0 | Proposed Site Section BB 1:250

Red dashed line indicates volume of existing building



Status: Planning
Scale: 1:250 @ A3

Drawing: Proposed Site Section BB
Dwg No: 192-D-13

Project: Abbey Court
Address: Abbey Court, School Lane, Hamble le Rice, SO31 4JD

Date: 30.01.2018

NOTE: This drawing is to be scaled for planning purposes only

Client: Dr. L. Makin

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Existing street view



Proposed street view



Status: Planning
Scale: N/A @ A3

Drawing: Street view 2
Dwg No: 192-D-20

Project: Abbey Court
Address: Abbey Court, School Lane, Hamble le Rice,
SO31 4JD

Client: Dr L Makin

Date: 30.01.18

NOTE: This drawing is to be scaled for planning purposes only.

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Photo 1



Photo 2



Photo 3



Photo 4



Photo 4



Status:	Planning	Drawing:	Context Photos	Project:	Abbey Court
Scale:	N/A @ A3	Dwg No:	192-D-01	Address:	Abbey Court School Lane, Hambly le Rice, SO31 4JD
NOTE: This drawing is to be scaled for planning purposes only.			Date:	Client:	Dr L. Malkin
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Notes	Planning	Drawing	Project
Scale: N/A @ A3	Visualisation 3 - Front	Abbey Court	Address: Abbey Court, School Lane, Hamble le Rice, SO31 4JD
NOTE: This drawing is to be scaled for planning purposes only.		Dwg No: 192.D.24	Client: Dr L. Makin
		Date: 30.01.18	

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The Dispensary, 5-6 The Square, Winchester, Hants, SO3 3 9ES
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

Dear Mr Osmond,

F/18/82520: ABBEY COURT, SCHOOL LANE, HAMBLE-LE-RICE: Demolition of existing detached dwelling and erection of replacement 2 storey dwelling, including replacement garden room and associated landscaping and parking

Thank you for your consultation. The site is located within the historic core of Hamble-Le-Rice, in an Area of High Archaeological Potential (AHAP). However, the footprint of the proposed new building is largely located within that of the current bungalow, an area that will have been severely impacted by this modern development. Any archaeological features within this footprint will have been either removed or heavily truncated. Any ground works beyond this footprint will be very small in scale and would be unlikely to expose any interpretable archaeological features that would add to our understanding of earlier phases of the settlement. I would therefore not wish to raise any archaeological issues in this instance.

Yours sincerely,

Neil J. Adam BA ACIfA
Senior Archaeologist

Telephone number: 01962 832337
email Neil.Adam@hants.gov.uk

Hampshire County Council
Specialist Environmental Services
Economy, Transport and Environment Department
Elizabeth II Court West,
The Castle
Winchester
SO23 8UD

 Visit the Historic Environment Team Facebook page!



Hampshire Services offers a range of professional consultancy services to partner organisations.

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Dear Gary,

This crisp piece of modern design is a breath of fresh air to this particular corner of Hamble village. The increased distance from the church of the first floor which is executed in a more appropriate material will help it to recede even more, in spite of the slightly increased height and volume, than the existing white painted barge boarded gable. The removal of these and setting further back also manages to remove any built form on this site from the panoramic view of the church and churchyard one has on entering the village - a most definite advantage and a considerable asset to the conservation area.

The proposal will be far more sustainable than the existing but care will need to be taken with the detailing of the solar panels to ensure they do not stand too proud of the standing seam roof and are properly integrated into the roof design. So often solar panels completely ruin the appearance of a building and its surroundings.

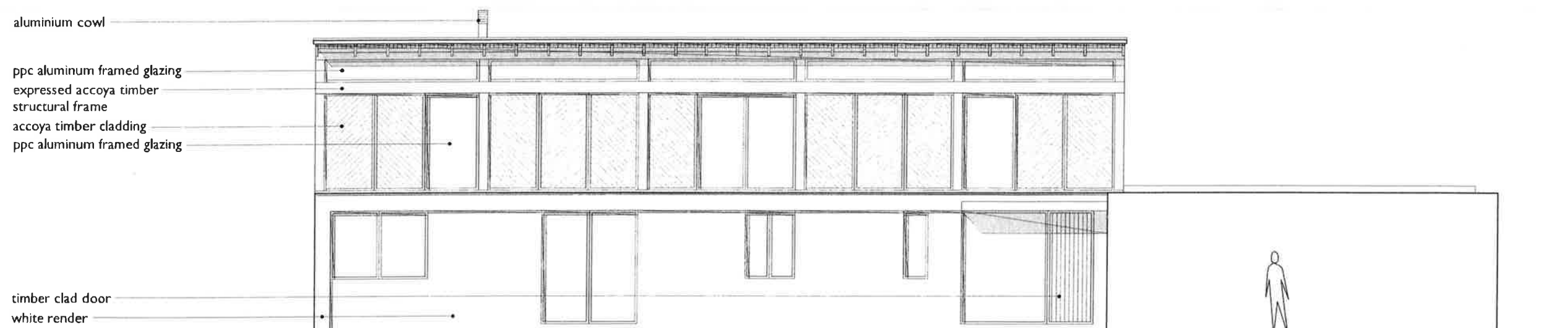
Regards,

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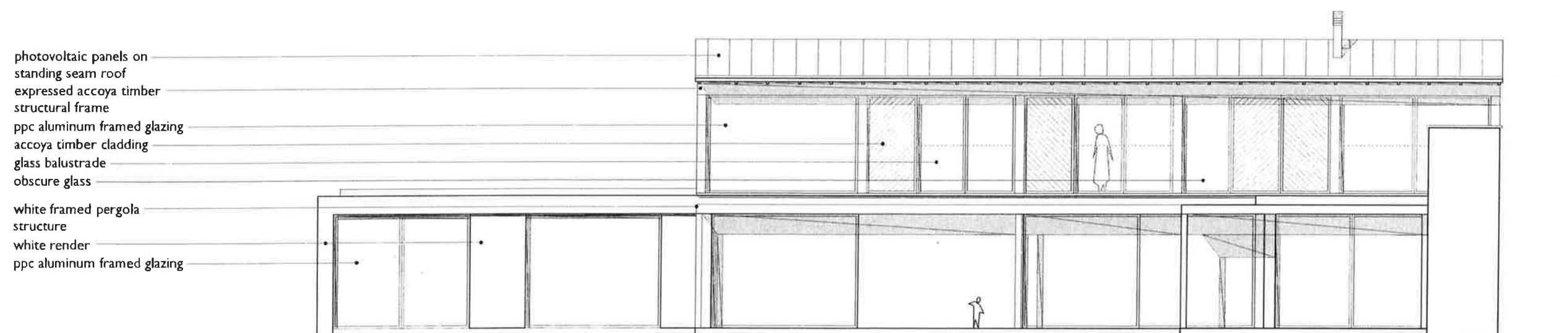
Tim J S Dyer, B.Sc., Dip. Arch. (Binn), Grad. Dip. Conservation (AA), RIBA.

Built Heritage Consultant Architect.





01 Proposed North Elevation 1:100



02 Proposed South Elevation 1:100



Status: Planning
Scale: 1:100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Proposed North & South Elevations
Dwg No: 192-D-14

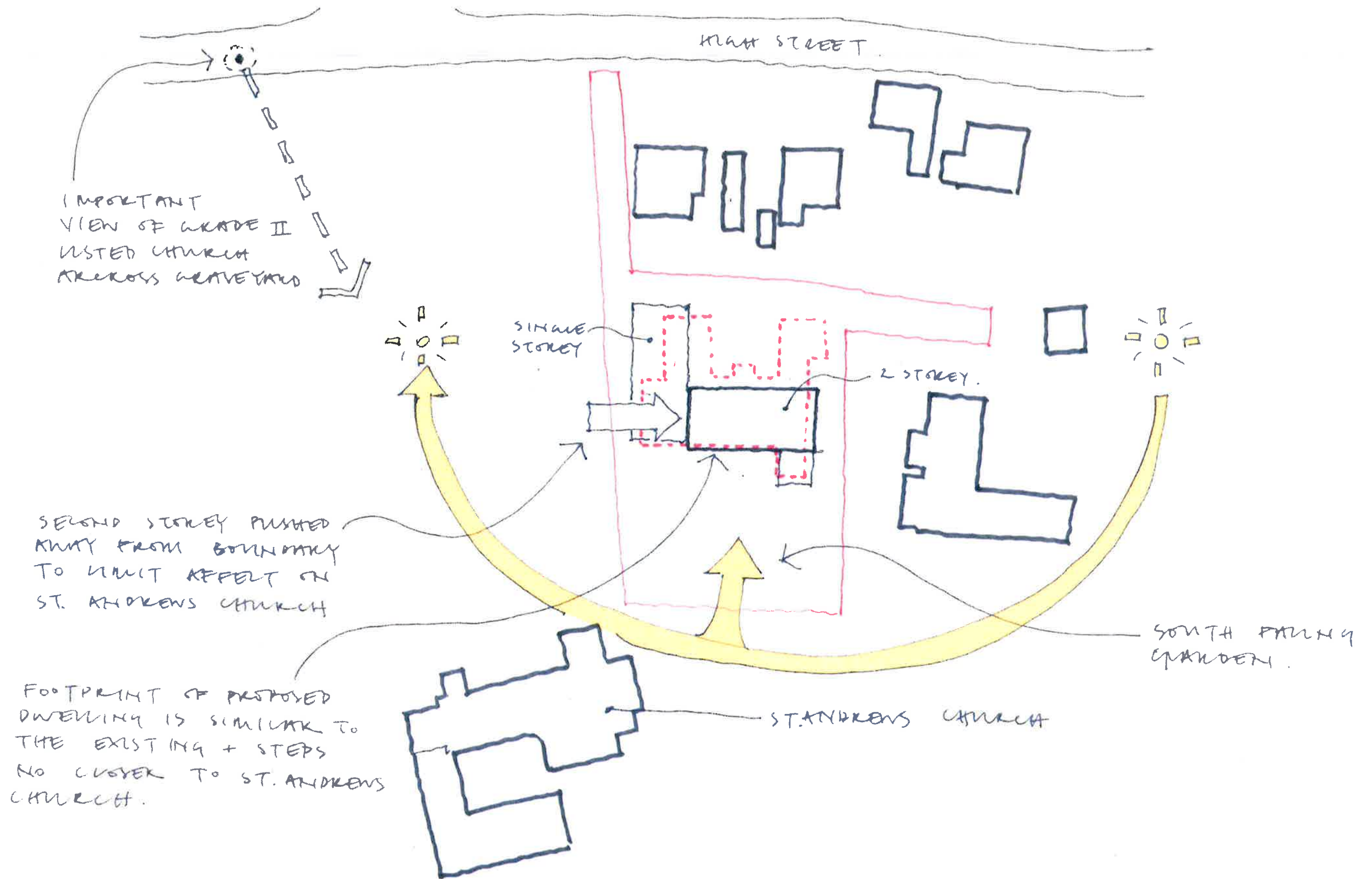
Date: 30.01.2018

Project: Abbey Court
Address: Abbey Court, School Lane,
Hamble le Rice, SO31 4JD

Client: Dr. L. Makin

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01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk



Status: Planning

Scale: N/A @ A3

Drawing: Concept Plan

Dwg No: 192-D-05

Project: Abbey Court

Address: Abbey Court, School Lane, Hamble le Rice, SO31 4JD

NOTE: This drawing is to be scaled for planning purposes only.

Date: 30.01.18

Client: Dr L. Makin

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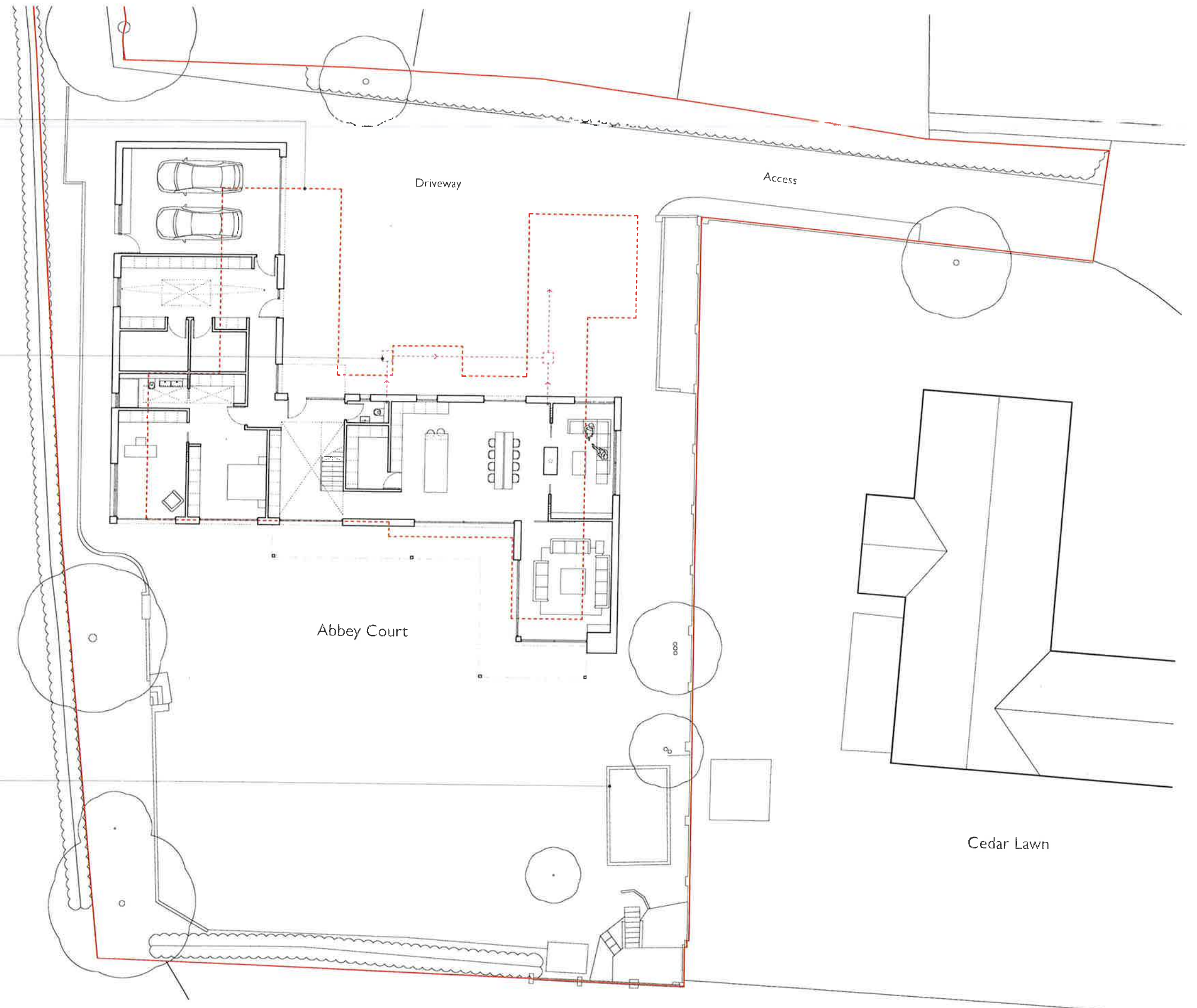
Red dashed line indicates footprint of existing building

All foul drainage to connect to existing system

St Andrew's Church yard

Replacement garden room

0 | Proposed Site Plan 1:200



Status: Planning	Drawing: Proposed Site Plan	Project: Abbey Court
Scale: 1:200 @ A3	Dwg No: 192-D-09	Address: Abbey Court, School Lane, Hamble le Rice, SO31 4JD
NOTE: This drawing is to be scaled for planning purposes only	Date: 30.01.2018	Client: Dr. L. Makin

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The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN
Tel: 023 8068 8264 www.eastleigh.gov.uk
Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:MrFirst Name:CharlesSurname: Birch

Company name: Birch's Group

Street address: c/o Agent

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?

☒ Yes☐ No

2. Agent Name, Address and Contact Details

Title:MrFirst Name: PhilipSurname: Kratz

Company name: Birketts LLP

Street address: 22 Station Road

Town/City: Cambridge

Country: United Kingdom

Postcode: CB1 2JD

Telephone number: 01223326612

Mobile number:

Fax number:

Email address: philip-kratz@birketts.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of land to residential caravan park

Has the building, work or change of use already started?

☒ Yes☐ No

If Yes, please state the date when the building, work, or use started:

01/01/2000

Has the building, work or change of use been completed?

☐ Yes☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- | | | | | | |
|-------------|-------------------------------------|-------------------------|--------------------------|---------|--------------------------|
| Mains sewer | <input checked="" type="checkbox"/> | Package treatment plant | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input type="checkbox"/> | Cess pit | <input type="checkbox"/> | Other | <input type="checkbox"/> |

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

System already in place

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- | | | |
|--|---|------------------------------------|
| <input type="checkbox"/> Sustainable drainage system | <input type="checkbox"/> Main sewer | <input type="checkbox"/> Pond/lake |
| <input checked="" type="checkbox"/> Soakaway | <input type="checkbox"/> Existing watercourse | |

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☒ Yes, on land adjacent to or near the proposed development ☐ No

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

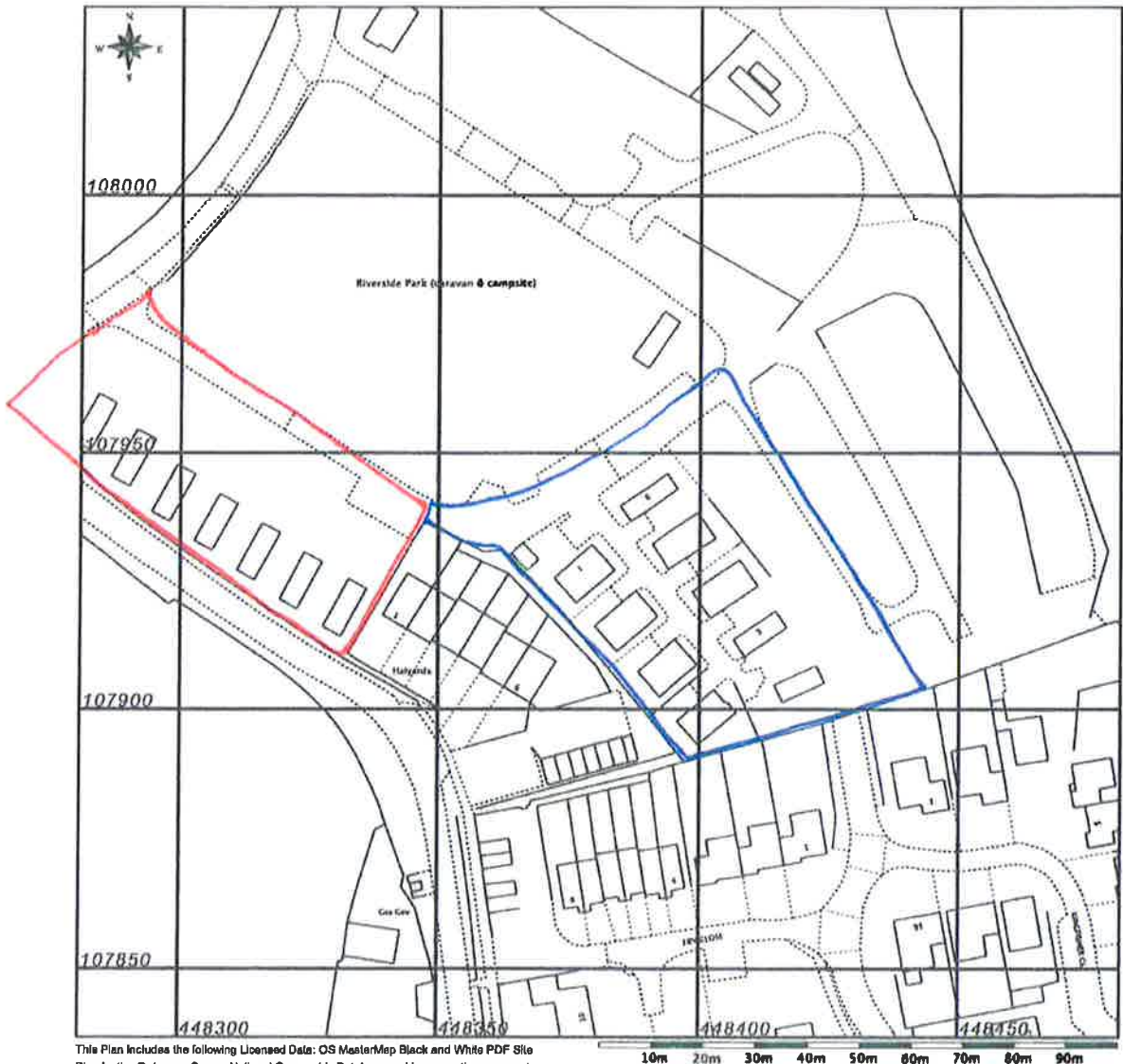
19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

Riverside Caravan and Camping Site, Hamble

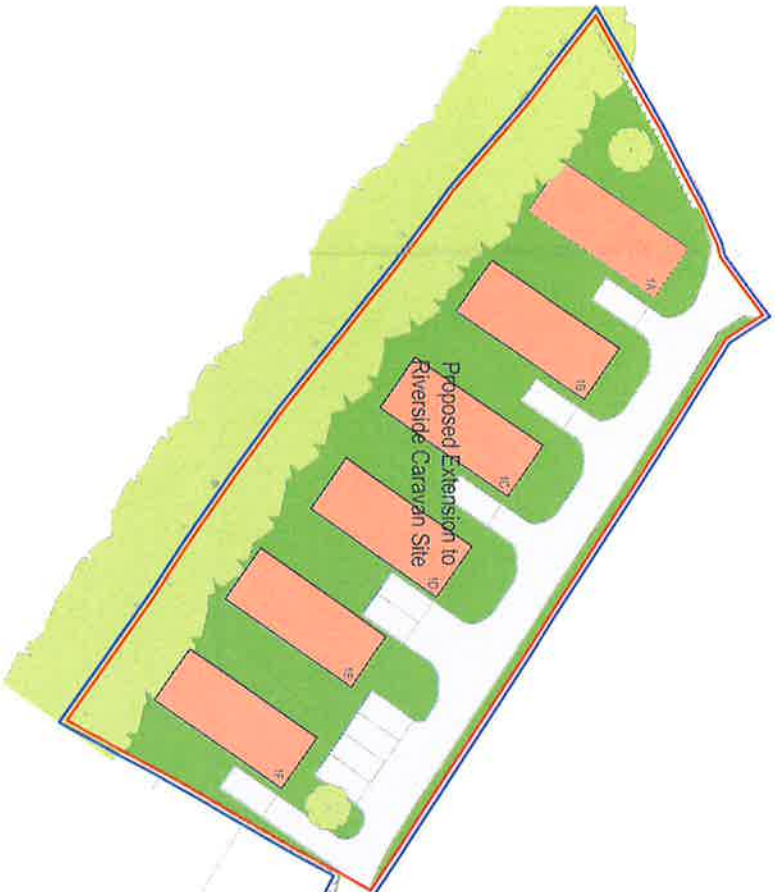


This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Site Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright and database rights 2013. Ordnance Survey 0100031873

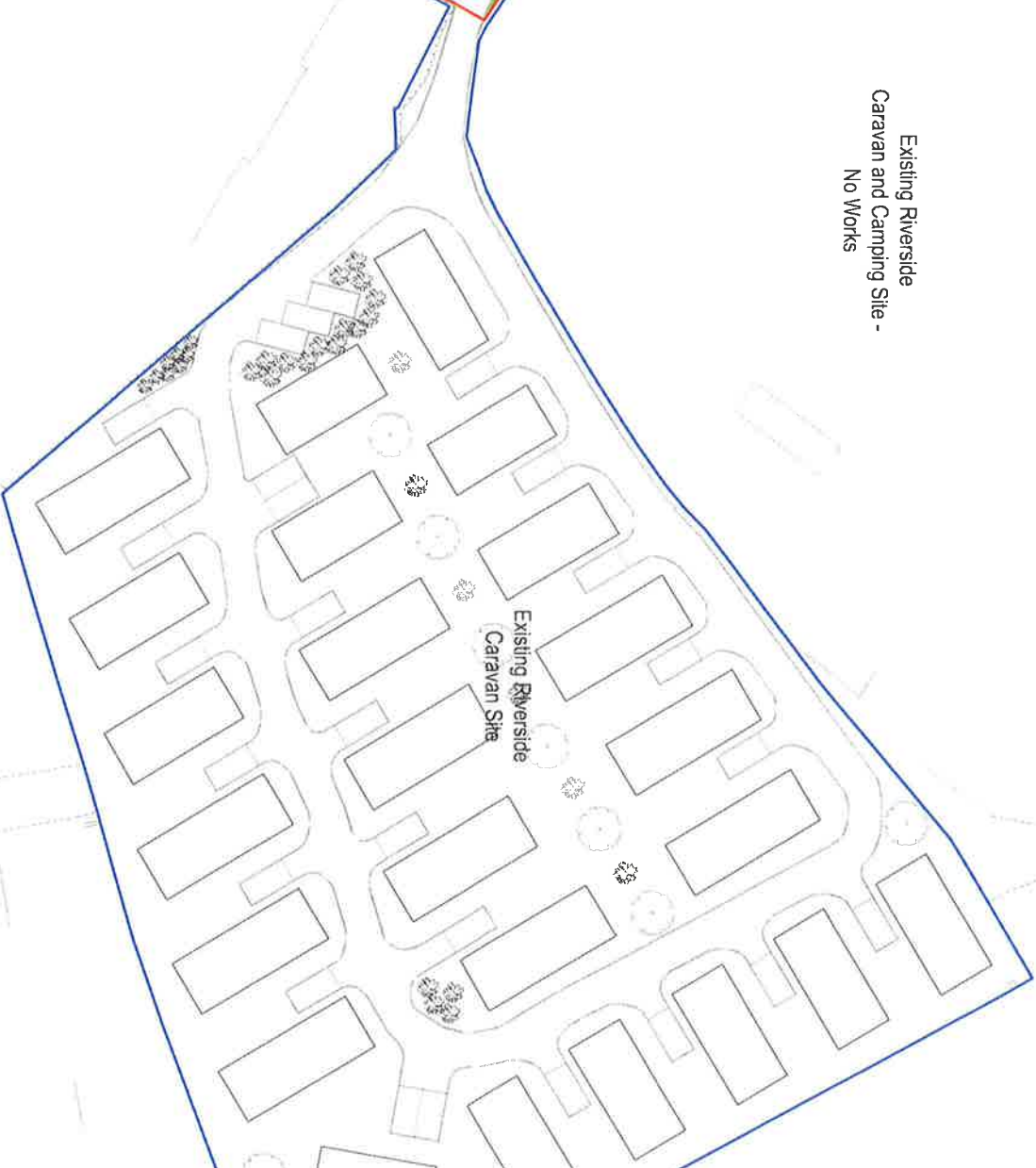
Scale: 1:1250, paper size: A4

PRK/170445.7

Car parking, service road and access works



Existing Riverside
Caravan and Camping Site -
No Works



Legend:

Park home

Soft landscaping

Tarmac road and parking bays

Topographical survey supplied by
Anthony Brookes Surveys Ltd, Unit 2 Thornbury Office Park,
Midland Way, Thornbury, Bristol, BS35 2BS



REV	DESCRIPTION	DATE
1	Client's Group	13/11/20
2	Extension to Riverside	13/11/20
3	Park Home Site, Southampton	13/11/20
4	Site Plan as Proposed	13/11/20

DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES. ALL FIGURES ARE APPROXIMATE.

Supporting Planning Statement

Change of use of land to residential caravan site:
Riverside Caravan Park, Satchell Lane, Hamble-Le-Rice, SO31 4PF

February 2018

Birketts

**Birketts LLP
22 Station Road
Cambridge
CB1 2JD**

**Tel: 01223 326612
Fax: 01223 326629
Email: philip-kratz@birketts.co.uk**

Ref: PRK/170445.0007

1. Introduction and background

- 1.1 This document has been produced to support a resubmitted application for planning permission ("the Application") being made to Eastleigh Borough Council ("the Council") by Birch's Park Homes Limited ("the Applicants") relating to land at Riverside Caravan Park, Satchell Lane, Hamble-Le-Rice, SO31 4PF ("the Site"), for a change of use of land to a residential caravan site without restriction on occupancy; it follows (1) an earlier planning permission granted under the reference F/13/73579 ("the Permission", which was for alterations and extension to the existing access road and formation of new parking spaces at the Site), (2) a Certificate of Lawfulness granted under the reference U/16/78020 ("the Certificate", which confirmed that the use of the land for the stationing of mobile homes all year round for holiday use only was lawful), and (3) an appeal against the non-determination of a similar application (F/17/80285, PINS reference APP/W1715/W/17/3181377) which was determined by a decision letter issued on 29th December ("the Appeal Decision") leaving only one issue to be addressed, as dealt with below.
- 1.2 Thus, the Applicants would like planning permission for a permanent year-round caravan use at the Site, having regard to:-
- (a) The requirements of purchasers of the units at the Site;
 - (b) The desirability of removing ambiguity by putting a planning permission in place, in the context of the Certificate;
 - (c) The general position on housing need; and
 - (d) The Appeal Decision.
- 1.3 The Appeal Decision is very recent, and addressed all relevant material considerations, concluding (by reference to the paragraph numbers used in the decision) that:-
- 1.3.1 The Council had sufficient information to determine that application (paragraphs 7 and 8), and all matters were satisfactory to allow the application as applied for **except** for mitigation relating to the SPA, in the form of a financial contribution;
- 1.3.2 The "loss" of the tourist accommodation would not conflict with national policy (paragraph 22);
- 1.3.3 It was unlikely that there would be any appreciable visual difference between the certified lawful use of the site for holiday purposes and that for permanent residents (paragraph 23);
-

- 2.4 In July 2016 s.124 of the Housing and Planning Act 2016 came into force. This requires local authorities to recognise that residential park homes contribute to the supply of housing. When assessing the need for housing in their area a local authority now has a duty to consider "...the needs of people residing in or resorting to their district with respect to the provision of – (a) sites on which caravans can be stationed.." This represented a change in the Government's approach to the delivery of housing and recognises the contribution park homes make towards general housing need.
- 2.5 In this case, as confirmed by the Appeal Decision, there is no question of the lawfulness of the use of the Site for year-round mobile home use, and there is no condition requiring that use to be limited to "holiday use"; there is merely ambiguity about the lawfulness of that use, which the Council can now revisit and remove. To do so would carry a significant and very real planning benefit; subject to the financial contribution now proposed there are no adverse effects that would outweigh that benefit, and neither are there policies which would suggest that permission should be restricted apart from the sole issue identified by the Inspector in the Appeal Decision (namely mitigation relating to the SPA, in the form of a financial contribution).
- 2.6 The financial contribution would be secured by a s.106 planning obligation, and a proposed form of unilateral undertaking, based on the Council's template (a copy of which is attached as an Appendix to this supporting statement), accompanies the Application.

3. Summary and conclusion

- 3.1 The proposal is now compliant with every aspect of relevant planning policy, which was scrutinised as part of the Appeal Decision.
- 3.2 Planning permission should therefore be granted, subject to completion of the accompanying s.106 unilateral undertaking.

Phillip Kratz
Birketts LLP
February 2018



Appeal Decision

Site visit made on 5 December 2017

by **Grahame Gould BA MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29th December 2017

Appeal Ref: APP/W1715/W/17/3181377

Riverside Caravan Park, Satchell Lane, Hamble-Le-Rice SO31 4HR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against the failure of the local planning authority to give notice within the prescribed period of a decision on an application for planning permission following the failure of the applicant to submit further information, plans, drawings or other evidence required by a direction made by the local planning authority under section 62 of the Town and Country Planning Act 1990 and Regulation 4 of the Town and Country Planning (Applications) Regulations 1988.
 - The appeal is made by Birch's Group against Eastleigh Borough Council.
 - The application Ref F/17/80285 is dated 21 March 2017.
 - The development proposed is change of use of land to residential caravan park.
 - The information alleged by the Council to be necessary is: a location plan scale 1:1250 with the site outlined in red without infringing copyright; a proposed site layout plan showing exact numbers of caravans, parking and bin storage, to scale; details of boundary treatment and landscaping, to scale; and a topographic survey to scale.
-

Decision

1. The appeal is dismissed and planning permission for the use of land within the residential caravan park for permanent year round residential use is refused.

Procedural Matters

Validity

2. This appeal has been made because of the Council's failure to determine the planning application, with there being a dispute about the validity of the application. Section 62 of the Town and Country Planning Act 1990 (as amended) states that a development order may make provision for the content of a planning application. Pursuant to Section 62 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (the DMPO) outlines the mandatory requirements for a planning application (Article 7) and additionally makes provision for local planning authorities to publish their own lists of requirements (Article 11(3)).
3. Under Article 7 it is necessary for an application to be accompanied by: a form published by the Secretary of State; particulars specified or referred to on the form; and a plan identifying the application site, any other plans, drawings and information necessary to describe the development subject to the application. Local lists published pursuant to Article 11 provide local planning authorities with an opportunity to identify additional particulars or evidence that they require to be included with applications, so long as the additional material is reasonable having regard to the nature and scale of the proposal

provided does not accord with the details shown on the block plan submitted with the application. Given the disparity between what I observed on site and the details shown on the submitted block plan, I have considered the appeal as one concerning development that has not been commenced.

Description of the development

10. The application seeks planning permission for the 'change of use of land to residential caravan park'¹. From references made in the Council's appeal statement I understand that the site has been occupied by eight mobile homes in the past.
11. The appellant contends that the CELU issued by the Council did not certify the year round residential use that had been applied for, with the CELU certifying the lawful use as 'use of the land for the stationing of mobile homes all year round for holiday use only'. The appellant has stated that the appealed application was submitted to remove the 'ambiguity' concerning the use certified by the CELU. However, any issues that the appellant has with the CELU's provisions could have been addressed by appealing the certificate at the appropriate time. Paragraph 1.3 of the appellant's grounds of appeal further explains the permission sought is '... for a permanent year-round caravan use, having regard to ... (a) the potential to provide permanent homes; (b) the likely requirements of purchasers, who may want second homes that would not necessarily comply with "holiday use" ...'. In paragraph 2.20 of the grounds of appeal it is further stated that '... there is no question of the lawfulness of the use of the site for year-round mobile home use, and there is no condition requiring that use to be limited to "holiday use", there is merely an unresolved ambiguity about the lawfulness of an unrestricted use'.
12. Having regard to the explanation of the use for which permission is being sought provided in the appellant's grounds of appeal (paragraphs 1.3 and 2.20), as echoed in paragraphs 1.2 and 2.5 of the statement accompanying the originally submitted application, I consider the application seeks permission for the site's use as an unrestricted residential caravan park. I have therefore determined the appeal on the basis of the development being for the site's year round occupation for an unrestricted residential use.

Proximity to national, European or internationally designated nature conservation sites

13. Given the site's proximity to the river Hamble, and further to my site visit, the Council was requested to provide clarification as to whether the site was within or adjoining any nationally, European or internationally designated nature conservation site or sites. The Council has confirmed that the site is within the zone of recreational influence for the Solent and Southampton Water Special Protection Area for Birds (the SPA) and I have had regard to that designation and shall refer to it in greater detail in my reasoning below.

Emerging Local Plan

14. The Council has commenced the process of replacing the Eastleigh Borough Local Plan Review of 2006 (the Local Plan). Paragraphs 5.2 and 5.3 of the Council's appeal statement outline the current position with respect to the

¹ As described in section 3 of the application form

5 December 2017 the Council has been operating a version of a disturbance avoidance strategy, with contributions of £181.00 per dwelling historically being sought.

19. The appellant contends that in terms of the development's effects on the SPA no distinction should be drawn between the site's existing lawful year round holiday use and the proposed use. The occupation of the mobile homes for holiday use would be likely to involve a more sporadic occupation of the site, compared with a permanent or second homes use, with there being greater potential for site to be used throughout autumn and winter periods. The appellant has also submitted that the proposed occupation of the mobile homes should be treated as contributing to the overall supply of housing within the Council's area. When those factors are taken into account I consider that the appeal development should be treated as being one accommodating residents who would be capable of creating recreational pressure in the SPA.
20. Given the statutory duty to safeguard the habitat in the SPA I am content that mitigation would be necessary, with that mitigation needing to take the form of a contribution either meeting the requirements of the SRMS or any predecessor SPD, in the event of the SRMS having not yet been adopted by the Council. As the application provides no mitigation for the development's effects on the SPA I can only conclude that it would unacceptably harm the SPA. The development would therefore be contrary to paragraphs 109 and 118 of the National Planning Policy Framework (the Framework) and would not meet the requirements of the SRMS or the predecessor SPD adopted by the Council.
21. In the absence of suitable mitigation for the development's effects on the SPA, I consider the requirements of The Conservation of Habitats and Species Regulations 2017⁴ cannot be discharged. That is because insufficient information is available with the application for me to be able to undertake a Habitats Regulation assessment for the unmitigated effect of this development, in combination with others, on the SPA.

Appropriateness of the site for unrestricted residential occupation

22. As part of the Council's case it has argued that the development would result in the unacceptable loss of holiday accommodation, citing conflict with saved Policies 159.TA and 160.TA of the Local Plan. While Policies 159.TA and 160.TA address the provision of new or expanded tourism facilities, including 'inspected and registered accommodation' neither of those policies make provision for the retention of existing facilities. While I recognise that the unrestricted residential occupation of the site would give rise to the loss of tourism accommodation, that loss, of itself, would not give rise to conflict with Policies 159.TA and 160.TA. I am of the opinion that there would be no conflict with saved Policy 14.CO because there would be no loss of a mobile home park. I also consider that the loss of the tourist accommodation would not conflict with Framework because for the purposes of decision making it does not include policies that address the retention of tourism accommodation. In that regard while section 3 of the Framework states policy in the context of supporting a prosperous rural economy that is only in

⁴ Regulations that came into force on 30 November 2017, consolidating the 2010 Regulations and the subsequent amending statutory instruments

of modes of transport would not be so poor as to preclude the occupation of the site on an unrestricted residential basis. In this regard I consider that there would be no conflict with saved Policies 1.CO and 59.BE of the Local Plan and paragraphs 17 (the eleventh core planning principle), 32, 35 and 55 of the Framework. That is because the development would not generate a significant amount of additional movements and the degree of isolation from everyday local services and facilities would be comparable with the numerous other nearby dwellings in the immediate area and would not be unreasonable.

29. For the reasons given above and in the absence of conflict with local or national policy, I conclude on this issue that this site would be an appropriate location for unrestricted residential occupation.

Conclusions

30. The appellant contends that the Council cannot currently demonstrate the availability of a five year supply of deliverable housing land sites (an HLS). The Council in its appeal case, drawing on a recent appeal decision, has submitted that it can now demonstrate the availability of an HLS, a claim that the appellant has not subsequently contested.
31. On the evidence available to me I am more inclined to accept that there is currently an HLS in the Council's area. In any event because of the nature of the harm that I have identified in relation to my first main reason, I consider the tilted balance in favour of sustainable development referred to in the first sub-bullet in the fourth bullet point in paragraph 14 of the Framework does not apply. That is because the second sub-bullet in the fourth bullet point in paragraph 14 states that planning permission should not be granted when '... specific policies in this Framework indicate development should be restricted'. The Framework's ninth footnote gives examples of its policies that indicate development should be restricted. Amongst other things the Framework's policies relating to the Birds and Habitats Directives are listed in the ninth footnote. Paragraph 119 of the Framework similarly refers to the presumption in favour of sustainable development not being applied when an appropriate assessment under the Habitats Regulations is required.
32. Having concluded that in the absence of there being mitigation for the development's effects on the integrity of the SPA there would be unacceptable harm to the SPA, that harm gives rise to conflict with policies of the Framework which indicate that development should be restricted. I therefore conclude that planning permission should not be granted. The appeal is therefore dismissed.

Grahame Gould

INSPECTOR

THIS UNDERTAKING is made the day of Two thousand and
eighteen

1. Parties

1.1 BIRCH'S PARK HOMES LIMITED (Co Regn No. 3413692) of 11 The Avenue,
Godmanchester, Huntingdon, PE29 2AF ("the Owner")

2. Definitions and Interpretation

2.1 In this Deed:

2.1.1 "the Council" means Eastleigh Borough Council of Eastleigh House,
Upper Market Street, Eastleigh, Hampshire SO50 9YN

2.1.3 "1990 Act" means the Town and Country Planning Act 1990 as
amended by the Planning and Compensation Act 1991 and the
Planning and Compulsory Purchase Act 2004

2.1.4 "Deed" means this Deed

2.1.5 "Application" means the application dated 1st March 2018 for planning
permission (reference number []) for the development of the
Site by the change of use to a residential caravan site without restriction
on occupancy

2.1.6 "Development" means the development the subject of the Application

2.1.7 "Permission" means planning permission granted pursuant to the
Application

2.1.8 "the Plan" means the plan annexed hereto

2.1.9 "Site" means the land situated at and known as Riverside Caravan
Park, Satchell Lane, Hamble-Le-Rice, SO31 4PF shown edged red on
the Plan

2.1.10 "Solent Recreation Mitigation Partnership Financial Contribution"
means the financial contribution towards the cost of the Solent
Recreation Mitigation Partnership adopted Solent Recreation Mitigation
Strategy (December 2017) as approved by the Council on 15 February
2018 which aims to prevent bird disturbance from recreational activities
in accordance with the relevant policy in force from time to time

2.1.18 "Commencement of Development" means the carrying out of any
material operation as defined in s.56(4) of the 1990 Act in connection

5.1 Two thousand and twenty-two pounds (£2,022) towards the Solent Recreation Mitigation Partnership Financial Contribution index linked as hereinafter specified

6. Indexation

6.1 The payments to be made pursuant to Clause 5.1 hereof shall be increased by multiplying the same by the index figure shown in the Retail Price Index (excluding Mortgages) maintained by the Office for National Statistics or any Index maintained by HM Government in substitution therefore last published prior to the date of payment of the said sum divided by the index figure shown in that Index last published prior to 1 January 2008

7. Costs

7.1 On completion of this deed the Owner hereby agrees to pay the Council's reasonable legal costs together with all disbursements incurred in connection with the preparation completion and registration of this Deed

9. Rights of Third Parties

Save as expressly provided in this Deed, any person who is not a party to this Deed shall not have any rights under the Contract (Rights of Third Parties) Act 1999 to enforce any term of this Deed

EXECUTED and delivered as a Deed the day and year first hereinbefore written

EXECUTED and delivered as a DEED by

BIRCH's PARK HOMES LIMITED acting by:

Director

(Signature)

Director/Secretary

(Signature)

Title number HP780391

B: Proprietorship Register continued

- 2
- (10.03.2015) The price stated to have been paid on 5 March 2015 was £120,000.
- 3
- (10.03.2015) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by any two of Martin Alexander David Gray, Anne Barbara Gray, Karen Martine Marks, Andrew David Gray or Dianne Lucy Watson of 21 Compass Point, Ensign Way, Hamble SO31 4RA or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1
- The land is subject to the following rights contained in a Conveyance of the land tinted pink on the title plan dated 29 September 1976 made between (1) The Rank Organisation Limited (Vendor) and (2) Captain James Alexander Hans Hamilton and Patricia Adelaide Hamilton:-

"TOGETHER WITH but subject to the right of determination hereinafter contained the right of drainage through the existing pipes now laid (or any replacement thereof) under the Vendor's retained land adjoining the property hereby conveyed to the tank at the rear of the toilet block thereon provided that such right shall not be granted in perpetuity and the Vendor reserves the right of giving reasonable notice in writing to the Purchasers to remove the said pipes (or any replacement thereof) and at its own expense to replace the same with and relay an alternative drainage system together with such alternative rights of drainage (if any) as may be appropriate AND TOGETHER ALSO with Licence insofar as and for so long as the Vendor may grant the same for the Purchasers and all persons authorised by them from time to time at all times and for all purposes with or without horses and other animals carts carriages and any mechanically propelled vehicles to go pass and repass along over and upon the private road on the Vendor's said land shown coloured blue on the said plan between the points marked "B" and "C" PROVIDED ALWAYS that such Licence may be terminated whensoever the Vendor shall so desire on giving three months notice in writing to the Purchasers of such intention."

NOTE: The blue land referred to is tinted blue on the title plan.
- 2
- (10.03.2015) A Transfer dated 5 March 2015 made between (1) Martin David Alexander Gray and Anne Barbara Gray and (2) Birchs Park Homes Limited contains restrictive covenants.

NOTE: Copy filed.

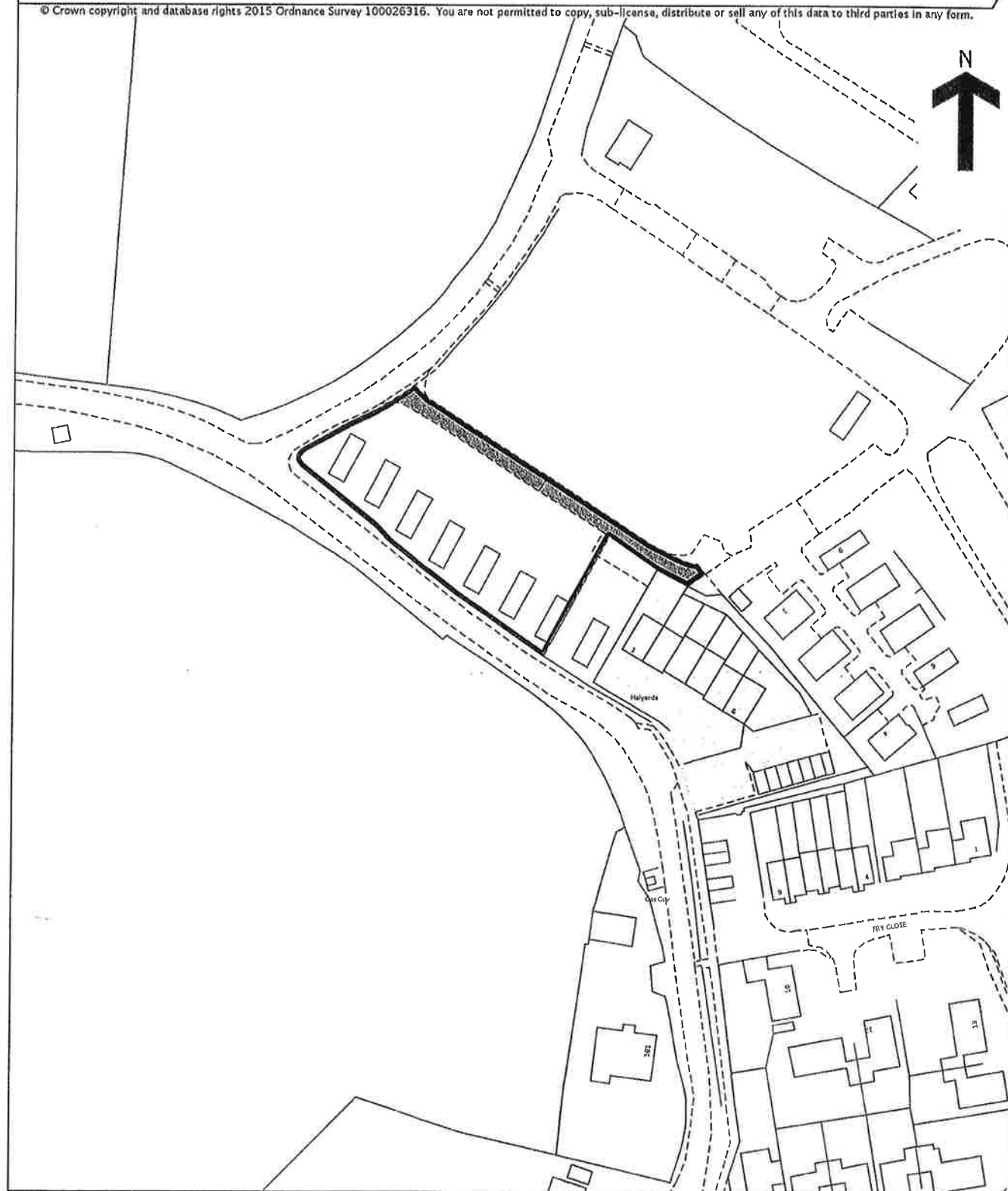
End of register

HM Land Registry
Official copy of
title plan

Title number **HP780391**
Ordnance Survey map reference **SU4807NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Eastleigh**



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Title number HP278310

B: Proprietorship Register continued

of 21 Compass Point, Ensign Way, Hamble S031 4RA or their conveyancer, Anne Barbara Gray of 21 Compass Point, Ensign Way, Hamble S031 4RA or their conveyancer, Karen Martine Marks of 21 Compass Point, Ensign Way, Hamble S031 4RA or their conveyancer, Andrew David Gray of 21 Compass Point, Ensign Way, Hamble S031 4RA or their conveyancer and Dionne Lucy Watson of 21 Compass Point, Ensign Way, Hamble S031 4RA or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights contained in a Conveyance of the land tinted pink on the filed plan dated 29 September 1976 made between (1) The Rank Organisation Limited (Vendor) and (2) Captain James Alexander Hans Hamilton and Patricia Adelaide Hamilton:-

"TOGETHER WITH but subject to the right of determination hereinafter contained the right of drainage through the existing pipes now laid (or any replacement thereof) under the Vendor's retained land adjoining the property hereby conveyed to the tank at the rear of the toilet block thereon provided that such right shall not be granted in perpetuity and the Vendor reserves the right of giving reasonable notice in writing to the Purchasers to remove the said pipes (or any replacement thereof) and at its own expense to replace the same with and relay an alternative drainage system together with such alternative rights of drainage (if any) as may be appropriate AND TOGETHER ALSO with Licence insofar as and for so long as the Vendor may grant the same for the Purchasers and all persons authorised by them from time to time at all times and for all purposes with or without horses and other animals carts carriages and any mechanically propelled vehicles to go pass and repass along over and upon the private road on the Vendor's said land shown coloured blue on the said plan between the points marked "B" and "C" PROVIDED ALWAYS that such Licence may be terminated whensoever the Vendor shall so desire on giving three months notice in writing to the Purchasers of such intention."

NOTE: The blue land referred to is tinted blue on the filed plan.

- 2 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 8 April 1988 made between (1) William Joseph Hakesley and Joan Hakesley (Grantors) and (2) Honeysuckle Homes Limited (Grantee):-

"The Grantors as beneficial owners hereby grant unto the Grantee the full and free right for the Grantee and its successors in title the owners and occupiers for the time being of the dominant land and every part thereof within a period of 80 years from the date hereof to enter upon the servient land with or without workmen and others and to lay through in and under the same two six inch sewers or drains together with any necessary manholes between the points marked A-B and C-D on the said plan annexed hereto AND TOGETHER with the full right and liberty to use such sewers or drains and manholes for the passage and running of soil and water to and from the dominant land AND TOGETHER with all necessary rights of entry for the purposes of cleansing maintaining renewing and repairing the same the person or persons exercising such rights of entry making good at their own expense all damage occasioned thereby."

NOTE: Copy plan filed.

- 3 (09.12.1999) REGISTERED CHARGE dated 1 April 1999 affecting also title HP369539 to secure the moneys including the further advances therein mentioned.
- 4 (09.12.1999) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Sheffield Securities Centre, P.O. Box 502, 2nd & 3rd Floors, 42 High Street, Sheffield S1 2YW.
- 5 (31.03.2016) A Transfer of the land in this title dated 23 March 2016 made between (1) Martin David Alexander Gray and Anne Barbara Gray and (2) Birch's Park Homes Limited contains restrictive covenants.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 26 February 2018 shows the state of this title plan on 26 February 2018 at 14:40:44. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Weymouth Office .

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Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text" value="Brian"/>	Surname:	<input type="text" value="Akerman"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="7, Tutor Close"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="HAMBLE-LE-RICE"/>		Telephone number:	<input type="text"/>	
Country:	<input type="text"/>		Mobile number:	<input type="text"/>	
Postcode:	<input type="text" value="SO31 4RU"/>		Fax number:	<input type="text"/>	
	<input type="text"/>				
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes <input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text" value="Julia"/>	Surname:	<input type="text" value="Tremain"/>
Company name:	<input type="text" value="Ms"/>				
Street address:	<input type="text" value="1 Tranmere Close"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Lymington"/>		Telephone number:	<input type="text" value="01590670773"/>	
Country:	<input type="text" value="United Kingdom"/>		Mobile number:	<input type="text" value="01590670773"/>	
Postcode:	<input type="text" value="SO41 3QQ"/>		Fax number:	<input type="text" value="01590670773"/>	
	<input type="text"/>				
	<input type="text" value="Tremaino@aol.com"/>				

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? ☐ Yes ☒ No

9. Authority Employee/Member

(d) related to an elected member

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

YesNo

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agentThe applicantOther person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

Tiled

Description of *proposed* materials and finishes:

Tiles to match

Walls - description:

Description of *existing* materials and finishes:

bricks

Description of *proposed* materials and finishes:

Bricks to match

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

YesNo

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1. Location plan

2. Block plan

3.Plans and elevations

4. Cill form

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

Ms

First name:

Julia

Surname:

Tremain

Person role:

AGENT

Declaration date:

14/02/2018

Declaration made

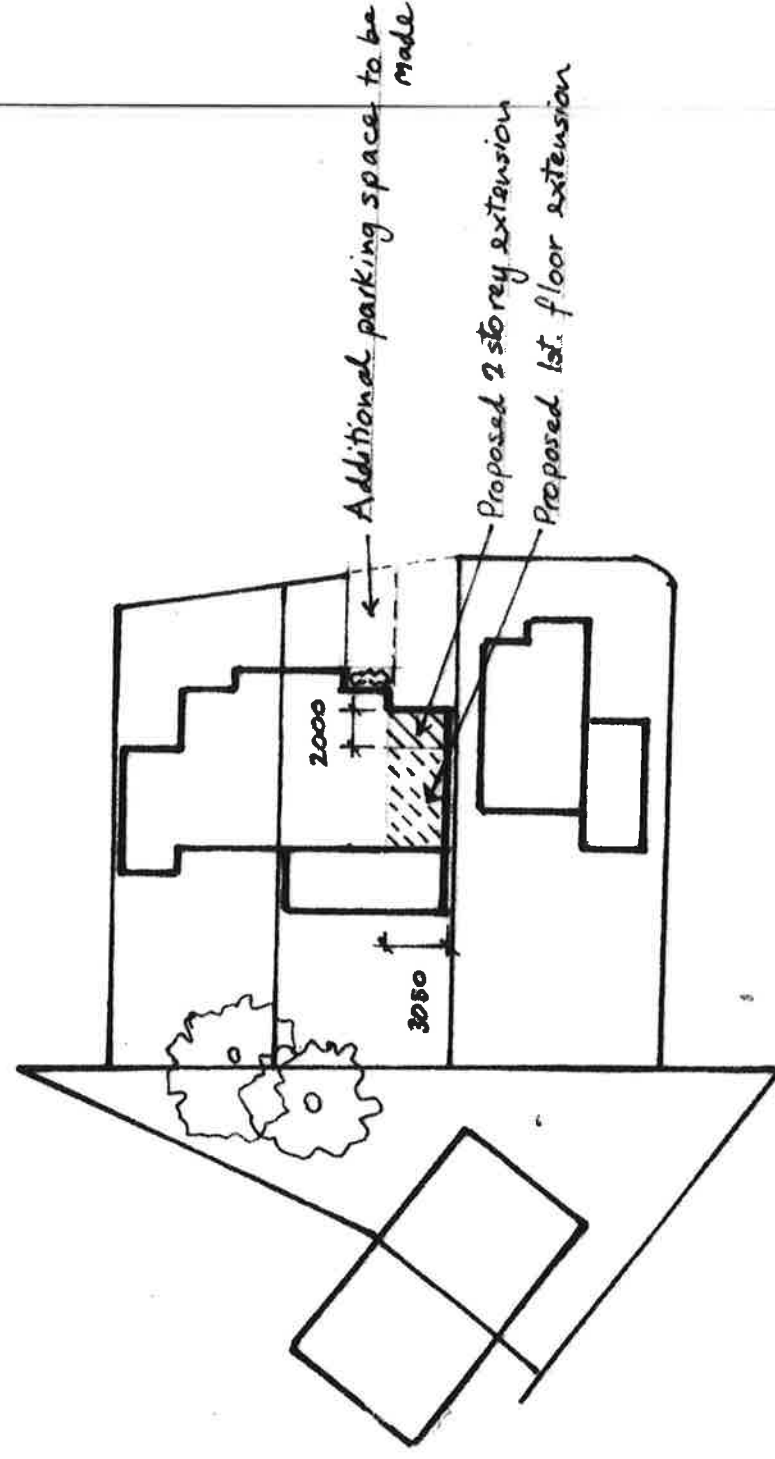
13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.




Date








14/02/2018

Planning Portal Reference : PP-06746077



Proposed Extension to 7 Tutor Close Hamble
14/02/2018 Scale 1:500 A4 $\longleftrightarrow 10000$

Planting Maintenance Schedule		
Plant Name	Plant Image	Maintenance Description
Trees		<ul style="list-style-type: none">• Ensure a 100mm depth layer of woodland mulch is spread in a 1.5m diameter circle at tree base and topped up annually.• Tree ties and stakes to be checked quarterly. Tree ties to be loosened as required.• Tree ties and stakes to be removed as soon as tree no longer requires them - usually after three growing seasons.• Dead, diseased, damaged or dangerous wood to be removed annually or as soon as detected.• Pruning to be undertaken in late Winter and Early Spring.• Plant in full sun to sun/partial shade.• Plant in moist or normal ground conditions.
		<ul style="list-style-type: none">• Ensure a 100mm depth layer of woodland mulch is spread in a 1.5m diameter circle at tree base and topped up annually.• Tree ties and stakes to be checked quarterly. Tree ties to be loosened as required.• Tree ties and stakes to be removed as soon as tree no longer requires them - usually after three growing seasons.• Dead, diseased, damaged or dangerous wood to be removed annually or as soon as detected.• Pruning to be undertaken in late Winter and Early Spring.• Plant in full sun to sun/partial shade.• Plant in moist or normal ground conditions.
		<ul style="list-style-type: none">• Ensure a 100mm depth layer of woodland mulch is spread in a 1.5m diameter circle at tree base and topped up annually.• Tree ties and stakes to be checked quarterly. Tree ties to be loosened as required.• Tree ties and stakes to be removed as soon as tree no longer requires them - usually after three growing seasons.• Dead, diseased, damaged or dangerous wood to be removed annually or as soon as detected.• Pruning to be undertaken in late Winter and Early Spring.• Plant in full sun to sun/partial shade.• Plant in normal ground conditions.

<div> <div>Viburnum davidii</div>  </div> <div> <ul style="list-style-type: none"> • Pruning to be undertaken in late Winter or early Spring (late Summer or early Autumn for plants that bleed) • Dead, diseased, damaged, or dangerous branches to be removed annually or as detected • Mulch around base to protect from winter cold, to suppress weeds, and conserve moisture • Plant in full sun to sun/partial shade • Plant in moist or normal ground conditions </div>	<div>Perennials</div>	<div> <div>Bergenia cordifolia</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Cut out old foliage during late winter to promote new foliage and flowers • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to remove any faded flower spikes • Plant in full sun, sun/partial shade, shade/partial sun and full shade • Plant in moist or normal ground conditions </div>	<div> <div>Carex oshimensis 'Evergold'</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to be undertaken in summer to remove any dead leaves • Plant in full sun, sun/partial shade, shade/partial sun and full shade • Plant in moist or normal ground conditions </div>	<div> <div>Geranium 'Brookside'</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to be undertaken in summer to remove any dead leaves • Plant in full sun and sun/partial shade • Plant in moist or normal ground conditions </div>	<div> <div>Geranium clarkel 'Kashmir White'</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to be undertaken in summer to remove any dead leaves • Plant in full sun and sun/partial shade • Plant in moist or normal ground conditions </div>	<div> <div>Helleborus niger</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to be undertaken in summer to remove any dead leaves • Plant in full sun and sun/partial shade • Plant in moist or normal ground conditions </div>	<div> <div>Liriope muscari</div>  </div> <div> <ul style="list-style-type: none"> • Remove damaged leaves and spent flowering spikes during the year to tidy up plant • Cut out old foliage during late winter to promote new foliage and flowers • Mulch around base to protect from winter cold, to suppress weeds and conserve moisture • Prune to be undertaken in spring to encourage foliage • Plant in full shade or shade/partial sun • Plant in dry, moist or normal ground conditions </div>
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General Maintenance Requirements (Year 1 - 5)

Year 1	<ul style="list-style-type: none">• Sufficient manual watering to be done at regular intervals to promote establishment of planting• Maintain planting beds free of weeds and litter• Lawns to be mown fortnightly during growing season and edges trimmed regularly
Year 2	<ul style="list-style-type: none">• Sufficient manual watering to be done at regular intervals to promote establishment of planting• Maintain planting beds free of weeds and litter;• Plants which have died to be removed and replaced at the next planting season• Lawns to be mown fortnightly during growing season• Tree ties to be checked and loosened as necessary• Apply granular plant feed (Growmore) to beds at start of growing season strictly at the manufacturer's recommended rates• Lawns to be treated with appropriate granular 'Weed and Feed' during year strictly at the manufacturer's recommended rates• Bark mulch to topped up during Autumn to maintain a depth of 100mm
Year 3	<ul style="list-style-type: none">• Maintain planting beds free of weeds and litter• Plants which have died to be removed and replaced at the next planting season• Lawns to be mown fortnightly during growing season• Tree ties to be checked and loosened as necessary• Apply granular plant feed (Growmore) to beds at start of growing season strictly at the manufacturer's recommended rates• Lawns to be treated with appropriate granular 'Weed and Feed' during year strictly at the manufacturer's recommended rates• Bark mulch to topped up during Autumn to maintain a depth of 100mm
Year 4	<ul style="list-style-type: none">• Maintain planting beds free of weeds and litter• Plants which have died to be removed and replaced at the next planting season• Lawns to be mown fortnightly during growing season• Tree ties to be checked and loosened as necessary• Apply granular plant feed (Growmore) to beds at start of growing season strictly at the manufacturer's recommended rates• Lawns to be treated with appropriate granular 'Weed and Feed' during year strictly at the manufacturer's recommended rates• Bark mulch to topped up during Autumn to maintain a depth of 100mm
Year 5	<ul style="list-style-type: none">• Maintain planting beds free of weeds and litter• Plants which have died to be removed and replaced at the next planting season• Lawns to be mown fortnightly during growing season• Tree stakes and ties to be removed when no longer required• Apply granular plant feed (Growmore) to beds at start of growing season strictly at the manufacturer's recommended rates• Lawns to be treated with appropriate granular 'Weed and Feed' during year strictly at the manufacturer's recommended rates• Bark mulch to topped up during Autumn to maintain a depth of 100mm

NOTE: Any plants that die during first five years to be replaced

PLANTING SPECIFICATION

GENERAL All planting and landscape operations to comply with *Recommendations for General Landscape Operations BS 4428 (1989)* and all plant material is to comply with the *National Plant Specification*. Locally produced peat-free topsoil, compost, turf, plants and mulch to be used wherever possible.

PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES

Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed new plants to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil and compost mixed 50/50.

PREPARATION Break out any existing hard surface to full depth of construction and excavate to allow full depth of topsoil and compost indicated below. Remove any stones greater than 50mm in any dimension. Remove existing unwanted plants including their roots. Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings.

TOPSOIL Imported topsoil to BS 3882. Premium quality. Spread in layers no deeper than 150mm. Topsoil depths:
Grass areas – 150mm
Shrub beds – 450mm

Locally produced Eco Supersoil is recommended as it contains 30% compost.

FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70g/m² into the topsoil. After planting all beds be top dressed with a slow release fertiliser such as Vitagrow Tree and Shrub Fertiliser or similar to manufacturer's recommendations.

COMPOST Shrub beds to have 100mm depth of good quality organic manure, spent mushroom compost or peat-free compost, incorporated into the soil prior to planting. Locally produced and peat-free, Eco Mix or Eco Tree & Shrub Compost is recommended.

PLANT HANDLING, DELIVERY AND STORAGE To be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.

PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.

PLANTING

- In position shown on the drawings
- At the rate specified, avoiding regimented rows
- In holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants
- Excavate holes at least 75mm below the root system and a minimum 400mm for climbers
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed

PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.

PLANTING SHRUBS Shrub pits to be 150mm wider than the container size or large enough to allow the full spread of bare root plants. Backfill with a mix of topsoil and compost.

PLANTING TREES Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.

BACKFILLING to be selected existing topsoil. Add 600g/m³ of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.

IMMEDIATELY AFTER PLANTING Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.

WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.

PLANTING SEASON Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. Container grown or containerized plants may be planted out at any time of year except when the temperature is below 4°C or on a falling thermometer, in frozen or waterlogged ground or in drought conditions.

MULCH Spread 75mm of good quality bark chippings 50-75mm in any direction. Mulch to be free from sticks, leaves and rubbish and have been rested for at least 90 days.

TURF

• To BS 3969 with weedkiller applied 1 to 3 months before lifting:

• 1000 x 300 minimum size x 25mm minimum even thickness.

DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.

PREPARATION FOR TURFING

- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tilth.

FERTILISER

Dress areas to be turfed with Growmore N7-P7-K7 fertiliser at a rate of 50g/m². Work into the top 30mm of tilth 7 days before turfing and water in well.

LAYING TURF

- Transport turf over close-bulleted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Ensure final surface is 20mm above any adjacent hard surface.

TURFING ADJACENT TO OBSTRUCTIONS

- Leave a neat 300mm radius of soil round all newly planted trees.
- Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered.

TREES

TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.

TREE STAKES 75mm minimum diameter, free of bark with one end pointed.

STAKING FOR TREES UP TO 'STANDARD' SIZE

Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.

PLANT TREES

- Upright and in exact positions shown on the drawings
- In holes large enough to allow adequate root spread
- So that their original soil level matches the new surrounding ground
- So that the original orientation is maintained
- Excavate holes at least 75mm below the root system and loosen soil in base of holes
- For root-balled or bare-root stock, cut back any damaged roots to sound growth
- Bio-degradable corrugated plastic tree guards are to be fitted to all trees to protect from damage

WATERING AND AERATION PIPES

Provide perforated plastic watering pipes in a circle round the base of tree pits at the level of the bottom of the root ball.

BACK-FILLING to be selected existing topsoil where available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The back-fill is to be worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.

PRUNING

Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.

WATERING AND PROTECTION

Water thoroughly immediately after planting and at intervals as necessary until Practical Completion. After the first watering, mulch with 75mm of composted coarse bark chippings over the excavated area.

MAINTENANCE AND REPLACEMENT

Replace any trees that are dead or dying within five years of planting. In the following year in March or April apply N7-P7-K7 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.

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APPROVED LANDSCAPE SCHEME TO BE IMPLEMENTED PRIOR TO OCCUPATION OF DWELLING/S

THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY,
SUITABLE TO SATISFY PLANNING CONDITIONS ONLY.
THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES

N

0

10

20 m

SCALE BAR

It is the contractor's responsibility to check and confirm all measurements on site. Janine Pattison Studios accept no liability for any discrepancies between this drawing and actual site measurements.

Planting Bed A-4.5 sq m
Carex oshimensis 'Evergold'-9
Hebe 'Mrs Winder'-5
Helleborus niger-9

Planting Bed B-1.3 sq m
Carex oshimensis 'Evergold'-3
Hebe 'Mrs Winder'-1
Helleborus niger-3

Planting Bed C-37.6 sq m
Carex oshimensis 'Evergold'-42
Euonymus fortunei 'Emerald Gaiety'-15
Geranium 'Brookside'-42
Skimmia x confusa 'Kew Green'-15
Skimmia japonica 'Nymans'-15
Viburnum davidii-15

Planting Bed D-3.0 sq m
Carex oshimensis 'Evergold'-5
Hebe 'Mrs Winder'-2
Helleborus niger-5

Planting Bed E-0.9 sq m
Hebe 'Mrs Winder'-2
Helleborus niger-6

Proposed tree planting to incorporate root management systems to protect foundations and underground utilities

Planting Bed F-1.8 sq m
Carex oshimensis 'Evergold'-3
Hebe 'Mrs Winder'-3
Helleborus niger-3

Planting Bed G-1.7 sq m
Carex oshimensis 'Evergold'-5
Liriope muscari-5
Viburnum davidii-3

Planting Bed H-2.8 sq m
Liriope muscari-17
Viburnum davidii-6

All new surfaces within RPA to be permeable and in compliance with root protection guidelines

Planting Bed I-5.9 sq m
Carex oshimensis 'Evergold'-10
Liriope muscari-10
Viburnum davidii-6

Planting Bed J-3.2 sq m
Carex oshimensis 'Evergold'-9
Liriope muscari-9
Viburnum davidii-5

Road and driveways to comply with SUDs legislation
1.8m high closeboard fence to subdivide plots

3-Trachelospermum jasminoides
Planting Bed K-0.9 sq m
Pachysandra terminalis-7

TREE SCHEDULE

ID	Botanical Name	Specification / Notes
EG2	Quercus robur	
ET02	Fraxinus excelsior	
ET06	Cupressus	
ET11	Quercus robur	
ET12	Quercus robur	
ET13	Quercus robur	
ET14	X Cuprocyparis leylandii	
ET15	X Cuprocyparis leylandii	
ET17	X Cuprocyparis leylandii	
ET18	X Cuprocyparis leylandii	
ET19	X Cuprocyparis leylandii	
ET20	X Cuprocyparis leylandii	
ET21	X Cuprocyparis leylandii	
ET24	Quercus robur	
ET27	Acer pseudoplatanus	
ET35	Quercus robur	
ET36	Quercus robur	
ET37	Quercus robur	
ET38	Quercus robur	
ET39	Quercus robur	
ET40	Quercus robur	
ET41	Quercus robur	
ET42	Quercus robur	
ET43	Quercus robur	
ET44	Quercus robur	
ET45	Quercus robur	
ET46	Quercus robur	
ET47	Quercus robur	
NT01	Betula utilis var. Jacquemontii	Multistem (Height=2.5-3m)
NT02	Betula utilis var. Jacquemontii	Multistem (Height=2.5-3m)
NT03	Betula utilis var. Jacquemontii	Multistem (Height=2.5-3m)
NT04	Betula utilis var. Jacquemontii	Multistem (Height=2.5-3m)
NT05	Betula utilis var. Jacquemontii	Multistem (Height=2.5-3m)
NT06	Sorbus aria	Heavy Standard (grth=12-14cm, spread=2m, height=3.5-4m)
NT07	Sorbus aucuparia	Heavy Standard (grth=12-14cm, spread=2m, height=3.5-4m)
RG1	Acer pseudoplatanus	Permission to fell to be obtained
RT01	Fraxinus excelsior	Permission to fell to be obtained
RT03	Liriodendron tulipifera	Permission to fell to be obtained
RT04	Cupressus	Permission to fell to be obtained
RT05	Cupressus	Permission to fell to be obtained
RT07	Quercus robur	Permission to fell to be obtained
RT08	Chamaecyparis lawsoniana	Permission to fell to be obtained
RT09	Quercus robur	Permission to fell to be obtained
RT10	Salix babylonica var. pekinensis 'Tortuosa'	Permission to fell to be obtained
RT16	X Cuprocyparis leylandii	Permission to fell to be obtained
RT22	Cupressus	Permission to fell to be obtained

PROTECTION OF TREES

The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this Janine Pattison Studios design does not include liability for any discrepancies between this drawing and actual site measurements. The local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.

The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.

The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All tree works should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.

Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.

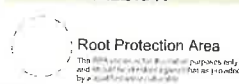
Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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TREE SCHEDULE

ID	Botanical Name	Specification / Notes
RT23	X Cuprocyparis leylandii	Permission to fell to be obtained
RT25	Malus	Permission to fell to be obtained
RT26	Ilex	Permission to fell to be obtained
RT28	Pyrus	Permission to fell to be obtained
RT29	Unidentified	Permission to fell to be obtained
RT30	Malus	Permission to fell to be obtained
RT31	Malus	Permission to fell to be obtained
RT32	Trachycarpus fortunei	Permission to fell to be obtained
RT33	X Cuprocyparis leylandii	Permission to fell to be obtained
RT34	Pittosporum	Permission to fell to be obtained
RT48	Thuja plicata	Permission to fell to be obtained

TREE RPA



TREE SYMBOL KEY

- Existing Tree (ET)
- New Tree (NT)
- Remove Tree (RT)

BOUNDARY TREATMENT KEY

- A - B 1.8m high closeboard fence
- B - C 1.8m high closeboard fence
- C - D 1.8m high closeboard fence
- D - E 1.8m high closeboard fence
- E - F 1.8m high closeboard fence
- F - A Site access

PLANT SCHEDULE

Category	Latin Name	Size	Quantity
Climbers	Trachelospermum jasminoides	3-5L	3
Perennials	Bergenia cordifolia	2-3L	9
Perennials	Carex oshimensis 'Evergold'	2-3L	132
Perennials	Geranium 'Brookside'	2-3L	71
Perennials	Geranium clarkii 'Kashmir White'	2-3L	41
Perennials	Helleborus niger	2-3L	43
Perennials	Liriope muscari	2-3L	80
Shrubs	Choisya ternata	10-12L	6
Shrubs	Euonymus fortunei 'Emerald Gaiety'	10-12L	29
Shrubs	Hebe 'Mrs Winder'	10-12L	13
Shrubs	Hebe rakaiensis	10-12L	14
Shrubs	Pachysandra terminalis	3-5L	7
Shrubs	Pittosporum tobira 'Nanum'	10-12L	11
Shrubs	Skimmia japonica 'Nymans'	10-12L	23
Shrubs	Skimmia x confusa 'Kew Green'	10-12L	26

HATCH KEY

- Existing Retained Planting
- Planting
- Lawn
- Flag paving (grey)
- Tarmac
- Gravel (buff)

JPS
LANDSCAPE DESIGN

The Winter House 2c, Davis Road, Pocklington, YO43 1BA
T: 01702 175113 E: info@janinepattison.com W: www.janinepattison.com



Project No: 641_58_Salchell_Lane

Project Name: 641_58_Salchell_Lane

Project No: 641_58_Salchell_Lane

Project Name: 641_58_Salchell_Lane

Project No: 641_58_Salchell_Lane

Project Name: 641_58_Salchell_Lane

Project No: 641_58_Salchell_Lane

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN
Tel: 023 8068 8264 www.eastleigh.gov.uk
Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:MrFirst Name:ThomasSurname:Glenn

Company name:Osborne Infrastructure Ltd

Street address:Fonteyn House

47-49 London Road

Town/City:REIGATE

Country:

Postcode:RH2 9PY

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?

☐ Yes☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House:

Suffix:

House name:Wessex Manor

Street address:Satchell Lane

Town/City:Hamble-Le-Rice

Postcode:SO31 4HS

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Easting:448118

Northing:108642

Description:

Vegetation clearance within Badnam Copse

8. Trees - Additional Information

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.

☐ Yes ☒ No

If YES, you are required to provide for:

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application?

☒ Yes ☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

Ecological Report

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

20/02/2018

ECOLOGICAL SCOPING ASSESSMENT



Site Name:	Hamble Embankment	Location (Address):	East of Satchell Lane, Hamble, Hampshire, SO31 8DH
Grid Reference:	SU 481 087	Report Date:	04/10/2017

RELEVANT LEGISLATION

Wildlife & Countryside Act 1981 (as amended)
Sections 1, 9, 11, 13; Sch. 5, 8, 9
http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1

Conservation (Natural Habitats &c) Regulations 1994
Sections 39, 43; Sch. 2, 4
http://www.opsi.gov.uk/si/si1994/uksi_19942716_en_1.htm

SCOPE OF WORKS *(Briefly describe the extent of works planned to be undertaken at the site):*

The south-facing railway embankment at the above grid reference has slipped, and could pose a health and safety risk if remedial measures are not implemented. It is proposed to install a king post wall with ground anchors to fortify the embankment. This will require the clearance of the existing on-site vegetation, as well as some in the woodland at the foot of the embankment to facilitate site access.

A survey of the site was initially carried out by Hyder (now Arcadis) in 2014 and Naturally Wild provided ecological supervision during some required vegetation clearance in March 2015. Most recently, an update survey was carried out by Naturally Wild on Thursday 29th June 2017; however, due to only a limited amount of access being granted and a slight change in the scope of works, it was considered necessary to carry out a follow-up survey to fully assess potential impacts to protected species and habitats.

The follow-up survey of the site and adjacent habitats was conducted by Principal Ecologist Matthew Buxton on Wednesday 23rd August 2017. Based on the habitats present, the survey was carried out with specific regard to badgers (*Meles meles*), bats, dormice (*Muscardinus avellanarius*), great crested newts (GCNs) (*Triturus cristatus*), nesting birds, otters (*Lutra lutra*) and reptiles. In addition, as part of the desktop study forming part of the overall assessment, existing records of protected and notable species and non-statutory designated nature conservation sites for the site and surrounding area were obtained from the Hampshire Biodiversity Information Centre (HBIC).

SITE DESCRIPTION AND NOTES *(Description of ecological features identified on site):*

The area of the slip comprised the cess ballast, which was partly bare and partly covered with common ivy (*Hedera helix*). Slightly further down the embankment the vegetation comprised a mix of bracken (*Pteridium aquilinum*), bramble (*Rubus fruticosus* agg.), butterfly-bush (*Buddleja davidii*), hazel (*Corylus avellana*) and ash (*Fraxinus excelsior*) saplings. The site was bordered by the railway line immediately to the north, and to the south, east and west by mature woodland. The area of woodland likely to be impacted by the clearance works comprised species including pedunculate oak (*Quercus robur*), Scots pine (*Pinus sylvestris*), hazel (*Corylus avellana*) and grey willow (*Salix cinerea*), with a ground layer of bracken (*Pteridium aquilinum*), bramble (*Rubus fruticosus* agg.) and common ivy (*Hedera helix*). A stream and area of mudflat, known as Badnam Creek, was also present running south from a culvert underneath the railway line. The proposed access route is via Satchell Lane, through an area of amenity grassland which currently forms part of the garden of the residential property known as 'Wessex Manor', before entering the woodland. An existing access track, largely bordered by bracken, runs through the woodland close to the location of the proposed works.

There are a number of statutory and non-statutory designated sites and UK Biodiversity Action Plan (BAP) priority habitats located on and/or adjacent to the site and access route. The area hatched green and blue on Figure 2 (below) has several statutory designations. It is designated as Lincegrove and Hackett's Marshes, a Site of Special Scientific Interest (SSSI), which also forms part of the Solent Maritime Special Area of Conservation (SAC) and the Solent & Southampton Water Special Protection Area (SPA) and Ramsar site. The woodland surrounding the site is designated as a Site of Importance for Nature Conservation SNCI (non-statutory designation), known as Badnam Copse, as well as Deciduous Woodland UK BAP priority habitat (shaded dark green on Figure 3), part of which is also Ancient Semi-Natural Woodland (ASNW) (green with gold hatching on Figure 3), and Badnam Creek is designated as Mudflats UK BAP priority habitat (shaded brown on Figure 3). It should be noted that, although the majority of the woodland where the access route is located is designated as ASNW, none of this habitat will need to be cleared (other than some potential limited strimming), due to the presence of the existing access track. The area close to the work site that will need to be cleared to facilitate access is not designated as ASNW. In addition, Badnam Creek and the area to the south covered by several statutory designations are not due to be directly impacted by the works.

The woodland areas around the work site were considered to be of high value for foraging bats.

The work site and surrounding habitats were considered to provide some suitable terrestrial habitat for GCNs and a pond assessed to be of *good* suitability is located 190 m to the west of the site.

The work site and surrounding woodland habitat were considered to be of high value for nesting birds.

FURTHER ACTION REQUIRED?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If yes, describe below
<p>Although the works will not directly impact on the statutorily designated area to the south of the site, due to the proximity of the work site to this area, it is recommended that Natural England are consulted to determine whether or not any specific consideration needs to be given to this, including potentially applying for SSSI assent and/or carrying out a Habitats Regulations Assessment. In addition, as the woodland through which access will be gained is designated as an SNCI, area of ASNW and UK BAP priority habitat, it is recommended that any direct impacts to this habitat during site access and egress are avoided as far as possible, with Heras (or equivalent) fencing used to protect any vegetation to be retained. As the works will require the clearance of some of the woodland which is designated as an SNCI and UK BAP habitat, it is also recommended that compensatory planting is carried out following the completion of the works. Such planting should comprise locally-sourced native tree and shrub species which are complimentary of the habitat currently present.</p> <p>Although no evidence of badgers or otters was recorded on site or within close proximity, as badgers were found to be present in the woodland and the site and/or adjacent areas were considered to be of value for both species, it is recommended that a follow-up survey is carried out shortly prior to the works to ensure no setts or holts have been created between the most recent survey and the start of site works. In the event that any active setts or holts were recorded in close proximity to the works, appropriate mitigation would need to be implemented, including possible consultation with Natural England for any licencing requirements.</p> <p>The woodland was considered to be of high foraging value for bats; however, due to the proposed timing of clearance works (carried out during the winter), it is expected that significant impacts can be avoided. However, the main engineering works are currently scheduled to be carried out in the spring. In the likely event that any night works are required, it is recommended that a sensitive lighting scheme is implemented to reduce potential disturbance to bats foraging in close proximity to the site.</p> <p>Although no evidence of dormice has been recorded during any of the survey or supervision work carried out, and they are considered unlikely to be present, in the event that any dormice are encountered during the works, all work should stop immediately and Natural England should be contacted for advice.</p> <p>Although there are no records of GCNs in the area surrounding the site and no evidence of their presence has been recorded in the area to date, due to the presence of suitable terrestrial and aquatic habitat on and near to the work site, it is recommended that the vegetation clearance works are carried out during non-licensed avoidance measures. This would require the clearance works to be carried out under ecological supervision with a careful hand search of any potential refugia carried out by the on-site ecologist. In addition, a number of other mitigation measures should be implemented throughout the works:</p> <ul style="list-style-type: none">• Vegetation clearance is due to be carried out over the winter and it is considered that this will significantly reduce the risk of encountering any newts active above ground• During the engineering works, any trenches excavated should be back-filled the same time or provided with an escape ramp to allow any newts (and other wildlife) that may become entrapped to escape.• Any materials to be stored on site that may act as temporary sheltering habitat for newts should be stored above ground on pallets. <p>In the event that any GCNs are encountered during the works, all work should stop immediately and Natural England should be contacted for advice.</p> <p>According to the current work programme, as mentioned, it is expected that vegetation clearance works will be carried out over the winter, i.e. outside the bird nesting season. However, if any site clearance works are required within the nesting season, a follow-up assessment should be carried out shortly prior to (within 48 hours of) any clearance works to confirm the absence of any active nests. In the event that any active nests are encountered during this survey or at any time during the works, all work in the area around the nest should cease and a suitable exclusion zone (minimum of 5 m) put in place until such time as the nest can be confirmed as no longer active, after which the exclusion zone can be removed and works in the area can continue.</p> <p>Any longer-term works outside of the current scope would require a review of any potential ecological constraints.</p>					

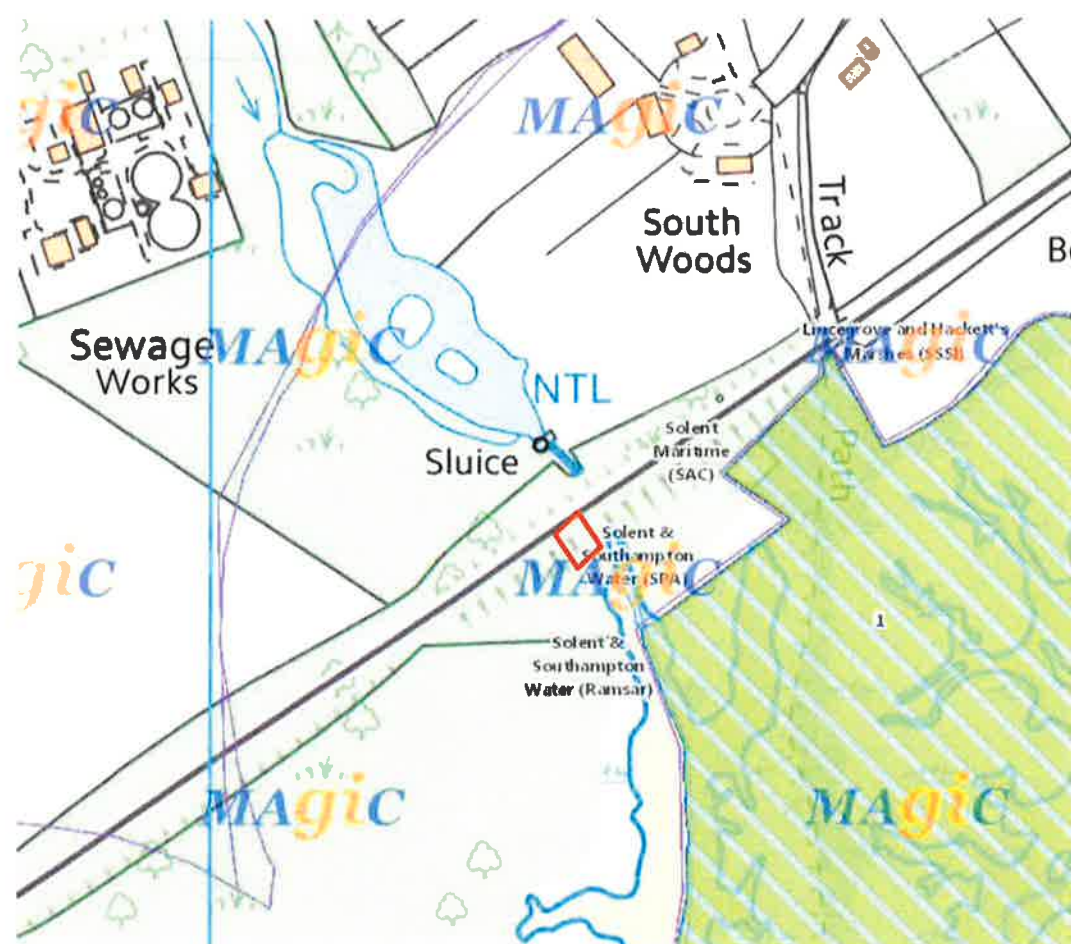


Figure 2. Location of site relative to statutory designated areas (hatched green and blue).

(© Crown Copyright and MAGIC database rights 2017. Ordnance Survey 100022861).



Image 2. Vegetation on the embankment below the slip.

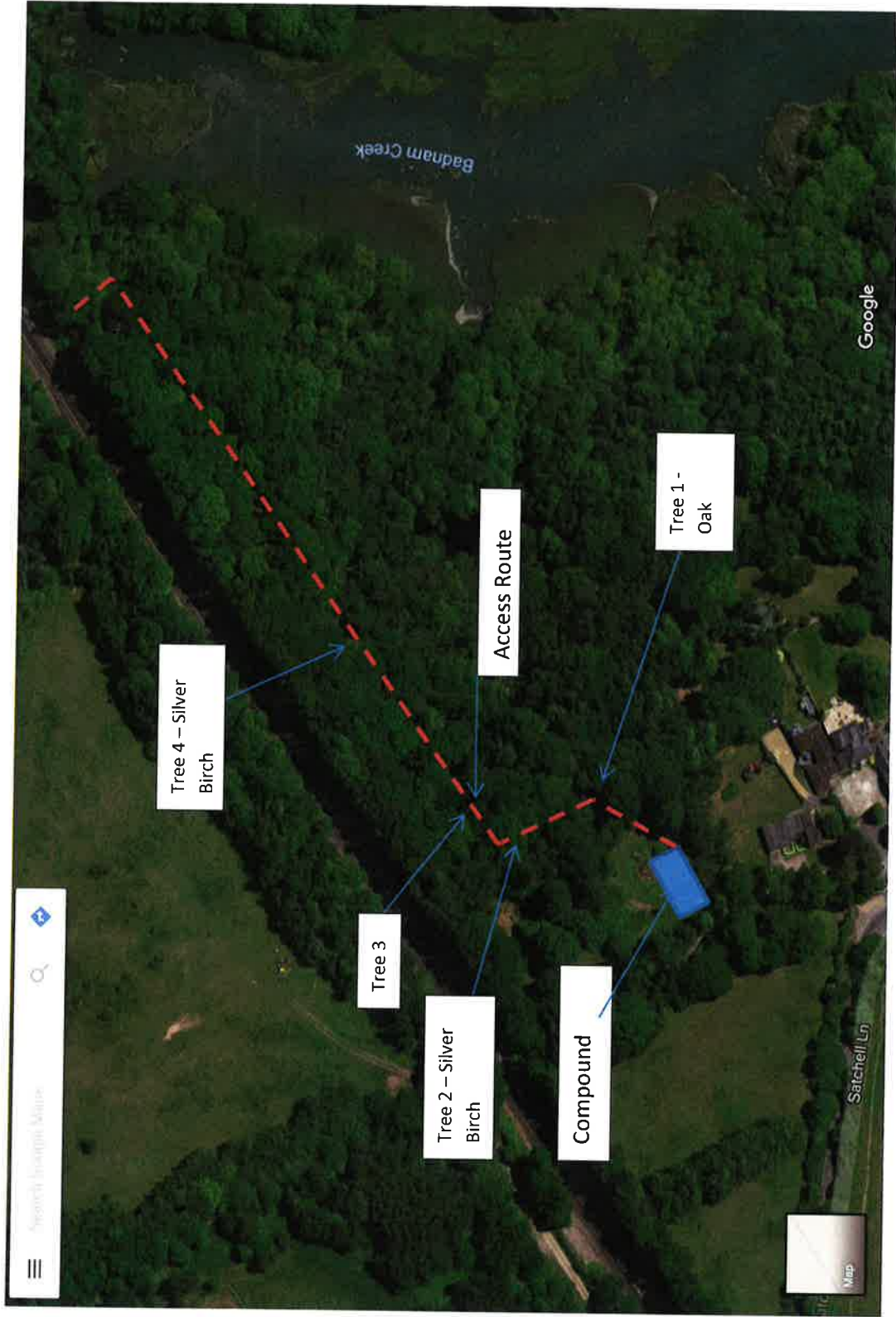


Image 3. Badnam Creek and adjacent woodland habitat.



Image 6. Initial site access at Wessex Manor.

SITE ADDRESS: Osborne Site Office, Off Satchell Lane, Hamble-Le-Rice, Hampshire, SO31 4HS





Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN
Tel: 023 8068 8264 www.eastleigh.gov.uk
Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:Mr & Mrs

First Name:N

Surname:O'Donnell

Company name:

Street address:16, Crowsport

Telephone number:

Mobile number:

Town/City:HAMBLE-LE-RICE

Fax number:

Country:

Email address:

Postcode:SO31 4HG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

2. Agent Name, Address and Contact Details

Title:Mr

First Name:David

Surname:Barnes

Company name:The Genesis Design Studio Ltd

Street address:Mead Mill

77 Mill Lane

Telephone number:01794519333

Mobile number:

Town/City:Romsey

Fax number:

Country:United Kingdom

Email address:

Postcode:SO51 8EQ

d.barnes@thegenesisdesignstudio.com

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: Mr

First name: David

Surname: Barnes

Person role: AGENT

Declaration date: 01/03/2018

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 01/03/2018



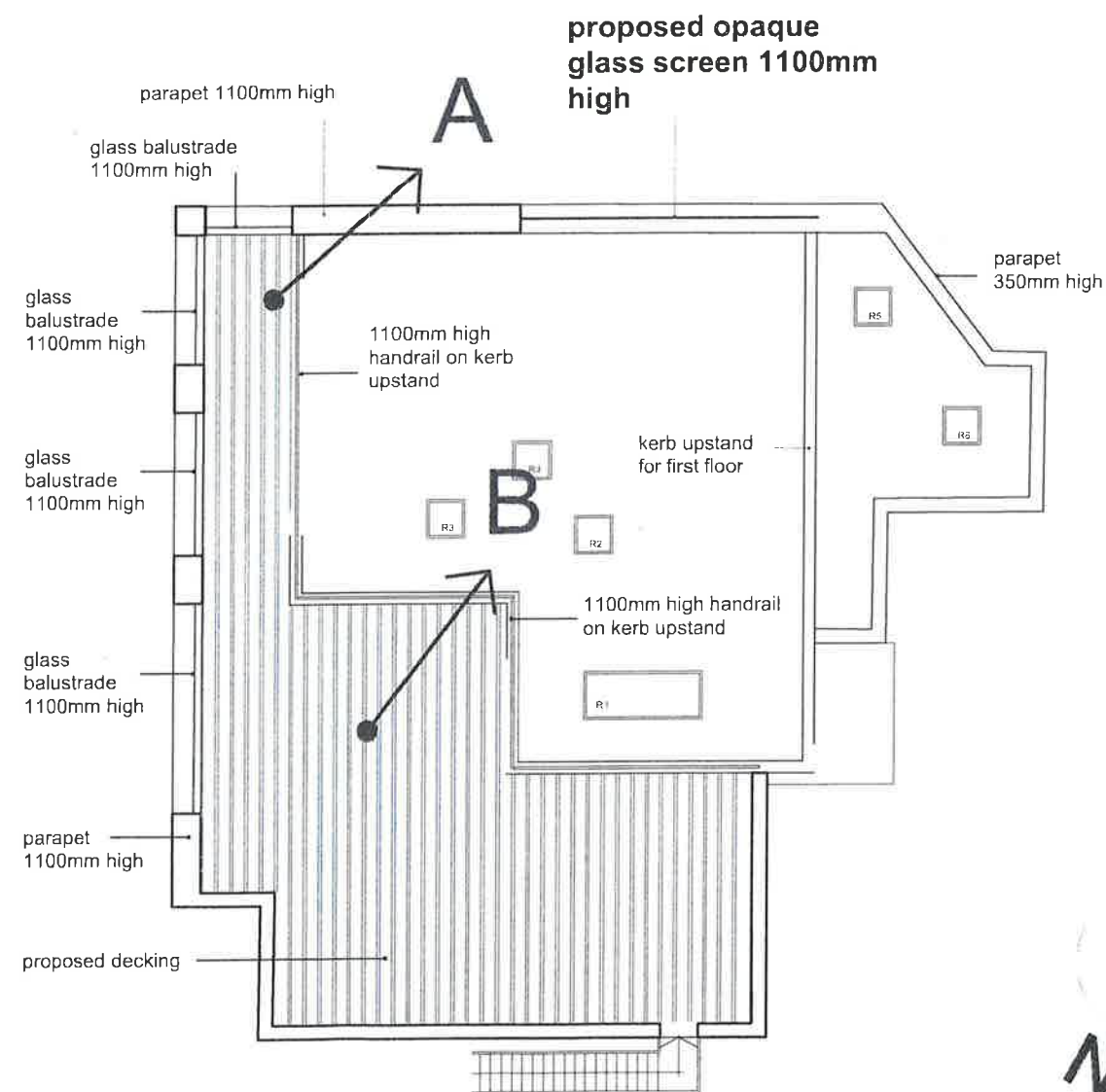
view A current



view A with opaque screen



example of opaque glass screen



view B current



view B with opaque screen

Revisions:

rev	date	drawn	comments

Project:
16 Crowsport
Hamble le Rice
SO31 4HG

de
Proposed
Roof Plan Screen

Client:
Mr & Mrs N O'Donnell

Date:
October 2016

Drawn:
7756/29

Check:
db

Scale:
nts

Status:
P T C

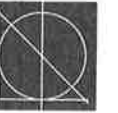
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Genesis Design
STUDIO

CHARTERED ARCHITECTS

MEAD MILL MILL LANE ROMSEY
HAMPSHIRE SO51 8EQ

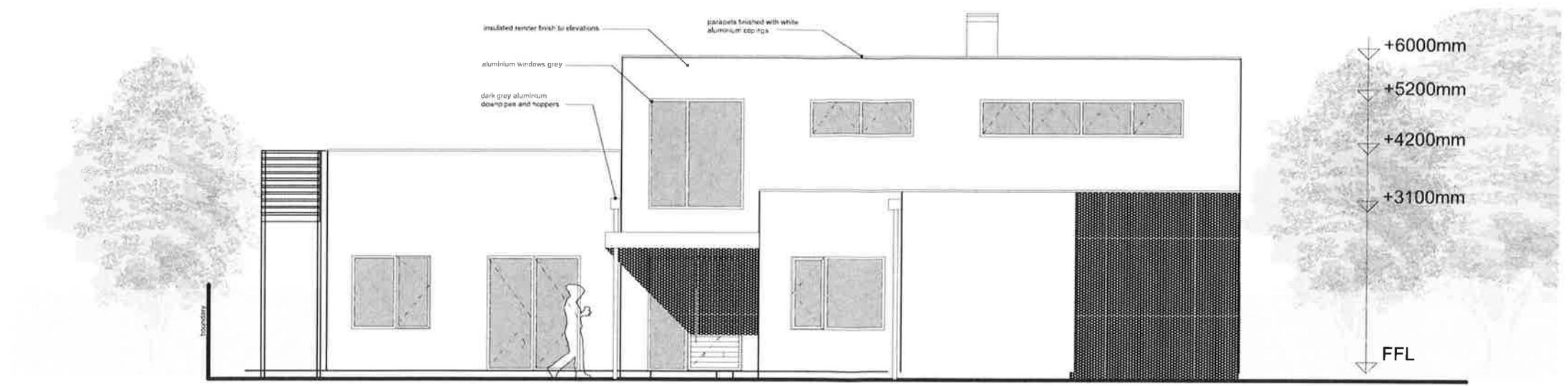
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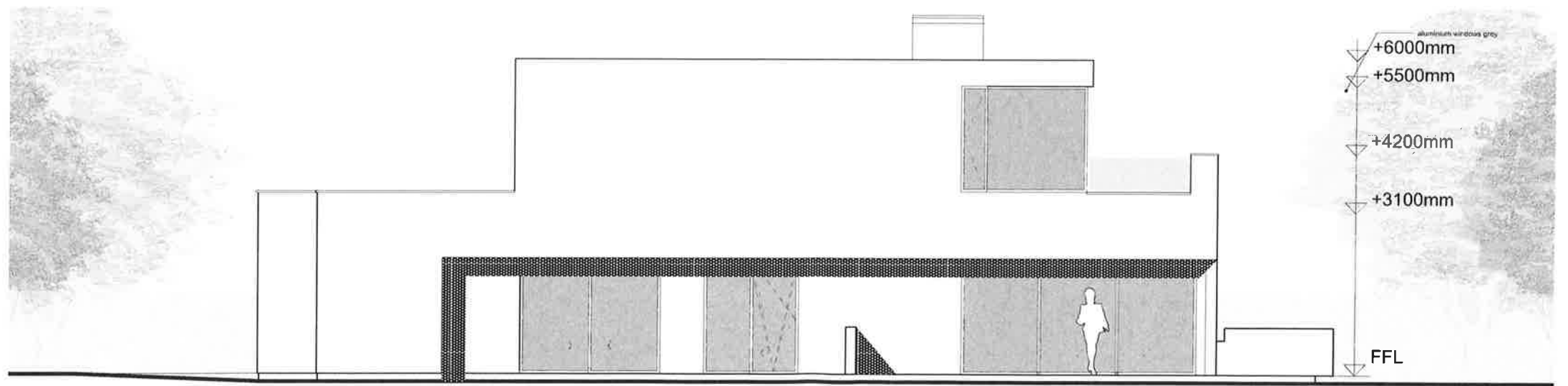


June 2016

db
[10mm] [1:100]



Proposed West Elevation



Proposed South Elevation

7756 / P08 Proposed Elevations 2 1:100@A3

16 Crowsport, Hamble le Rice SO31 4HG



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Genesis Design
STUDIO

CHARTERED ARCHITECTS

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E: mail@thegenesistudiostudio.com

1.0 Introduction

- 1.1 This document is written in support of a submission made to Eastleigh Borough Council for Planning Permission to rationalise an existing marina complex. The application will be broken into several stages and this document is intended to give a flavour of the overall direction and purpose for the works and is prepared by Plum Architects Ltd on behalf of the site owners, Dean and Reddyhoff Ltd.
- 1.2 It is to be read in conjunction with each application prepared and submitted by CBRE Ltd.

2.0 Reason for Proposals

- 2.1 Deacons marina is one of the many similar operations in the area. It has recently been acquired by Dean and Reddyhoff who are well known for their superb facilities in Weymouth, Portland, Haslar and Cowes. It is their intention to improve the tired facilities which have patently suffered from a lack of recent investment to bring them up to the standards of their other sites.
- 2.2 The underlying objective is commercial. The site currently employs 78 people and there is a need to invest to protect their jobs in the face of ever increasing competition from neighbouring businesses. Ultimately the intention would be to increase the employment generation of the site to around 100 people.
- 2.3 Customer expectation for such facilities has changed markedly in recent years. Competing sites have recognised this and undergone much expansion. Without similar investment the site risks being left behind.
- 2.4 The nature of the boats using these facilities has also undergone change. Vessel sizes have increased, and the pontoon configuration and access must be changed to accommodate this.
- 2.5 There is also a need to recognise that the health and safety aspects of such operations is paramount. It is one of the rare situations where heavy machinery and semi-industrial processes are carried out in areas accessible to the public. A better segregation of work and public zones is essential.
- 2.6 In tandem with this health and safety aspect is the need to provide better site security. Again, this is created by the segregation of public and industrial areas.
- 2.7 Overall, access to the site is unusually good. It is within walking distance of a relatively high (and ever increasing) density of housing enabling many owners to walk to their boats. It is also sited on an arterial road with frequent bus services to Southampton, Fareham, Portsmouth and beyond. In addition is bordered along its western boundary by the mainline

4.0 Proposals

- 4.1 The proposed works comprise several small elements which will be submitted as separate applications. The intention here is to provide an overall 'route map' to better explain the context for these individual phases and give a flavour of the unified changes desired. Below are the primary areas of improvement.
- 4.2 **Entrance.** The first component relates to the entrance. At present this is visually uninspiring. Different surface finishes comprising patched tarmac, concrete, grass, mud and gravel present a disjointed patchwork and there is also no consistent boundary treatment. The western side is mainly open with a single rope wrapped around black piles forming a loose delineation whilst the eastern has a white painted, rendered wall above which runs a timber boat viewing walkway. Signage consists of a variety of sizes, colours, materials and fonts from temporary banners to formal, non-illuminated, high level boards. Two marker buoys present the clearest delineation of the vehicular route. The tarmac bellmouth has been lowered previously but still crowns presenting articulated lorries with a potential grounding obstacle.



Existing entrance

main chandlery building have been installed to control traffic speed but are not conducive to articulated or towed vehicles and also limit the areas accessible to the boat hoist.

4.6

In the proposed scheme vehicle speeds are controlled by curving the access road. Besides being better for lorries and trailers this creates more space in front of the main building and enables dedicated, marked out parking bays to be laid out in an array around the steps to the walkway leading to the chandlery and office doors. It also creates the opportunity for soft landscape zones to be added softening the otherwise harsh setting.

4.7

New Office/Workshops. Between the revised entrance and the old two storey workshops it is proposed to site a series of smaller work units. These once again will nestle against the tree lined railway bank. The units will fulfil an identified need for smaller, workshop/office units suitable for the numerous boat related businesses that benefit from an association with the marina. The form is derived from a desire to keep the visual impact minimal but attractive. They are intended to be a contemporary interpretation of the adjacent black clad, pitched roof workshops which have been swung round to face the river in a sawtooth layout. The fully glazed gable end not only offers superb views from the office level but also enables the structures to capitalise on natural light and solar heat gain to minimise their energy consumption.

4.8



Proposed new small business workshop/offices

Deacons Boatyard

Dean and Reddyhoff Marinas

Pontoon Application - Planning Statement

1 Introduction

This planning application is submitted for the reconfiguration of the existing pontoon arrangement for pontoons A, B & C to bring them in line with the existing Y line pontoon, and removal of the Y line pontoon.

The description of development is:

‘Reconfiguration of A, B & C pontoons and removal of Y line pontoon, and relocation of bridge access to C, D & E pontoons.’

2. Site Description

Deacons Boatyard is a medium sized boatyard and marina situated on the western edge of the River Hamble just downstream of the A27 Bridge. The boatyard has been operating continuously since 1922.

The site is 0.19 ha in size, and comprises a number of marina uses and services, employing 80 people directly and indirectly through tenants on site.

The area of the site pertinent to this planning application is the marina, which consists of five finger pontoons labelled A to E, with pontoons A to C shorter than D and E with a Y line pontoon, thus creating a channel for small vessels. This was intended to be for use by Dean & Reddyhoff and its berthholders to access the marina, not as a through route for other vessels. This layout is currently considered to be compromised, as it requires awkward manoeuvring by vessels to access and egress the marina, and requires tenders/dingies to access craft moored on the Y line pontoon.

3. Application History

The marina berths were redeveloped (along with dredging) in 2013 following a series of planning applications commencing in 2011 (C/11/68360, C/11/69996, C/12/70780).

Following a refusal in 2011 (C/11/69996) for the ‘Reconfiguration of pontoon with new access pontoons, security gates and tubular steel piles following removal of existing pontoons & mud berth’, despite an officer recommendation for approval, further revised proposals were submitted in 2017 (F/17/80845). These proposals removed the previous objections to the 2011 scheme and sought to extend finger pontoons A, B & C back to their original position, to match the size of the D & E pontoons and remove the Y line pontoon as there are now very few smaller vessels using the channel affected, most use the access route on the far side of the river. This layout was to provide easier access for berth holders, both to their boats and to the main river channel.

Construction

The pontoons will arrive on site by road and be craned off. They will be assembled in the yard area and lifted into the water.

The piling will be undertaken from a spud legged crane barge using a vibro-hammer in accordance with accepted practice in the river. If percussion piling is necessary to archive the design level, then 'soft-start' procedures will be employed.

A Construction Environmental Management Plan and Piling Method Statement will be secured by condition in the interest of residential amenity.

Access and Highways

There is no change to the current site access. The proposals do not affect the highway or access to the site. The traffic generated to the site is not changed by the proposals.

No increase in berths is proposed and the current site facilities remain adequate.

The appeal scheme was assessed by Hampshire County Council as the Highways Authority and no objection was raised. The proposals therefore accord with saved Local Plan policy 59.BE.

Ecology

The appeal scheme was assessed by the relevant statutory consultees (Environment Agency and Natural England) as well as EBC's Ecology Officer in relation to the Solent Marine Special Area of Conservation, without objection as the proposal is not considered to impact on the Special Area of Conservation in accordance with Saved Local Plan Policies 39.ES and 124.E.

6. Planning Policy and Assessment

Eastleigh Borough Council's current adopted Development Plan comprises the Saved Policies from the Eastleigh Borough Local Plan Review (2001-2011). The emerging Eastleigh Borough Local Plan 2011-36 is due to be submitted to the Secretary of State for independent examination (December 2017 Submission Draft). Therefore, it can be considered that the emerging policies do hold weight in the determination of planning applications.

Principle/support

Importantly, it must be noted that there is broad support for the continued retention of marinas and boatyards in the emerging plan under strategic policy S9, which includes support for the provision of infrastructure on the river Hamble. It is clear that both the existing and emerging planning policies positions hold the preservation and enhancement of marinas and marine development as an essential policy goal in line with the significant contribution made to the local and regional economies in terms of direct and indirect employment, and GVA.

Supporting text to the plan notes that *'the boatyards... make an important contribution to the economy of the Borough and sub-region and are important for tourism and recreation.'*

The proposed layout has a number of navigational benefits in terms of safety and ease of boat parking, through removal of the Y line pontoon meaning there will be direct access, thus reducing congestion and the risks of collision – as the RHHA set out that the removal of the risk of the need to use tenders to access boats is a positive step as their Risk Assessment notes the likelihood of incidents involving tenders is high.

The access will also be improved for pedestrians, as all pontoons will be able to be reached from land without the need for users to require dingies to access their vessels.

The RHHA suggests that a recommendation to small boat users is made to use the channel East of the Z pontoons, to reinforce what most do already.

The MMO also concluded in 2011 that the proposals would not *‘cause or be likely to result in **obstruction or danger to navigation**, or have any significant effect on designated sites of environmental significance.’* (emphasis added)

Therefore, the professional assessments of the RHHA and MMO should sufficiently overcome any concerns over navigational safety.

RHHA - It will be noted that the reconfiguration of Deacons’ Marina does not affect the width of the Main Channel.

The MMO also concluded in 2011 that the proposals would not *‘cause or be likely to result in **obstruction or danger to navigation**, or have any significant effect on designated sites of environmental significance.’* (emphasis added)

Loss of open/recreational space

The application was refused on the grounds of ‘loss of an open recreational area’ due to development in an area of navigable water and as such a conflict with Saved Policy 156.OS. However, as set out above, the proposed development will improve navigational safety and therefore arguably represents an improvement to the area of navigable water.

The loss of the route for through traffic is not considered to be material, given a number of factors:

- The route is not used frequently – the survey data submitted alongside this application demonstrates that in summer 2017, less than 2% of craft used this route, with the majority using the main channel to navigate.
- The route does not directly lead anywhere but represents a convoluted route which diverts back to the main channel.
- The route is not safe, and the navigational safety benefits overcome any perceived impact caused by the loss of the channel.

Emerging Local Plan Policy DM31 seeks to protect recreation and open space facilities.

The planning statement submitted with the appeal scheme further referred to section 336(1) of the Town and Country Planning Act 1990 in terms of the interpretation of ‘open space’ as meaning:

*“any **land** [emphasis added] laid out as a public garden, or used for the purposes of*



SITE LAYOUT PLAN: as proposed
 1:500

Project: Proposed Rationalisation
 Deacons Marina and Boatyard,
 Southampton, Hants., SO31 8AZ

Client: Dean and Reddy Jiff
 Design: deank redkynoff

Site Layout: as proposed

Scale: 1:500 (A1)

PA16-146:02

C

1:500 (A1)

1:500 (A1)





Mr Steven Brown
Woolf Bond Planning
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AR

Application	O/17/80319
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

26 September 2017

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

Application No. O/17/80319

In pursuance of their powers under the above Act and in accordance with your application received on 13 April 2017 the Council, as Local Planning Authority, hereby **REFUSE** **OUTLINE PLANNING PERMISSION** for the following:

Description:	Outline application: development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access)
Site:	Land at Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HP

For the following reasons:

- 1 The proposals represent an inappropriate and unjustified form of development which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside, to the detriment of the character, visual amenity, and the quality of the landscape of the locality. The application is therefore contrary to Saved Policies 1.CO, 18.CO, 20.CO and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and the provisions of the National Planning Policy Framework.
- 2 The site is considered to be in an unsustainable and poorly accessible location such that the development will not be adequately served by sustainable modes of travel including public transport, cycling and walking. The application is therefore contrary to the requirements of Saved Policy 100.T of the Eastleigh Borough Local Plan Review 2001-2011 and Paragraphs 17 and 35 of the National Planning Policy Framework.
- 3 The application fails to demonstrate that a satisfactory means of access can be provided to serve the development without unacceptable interference with the

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

T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk

STATEMENT OF CASE

Appeal against the decision of Eastleigh Borough Council to refuse outline planning permission for the erection of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access)

Land at Satchell Lane, Hamble

Prepared by:



Woolf Bond Planning

Woolf Bond Planning LLP

For:

Mr S Bull and Mr R Janaway

January 2018

LPA Ref: O/17/80139

WBP Ref: 7683



Woolf Bond Planning

Chartered Town Planning Consultants

- 1.6. In relation to (i), the emphasis has changed in the Framework from that set out in the earlier PPS3 (which policy basis informed preparation of the Core Strategy). This represents an important material consideration.
- 1.7. In relation to (ii) the Local Plan does not purport to identify the OAHN, nor could it given its vintage. Moreover, the housing policies of the Local Plan (relating to the housing requirement) were not 'saved'¹ so that the development plan is absent on the general matter of housing provision. As a result, its housing policies are out of date, including in relation to the application of the countryside and settlement policy boundaries such that paragraphs 14 and 215 of the NPPF are engaged.
- 1.8. This represents a significant material consideration in favour of the application and in accordance with the tilted balance at paragraph 14 of the NPPF, planning permission should be granted in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits.
- 1.9. Not only is the Local Plan out of date, it is also silent on the issue of housing provision beyond 2011, this engaging the presumption in favour of sustainable development at paragraph 14 of the NPPF.
- 1.10. This approach was confirmed in a recent appeal decision relating to a proposal for up to 200 dwellings on land off Bubb Lane, Hedge End². Although the appeal was dismissed by decision dated 13 September 2017, on account of the impact of the scheme upon a strategic gap, the Inspector concluded that the proposal should be assessed on the basis of the tilted balance set out at NPPF paragraph 14 (on account of the policies for housing provision and those defining settlement policy boundaries being out of date, notwithstanding the Council's ability to demonstrate a five year supply of deliverable housing land at the time of the appeal).
- 1.11. As set out on Pg13 of the Housing White Paper (Feb 2017), "many councils work tirelessly to engage their communities on the number, design and mix of new housing in their area. But some duck difficult decisions and don't plan for the homes their area needs." Eastleigh is one such authority that is currently ducking the difficult decisions in determining planning applications for housing and is failing to consider applications in relation to the weighted balance.

¹ See SoS Saving Direction 14 May 2009

² PINS Ref: APP/W1715/W/3153928

- Contrary to the Council's assertions, the scheme represents a sustainable form of development and the appeal scheme involves the provision of significant benefits.
- Not only are there are no adverse impacts which significantly and demonstrably outweigh the benefits, but there are in fact significant benefits which significantly and demonstrably outweigh any perceived harm (perceived adverse landscape, sustainability and highway safety impact).
- The appeal scheme is submitted in accordance with the NPPF and it should be allowed so as to permit a sustainable form of much needed new market and affordable housing in helping to meet the Borough's housing needs and to provide the additional benefits which have been identified.

2.0 Appeal Scheme Description

2.1. The appeal scheme description is as follows:

“Outline planning permission for the development of land at Satchell Lane, Hamble to provide for up to 70 dwellings with associated access (from Satchell Lane), public open space, landscaping and amenity areas (all matters reserved expect for access).”

2.2. Only the principle of developing the site for up to 70 dwellings and associated land uses as well as the means of access are to be determined as part of the application.

2.3. Appearance, landscaping, layout and scale are reserved for subsequent determination.

2.4. The proposals are set out on the following plans:

- Site Location Plan No. No. CSA/3212/106A
- Development Concept Plan No. CSA/3212/105C
- Landscape Masterplan No. CSA/3212/108
- Proposed Site Access Plan No. 17-004-005D
- Proposed Site Access Visibility Splays Plan No. 161018/06/T02

2.5. As agreed with the Council, the application scheme provides for up to 35% affordable housing, although the overall dwelling mix is a matter to be secured at the subsequent reserved matters stage.

facilities. As such the application is contrary to policies 101.T, 147.OS, 165.TA, 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and Paragraphs 17, 203 and 204 of the National Planning Policy Framework.

- 3.3. Reasons 1 to 4 will be addressed in evidence, whilst reason 5 relates to necessary planning obligations which matters will be addressed through the preparation of a s106 legal agreement.

Planning Obligations

- 3.4. A legal agreement is in the process of being prepared and will provide for and secure the necessary provisions required to mitigate the impact of the scheme.
- 3.5. The contributions and provisions to be requested by the Council will need to meet the planning obligations test set out in part 11 Section 122 of the Community Infrastructure Levy Regulations 2010, and must be:
- a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.

- 4.5. As set out in section 1 above, the presumption in favour of sustainable development is engaged on account of the Local Plan's silence on the general matter of housing provision.
- 4.6. There are no saved policies relating to the provision of housing. In addition, and on account of recent permissions for residential development in strategic and local gaps, on land beyond settlement boundaries identified in the Local Plan, the settlement boundaries as defined in the 2006 Local Plan are in need of review in the face of pressures to accommodate post 2011 development needs. As such, the policies which define the settlement boundaries are out of date. This includes Policy 1.CO. and in this regard, the conflict with the development plan should be accorded limited weight.

Landscape Considerations

- 4.7. Landscape evidence will be prepared in relation to the impact of the scheme upon the character, visual amenity and the quality of the landscape of the locality. It will be explained that the appeal scheme is not in conflict with policies 18.CO, 20.CO or 59.BE.
- 4.8. The site's context will be explained in relation to the character of the area. The Site is not subject to any local or strategic gap designation and save for its countryside location (beyond an out of date settlement policy boundary), it is not designated as serving and landscape importance.
- 4.9. CSA Environmental prepared the Landscape and Visual Impact Assessment ('LVIA') which accompanied the application, which set out that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The landscape features of note include the tree band along the northern boundary, and the field has ordinary landscape characteristics. The eastern part of the Site in particular is influenced by the adjoining houses on Satchell Lane. The LVIA found that, overall, the Site is considered to be of medium landscape quality and value, with medium to low sensitivity to residential development.
- 4.10. The visual assessment identified that the Site is well contained in views from the wider area by virtue of the existing built development and well-treed surroundings.

Highway Safety

- 4.17. The Transport Statement sets out the suitability of the proposed means of access from Satchell Lane, (which has been discussed with HCC Highways) with proposed access arrangement plan no. 17-004-005A.
- 4.18. In relation to the ability of the existing highway network to accommodate the scale of development proposed, traffic surveys were undertaken at key local junctions.
- 4.19. Automatic Traffic Counts (ATC) were installed on Satchell Lane and accident information was purchased from Hampshire CC to assess the potential impact of the development on the local highway network.
- 4.20. The overall conclusion drawn from the above surveys and analysis is that the additional traffic onto the local network is considered to have a negligible impact on the local network and is unlikely to be perceptible in practice.
- 4.21. The proposed access arrangement from Satchell Lane and the levels of traffic flows to be generated from the scheme have been assessed as being entirely appropriate, and that the site would be compliant with prevailing transport policy. Additional benefits from the scheme include enhanced visibility along Satchell Lane which enhances road safety.
- 4.22. It is the Appellant's case that the Appeal Scheme is submitted in accordance with Local Plan Policy 100.T and paragraphs 17 and 35 of the NPPF.

Reason for Refusal 4: Sustainable Urban Drainage

- 4.23. Evidence will refer to and expand upon the form and content of the submitted drainage strategy and FRA to demonstrate the acceptability of the appeal scheme in relation to the hydrological and ecological interests of the Solent Complex.

Reason for Refusal 5: Planning Obligations

- 4.24. It is expected that the fifth reason for refusal will be addressed through the preparation of a legal agreement to ensure the necessary and related mitigation, including in the form of financial contributions and the provision of affordable housing.

5.0 Summary: the Planning Balance

- 5.1. The Local Plan was adopted in 2006 and pre-dates the NPPF requirement for plans to be based upon an objectively assessed need for housing (the "OAN"). Accordingly, and even at the point of adoption the development plan did not meet the objectively assessed need for housing during the plan period, which represents a clear conflict with paragraph 47 of the NPPF to boost significantly the supply of housing.
- 5.2. In so far as the housing policies of the 2006 Local Plan were not saved, the development plan is silent on the general matter of housing provision. In addition, the corresponding policies relating to settlement policy boundaries are also out of date. As such the weight attached to the conflict with the development plan (and the location of the Appeal Site within the countryside, albeit adjoining a defined settlement boundary) is reduced.
- 5.3. The titled balance of the presumption in favour of sustainable development is engaged, regardless of the five year housing land supply position.
- 5.4. As to matters of five year housing land supply and the need for housing beyond the five year period will be discussed with the Council and matters agreed in the Statement of Common Ground where possible. Subject to a review of the most up to date assessment of housing need and supply evidence may need to be presented on the position if there is no agreement.
- 5.5. The appeal site lies adjacent to a sustainable settlement, within walking distance from local services and facilities. Higher order facilities can be accessed by public transport including by bus.
- 5.6. The appeal site is not within an Area of Outstanding Natural Beauty or within an 'Area of High Landscape Value' and it is not in a local gap. There are no landscape constraints to bringing the site forward for development. Importantly, the Council's landscape officer has not raised an objection to the application.
- 5.7. There is a demonstrable need for the release of the application site for development now, regardless of the five year housing land supply position. This includes in relation to the need to secure affordable homes to meet the identified need for affordable housing in Eastleigh

Borough. Moreover, the technical assessment undertaken in support of the proposal demonstrates that the presumption in favour of sustainable development should be applied in the circumstances.

- 5.8. The appeal scheme does not result in any adverse effects that would significantly and demonstrably outweigh the benefits.
- 5.9. Expert evidence will assess the acceptability of the appeal scheme having regard to the policies set out in the decision notice and the overall planning balance in respect of the content of the NPPF.
- 5.10. The proposed development will achieve adopted policy objectives to include: good quality design, delivery of much needed housing, including affordable, a safe means of access, provision of new public open space and biodiversity enhancements.
- 5.11. For the reasons set out above, to be detailed in the Appeal evidence, the proposed development is acceptable and planning permission should be granted given that, *inter alia*, the proposed scheme would contribute towards meeting the Council's five year supply of deliverable housing land, and make efficient use of a sustainable site.
- 5.12. In assessing the merits of the appeal scheme, the benefits may be summarised as relating to the following:

5.13. For the reasons set out above, the appeal scheme amounts to a form of sustainable development, satisfying the three roles of sustainability as set out in the Framework by virtue of the following:

- **An economic role:** The scheme will contribute to construction jobs and spin-off jobs; will contribute to EBC's New Homes Bonus and increase Council tax receipts and will contribute to the long term economic viability and vitality of local shops and services.
- **A social role:** The provision of additional market and affordable housing in a district that has seen a significant deficit in their housing land supply, with an increased annualised requirement to reflect needs within the Borough and the wider HMA.
- **An environmental role:** The appeal site is in a sustainable location and will help to reduce the need to travel in order to access local services and facilities and there will be no adverse impact upon the landscape character of the area and nor would the Appeal Scheme have an adverse impact upon the character of the village.

5.14. Our evidence will refer to relevant case law, planning appeal decisions and the emerging Local Plan. We reserve the right to add to our case as necessary in order to deal with the evolving policy and five year housing land supply position and to respond to any third party objections,

5.15. For the above reasons, it is submitted that the appeal scheme accords with the presumption in favour of sustainable development set out in the Framework and it is respectfully requested that the appeal is allowed.

January 2018

**Town and County Planning Act 1990
Section 78 (As Amended)**

**DRAFT
STATEMENT OF COMMON GROUND**

Prepared by:

**Woolf Bond Planning LLP
(for Mr S Bull and Mr R Janaway)**

Land at Satchell Lane, Hamble-Le-Rice

PINS Ref: TBC

LPA Ref: O/17/80319

WBP Ref: 7683

25th January 2018

CORE DOCUMENT LIST

- CD1. Adopted Local Plan Review 2001-2011
- CD2. Document list to be expanded

- 5 The parties have agreed that the Appellants will provide planning obligations in the form of a Section 106 Agreement regarding necessary contributions subject to the satisfactory provision regarding delivery.
- 6 Subject to the satisfactory completion of the legal agreement, this will ensure that if the appeal is allowed and planning permission is granted, all of the financial contributions and other compliant obligations required to enable the proposed development to go ahead are in place and/or will be delivered at the appropriate times.

that a suitable scheme for sustainable urban drainage for the proposed development would be provided which ensures that the hydrological and ecological interests of the Solent Complex are protected, as set out in the Conservation of Habitats and Species Regulations 2010. The application is therefore contrary to the requirements of Saved Policies 25.NC and 45.ES of the Eastleigh Borough Local Plan Review 2001-2011 and Paragraph 118 of the National Planning Policy Framework.

5. The application fails to secure provision for developer contributions for on and off-site provision of facilities and infrastructure (including affordable housing, air quality monitoring, primary and secondary education, the solent disturbance mitigation project, sustainable transport measures, a Traffic Regulation Order, improvements and enhancements to the local footpath network, community infrastructure, on-site public open space and play area provision, off-site public open space, and public art) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. As such the application is contrary to policies 101.T, 147.OS, 165.TA, 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and Paragraphs 17, 203 and 204 of the National Planning Policy Framework.

- 1.5. Reasons 1, 2, 3 and 4 will be addressed in evidence, whilst reason 5 relates to necessary planning obligations which matter(s) will be addressed through the preparation of a s106 legal agreement.

3.0 DESCRIPTION OF THE APPEAL SCHEME

Scheme Description

3.1. The appeal scheme description is as follows:

“Outline application: development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access).”

3.2. Only the principle of developing the site for up to 70 dwellings as well as the means of access are to be determined as part of the application.

3.3. Appearance, landscaping, layout and scale are reserved for subsequent determination.

Plans and Particulars

3.4. The proposals are set out on the following plans:

The Scheme

- (i) Site Location Plan No. CSA/3212/106A
- (ii) Proposed Site Access Plan No. 17-004-005 Rev D (Drawings appended to additional Highways information submitting June 2017)

Supporting Plans

- (iii) Development Concept Plan No. CSA/3212/105C

3.2. In so far as the application is in outline, with only access to be determined at this stage, it might be appropriate, in the event of the appeal being allowed, for a condition(s) requiring the reserved matters application to be in general conformity with the illustrative masterplan. A separate condition could require the access to be implemented in accordance with the access drawing.

- Highways Technical Note (C&A Consulting)
- Note relating to Southern Waters consultation response (C&A Consulting)

Technical Considerations

- 3.4. The technical considerations relating to the proposed scheme are summarised below.

Design & Access Statement

- 3.5. The Design and Access Statement sets out how the scheme has evolved and includes an assessment of the opportunities and constraints afforded by the site to accommodate the level and form of development proposed.
- 3.6. The analysis of the site and surrounding area, undertaken to inform the design response, shows that there is no particular style of built form that predominates in the area generally. The house type designs, to be considered at the reserved matters stage, do not need to replicate any existing patterns of development or utilise particular materials, but should achieve a cohesive appearance sympathetic to neighbouring development.
- 3.7. All matters are to be reserved except for means of access.
- 3.8. Vehicular access to the proposed dwellings will be provided by a single means of access from Satchell Lane.

Height and Massing

- 3.9. The layout and form of the development has been designed to be sympathetic to the urban edge location of the site, with massing along the northern boundary reduced in scale to minimise impacts on the wider landscape beyond.

Dwelling Mix and Affordable Housing

- 3.10. As set out above, the scheme provides for a total of up to 70 dwellings, including the provision of up to 25 affordable dwellings (up to 35%).

Archaeology

- 3.17. The accompanying Desk Based Assessment concludes that the site is of limited archaeological potential and that a requirement for further archaeological work could follow planning permission, secured by an appropriately worded archaeological planning condition.

Drainage

- 3.18. Details relating to the proposed drainage strategy are set out in the accompanying FRA.
- 3.19. The supporting material to the application demonstrates that the scheme is entirely acceptable in drainage terms.

Noise

- 3.20. The noise report confirms the acceptability of the scheme in noise terms.

Planning Obligations

- 3.21. Matters of detail, including in relation to the likely financial contributions are to be agreed as part of the Council's determination of the application.

5.0 CONSIDERATION OF THE APPEAL APPLICATION BY EASTLEIGH BOROUGH COUNCIL

- 5.1. The appeal scheme was reported to Committee with a recommendation to refuse planning permission.
- 5.2. Although there were objections from local residents and Parish Councils, there were no objections to the proposal from any of the statutory consultees.
- 5.3. The position in relation to the responses receive upon the application may be summarised as follows:

1. EBC Tree Officer 2. CLH Pipelines 3. Defence Infrastructure Organisation 4. Eastleigh Group of Ramblers 5. EBC Head of Housing Services 6. EBC Parks and Open Spaces 7. Environmental Health 8. Hampshire County Council Minerals 9. HCC Archaeologist 10. HCC Flood and Water Management 11. Natural England 12. Southern Water Services	1. Local Residents 2. Hamble Parish Council 3. HCC Highways 4. EBC Ecology

- 5.4. The report to committee sets out the officer's consideration of the appeal scheme.

Ecology

- 5.5. There are no concerns relating to protected species on the site and Natural England confirmed that measures can be built into the proposal that seek to avoid all potential impact on the European sites.

7.0 MATTERS IN DISPUTE

7.1. The areas of disagreement comprise as follows:

- The impact of the development will have upon the landscape character of the area.
- The sustainability merits of the site in locational terms having regard to its proximity and accessibility to local services and facilities.
- The acceptability of the proposed means of access in highway safety terms.
- The acceptability of the scheme in drainage terms having regard to hydrological and ecological interests.

9.0 AGREEMENT: SCHEDULE OF COMMON GROUND

- 9.1. This document is accepted as the agreed Statement of Common Ground for the appeal being considered under PINS Ref: XXXX.
- 9.2. It has been duly signed by representatives of the Appellant (Mr S Bull and Mr R Janaway and Eastleigh Borough Council.

Signed..... on behalf of Mr S Bull and Mr R Janaway

.....
NAME DATE

Signed..... on behalf of Eastleigh Borough Council

.....
NAME DATE



Woolf Bond Planning
Chartered Town Planning Consultants

Our Ref: SB/7683

Email: s.brown@woolfbond.co.uk

25th January 2018

The Planning Inspectorate
Appeals Registry
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS2 6PN

Dear Sir/Madam

APPEAL BY MR S BULL AND MR R JANAWAY AGAINST THE NON DETERMINATION BY EASTLEIGH BOROUGH COUNCIL FOR OUTLINE PLANNING PERMISSION FOR UP TO 70 NO. DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, PUBLIC OPEN SPACE, LANDSCAPING AND AMENITY AREAS

LAND AT SATCHELL LANE, HAMBLE-LE-RICE (LPA REF: O/17/80319)

We refer to the above and enclose an appeal made against the non-determination of the above proposal under LPA Ref: O/2017/80319 by Eastleigh borough Council.).

Pursuant to with the reasons set out in the enclosed particulars, we request that the appeal is determined by the **inquiry procedure**.

In accordance with the advice in the Planning Inspectorate's Procedural Guide for Planning Appeals; and the requirements of the appeal form, the following documents are enclosed:

- Completed Appeal Form
- Statement of Case
- Draft Statement of Common Ground
- Reasons for Requesting an Inquiry

PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal and essential supporting documents **must** reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT DETAILS See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MR S BULL AND MR R JANAWAY

Company/Group name (if applicable)

Address C/O AGENT

Postcode

Daytime phone

Fax

I prefer to be contacted by Post Email*

*Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL See section B of the guidance leaflet.

Name MR S BROWN

Company/Group name (if applicable) WOOLF BOND PLANNING

Address THE MITFORDS, BASINGSTOKE ROAD,
THREE MILE CROSS, READING

Postcode RG7 1AT

Your reference SB/7683

Daytime phone 01189884923 Fax

I prefer to be contacted by Post Email* ☒

*Email address s.brown@woolfbond.co.uk

G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W *

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is suited to the vast majority of appeals. You should refer to the criteria within the guidance leaflet to help you select the appropriate option.

- ♦ a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes No

2 THE HEARING PROCEDURE

H ♦

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. If you are proposing that this appeal follows the hearing procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

- ♦ a) If you are proposing that this appeal follows the hearing procedure you must liaise with the LPA and agree two alternative dates on which a hearing could take place. The dates should not fall on a Monday but should be between the period 7 - 11 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

- b) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

3 THE INQUIRY PROCEDURE

I ✓

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You are required to provide information concerning the number of witnesses and the length of time they need to give their evidence. If you are proposing that this appeal follows the inquiry procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

SEE 'REASONS FOR REQUESTING AN INQUIRY' DOCUMENT.

- ▲ a) How many witnesses do you intend to call? No. of witnesses 4
- b) How long do they need to give their evidence?
3 DAYS
- c) How long do you estimate the inquiry will last? No. of days 4
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

H. FULL STATEMENT OF CASE (continued)

Please continue on a separate sheet if necessary

J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You must send the documents listed 1-6 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|--|-----|
| 1 | A copy of the planning application sent to the LPA. | 1 ✓ |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (this is usually part of the LPA's planning application form). | 2 ✓ |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | 3 ✓ |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 ✓ |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet. | 5 ✓ |

SEE SCHEDULE OF SUPPORTING INFORMATION.

- | | | |
|---|---|-----|
| 6 | Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet. | 6 ✓ |
|---|---|-----|

AS ABOVE.

You must send copies of the following, if appropriate:

- | | | |
|----|---|-------------------|
| 7 | A copy of the design and access statement sent to the LPA (if required). | 7 |
| 8 | A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. | 8 |
| 9 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA . Acceptance of these will be at the Inspector's discretion.

Please number them clearly and list the numbers here or on a separate sheet:
<div style="border: 1px solid black; height: 15px; width: 200px; margin-top: 5px;"></div> | 9 |
| 10 | Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. | 10 |
| 11 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
a) the relevant outline application;
b) all plans sent at outline application stage;
c) the original outline planning permission. | 11a
11b
11c |
| 12 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the <u>original permission</u> with the condition attached. | 12 |
| 13 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | 13 |
| 14 | If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over the local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application | 14 |

ESSENTIAL SUPPORTING INFORMATION

JANUARY 2018

APPEAL BY MR S BULL AND MR R JANAWAY

LAND AT SATCHELL LANE, HAMBLE-LE-RICE

**OUTLINE PLANNING PERMISSION FOR UP TO 70 NO. DWELLINGS TOGETHER WITH ASSOCIATED ACCESS,
PUBLIC OPEN SPACE, LANDSCAPING AND AMENITY AREAS**

LPA REF: O/17/80319

As requested at Part J of the Appeal Form, the following documents are submitted in hard copy form and on the accompanying CD:

1. A copy of the original planning application submitted to the LPA via the Planning Portal (See Appeal Document Bundle A), comprising as follows:
 - Covering Letter dated 12th April 2017 (Woolf Bond Planning)
 - Planning Application Form and Certificates
 - Planning Statement (WBP)
 - Site Location Plan No. CSA/3212/106A
 - Development Concept Plan No. CSA/3212/105C
 - Design and Access Statement (CSA) (April 2017)
 - Transport Statement 17-004 (C&A Consulting Engineers Ltd.) (April 2017)
 - Flood Risk Assessment and Preliminary Surface Water Drainage Strategy (C&A Consulting Engineers Ltd) (April 2017)
 - Preliminary Services Appraisal (C&A Consulting Engineers Ltd) (April 2017)
 - Extended Phase I Habitat Survey (EcoSupport) (April 2017)
 - Wintering Bird Survey (EcoSupport) (April 2017)
 - Landscape and Visual Impact Assessment (CSA) (April 2017)
 - Agricultural Land Considerations (Kernon) (April 2017)
 - Noise and Air Quality Assessment (AcousticAir Ltd) (April 2017)
 - Geo-environmental Site Assessment (RSK) (April 2017)
 - Mineral Assessment Report (D.K. Symes Ass.) (April 2017)
 - Archaeological Desk Based Assessment (Orion Heritage Ltd) (April 2017)
 - Tree Information including Tree Impact Assessment, Tree Constraints Plan No. TCP01Rev0 and Tree Protection Plan No. TPP02Rev0 (Ian Keen Ltd) (April 2017)



The Planning Inspectorate

3/O
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 03034441832
Customer Services:
0303 444 5000
Email:
Stella.perrell@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Planning Appeals Technician
Eastleigh Borough Council
Development Control
Civic Offices
Leigh Road
Eastleigh
Hampshire
SO50 9YN

Your Ref: 0/17/80319
Our Ref: APP/W1715/W/18/3194846

22 February 2018

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr S Bull and Mr R Janaway
Site Address: Land at Satchell Lane, Hamble-le-Rice, Southampton, SO31 4HP

I have received appeal form and documents for this site. I am the case officer.

I have checked the papers and confirm that the appeal is valid. If I find out later that this is not the case, I will write to you again.

The date of this letter is the starting date for the appeal.

We have decided that the appeal should follow the inquiry procedure.

We have decided the appeal will proceed by way of an inquiry for the following reasons. The LPA's comments, in their message of 8 February, state that they can demonstrate a 5 year housing land supply (as evidenced by recent appeal decisions). However, each appeal must be considered on its own merits and so potentially housing land supply may be an issue in this appeal also (paragraph 5.4 of the appellant's statement). It is our experience that issues relating to housing land supply are more likely to be suitable to be dealt with at an inquiry as they generally warrant cross examination and, where appropriate, legal submissions.

Matters such as landscape, sustainability, highways and drainage, when considered cumulatively, are sufficiently complex to warrant an inquiry. The level of local interest, as evidenced by the information published for the application online, adds weight to the need for an inquiry.

As the inquiry is likely to have a duration of 3 days or more, the appeal will follow our bespoke inquiry procedures. Guidance about bespoke programming of appeals can be found at the following link https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/463405/procedural_guide_planning_appeals.pdf. Attached is the format for the bespoke programme. Please suggest dates for those actions which have not

v) that the decision will be published on GOV.UK.

Please send a copy of the notification letter to me.

Where a new local policy has been adopted at any point following the LPA decision but before the appeal decision is issued you must inform PINS and outline its effect on this appeal.

Costs

Costs can be awarded in this type of appeal. Details of this can be found on GOV.UK - <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You are advised to read this guidance very carefully as it contains important information about how one party to an appeal might have to pay another party's costs.

You should be aware that withdrawal at any stage in the proceedings, without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

If you have any questions, please contact me.

Yours sincerely,

Stella Perrett

Stella Perrett

Enclosures: bespoke programme

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

The Planning Inspectorate

**QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT
(Online Version)**

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference	APP/W1715/W/18/3194846
Appeal By	MR S BULL AND MR R JANAWAY
Site Address	Land at Satchell Lane Hamble-le-Rice Southampton SO31 4HP Grid Ref Easting: 448217 Grid Ref Northing: 107854

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☐ No ☒
*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last? 5 day(s)

1.d. How many witnesses do you intend to call? 6

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☒ No ☐

Please explain

In order to fully assess all of the matters for consideration.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.a.i. If YES, was it necessary to consult Natural England?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach the comments of Natural England <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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20.c.i. Have you issued a screening opinion (SO)	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
---	---------	------------------------------	-------------------------------------

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application?

Yes

No

25.b. Did the Mayor of London issue a direction to refuse planning permission?

Yes

No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

O/17/80319

Completed by

Claire Campbell-Best

On behalf of

Eastleigh Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

David Huckfield

Phone no (including dialling code)

02380 688811

Email

david.huckfield@eastleigh.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

Page 5 of 8

Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Consultee Response - Southern Water Map.pdf
File name:	Consultee Response - Eastleigh Group of the Ramblers.pdf
File name:	Consultee Response - EBC Parks and Open Spaces (1).pdf
File name:	Consultee Response - EBC Parks and Open Spaces.pdf
File name:	Consultee Response- HCC Childrens Services.pdf
File name:	Consultee Response - Ecology.pdf
File name:	Consultee Response - Fisher German.pdf
File name:	Consultee Response - EBC Head of Housing Services.pdf
File name:	Consultee Response - EBC Tree Officer.pdf
File name:	Consultee Response - HCC Flood and Water Management.pdf
File name:	Consultee Response - HCC Highways.pdf
File name:	Consultee Response - Hampshire County Council Planning - Minerals.pdf
File name:	Consultee Response - HCC Archaeology.pdf
File name:	Consultee Response - Southern Water Services.pdf
File name:	Consultee Response- HCC Highways.pdf
File name:	Consultee Response - Natural England.pdf
File name:	Consultee Response- Environmental Health (4).pdf
File name:	Consultee Response - EBC Ecology Response 1.pdf
File name:	Satchell Lane Neighbour Letters_Part1.pdf
File name:	Satchell Lane Neighbour Letters_Part4.pdf
File name:	Satchell Lane Neighbour Letters_Part3.pdf
File name:	Satchell Lane Neighbour Letters_Part2.pdf
File name:	Satchell Lane Neighbour Letters_Part5.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Committee Report.pdf
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	Printed minutes 21092017 1800 Bursledon Hamble-le-Rice and Hound Local Area Committee.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	1.CO EBLPR 2001-2011.pdf
File name:	18.CO EBLP (2001-2011).pdf
File name:	100T.pdf
File name:	102T.pdf
File name:	147OS EBLPR (2001-2011).pdf
File name:	165TA.pdf
File name:	191IN EBLPR (2001-2011).pdf
File name:	20.CO EBLPR 2001-2011.pdf
File name:	25NC.pdf
File name:	45ES.pdf
File name:	101T EBLPR (2001-2011).pdf
File name:	74.H.pdf
File name:	59BE.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	25NC.pdf
File name:	102T.pdf