

Hamble-le- Rice Parish Council
COUNCIL MEETING



Monday 23rd April 2018 at 7.00pm

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

AGENDA

Welcome

Apologies for absence

Declaration of interest and approved dispensations

To approve minutes of the Council Meeting
Public Session

1 **H/18/82677 - 106 HAMBLE LANE, HAMBLE-LE-RICE, SOUTHAMPTON,** First floor rear extension over existing single storey and loft conversion including extension of main ridge.

2 **H/18/82548 94 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL**Single storey rear and two storey side extension

3 **H/18/82724 12 BARTON DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RE**Two storey side extension

APPLICATIONS OUTSIDE THE PARISH

4 **O/18/82750 LAND AT NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ**

Outline application for the demolition of existing buildings and erection of 23 employment units for B1 & B2 use (up to 5,905sqm of floor space) and associated car parking and access

River Hamble Harbour Authority

Mooring relocation at Brooklands Quay, Sarisbury Green, SO31 7EF (SU 493 088).

Replacement of river wall, Swanwick Shore Road Car Park, SO31 7EF (SU495 092)

DECISIONS

7 TUTOR CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RU – Permit
Delegated Decision

APPEAL DECISION

**LAND TO THE REAR OF BLACKTHORN HEALTH CENTRE, SATCHELL LANE,
HAMBLE-LE-RICE SO31 4NQ**

Copy of Inspectorate Decision attached.

DECISION – OUTSIDE THE PARISH

**F/18/82322 LAND SOUTH OF BURSLEDON ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8EY**

Construction of 200no. dwellings with associated public open space, landscaping, roads, drainage and diversion of public footpath No. 1, with associated access from Bursledon Road and vehicular link to land to the south, and laying out of new country park. (The development is contrary to the development plan and affects a public right of way).

Exempt Business **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 of 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 and that the public interest in not disclosing the information outweighs the public interest in disclosing the information.

Enforcement Cases

Amanda Jobling Clerk		Date 18.4.18
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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.

I. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text" value="Dan"/>	Surname:	<input type="text" value="Miczarek"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="106, Hamble Lane"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="HAMBLE-LE-RICE"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SO31 4HU"/>	<input type="text"/>			
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>					

II. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Debby"/>	Surname:	<input type="text" value="Osman"/>
Company name:	<input type="text" value="ghd partnership Ltd"/>				
Street address:	<input type="text" value="4"/>				
	<input type="text" value="Bursledon Heights"/>	Telephone number:	<input type="text" value="02380644666"/>		
	<input type="text"/>	Mobile number:	<input type="text" value="07909695860"/>		
Town/City:	<input type="text" value="BURSLEDON"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SO31 8DB"/>	<input type="text" value="d.osman@ghdpartnership.co.uk"/>			

III. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission?

☐ Yes ☒ No

h. Site Address Details

Full postal address of the site (including full postcode where available)

House:

106

Suffix:

House name:

Street address:

Hamble Lane

Town/City:

HAMBLE-LE-RICE

Postcode:

SO31 4HU

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

447437

Northing:

107822

Description:

i. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	Yes	No	Is a new or altered pedestrian access proposed to or from the public highway?	Yes	No	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	Yes	No

j. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?	Yes	No

k. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within the minimum planning distance of your proposed development?	Yes	No
Will any trees or hedges need to be removed or pruned in order to carry out your proposal?	Yes	No

l. Parking

Will the proposed works affect existing car parking arrangements?	Yes	No

m. 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

n. Site Visit

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

6. Site visit

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

1. Materials

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

Doors - description:

Description of *existing* materials and finishes:

UPVC double glazed sliding doors to ground floor.

Description of *proposed* materials and finishes:

Possible UPVC double glazed French doors to master bedroom with clear / glazed Juliette balcony.

Roof - description:

Description of *existing* materials and finishes:

Concrete pantiles

Description of *proposed* materials and finishes:

Concrete pantiles to match existing.

Walls - description:

Description of *existing* materials and finishes:

Rendered wall above low level brickwork.

Description of *proposed* materials and finishes:

Render finish

Windows - description:

Description of *existing* materials and finishes:

UPVC double glazed windows

Description of *proposed* materials and finishes:

UPVC double glazed windows.

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 S01 (Existing drawings) and D01 (Proposed drawings) and location and block plans.

2. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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: Mrs

First name: Debby

Surname: Osman

Person role: AGENT

Declaration date: 28/02/2018

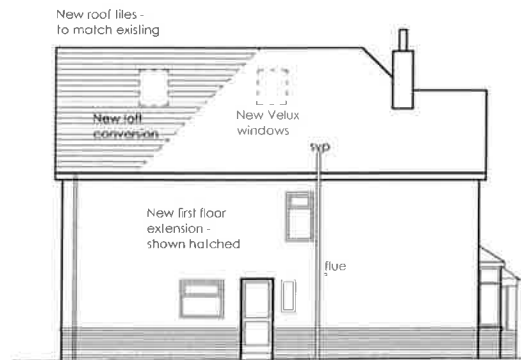
☒ Declaration made

3. 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 28/02/2018

BLOCK/SITE PLAN
 AREA 90m x 90m
 SCALE 1:500 on A4
 CENTRE COORDINATES: 447436, 107821





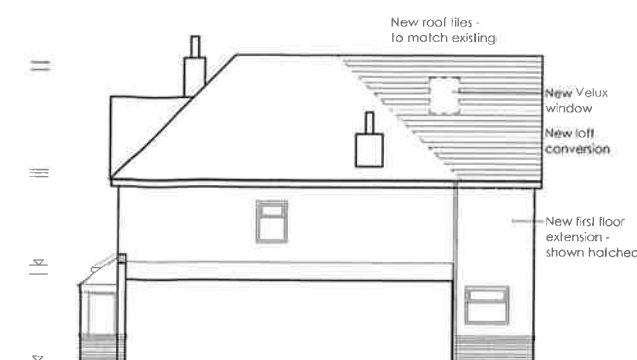
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Scale 1:100



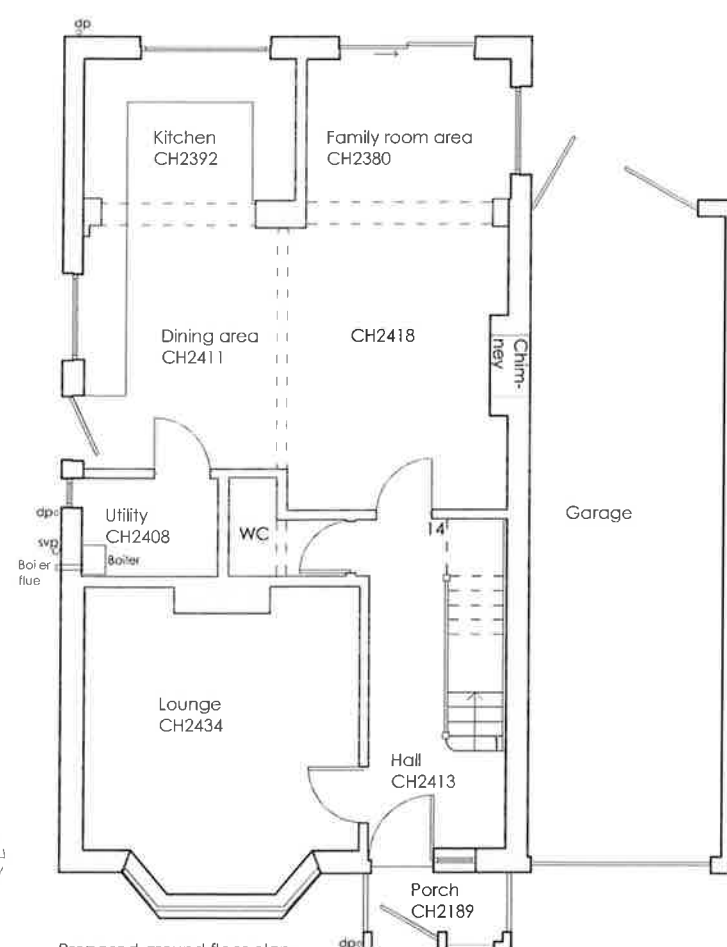
Existing front elevation (No change)
Scale 1:100



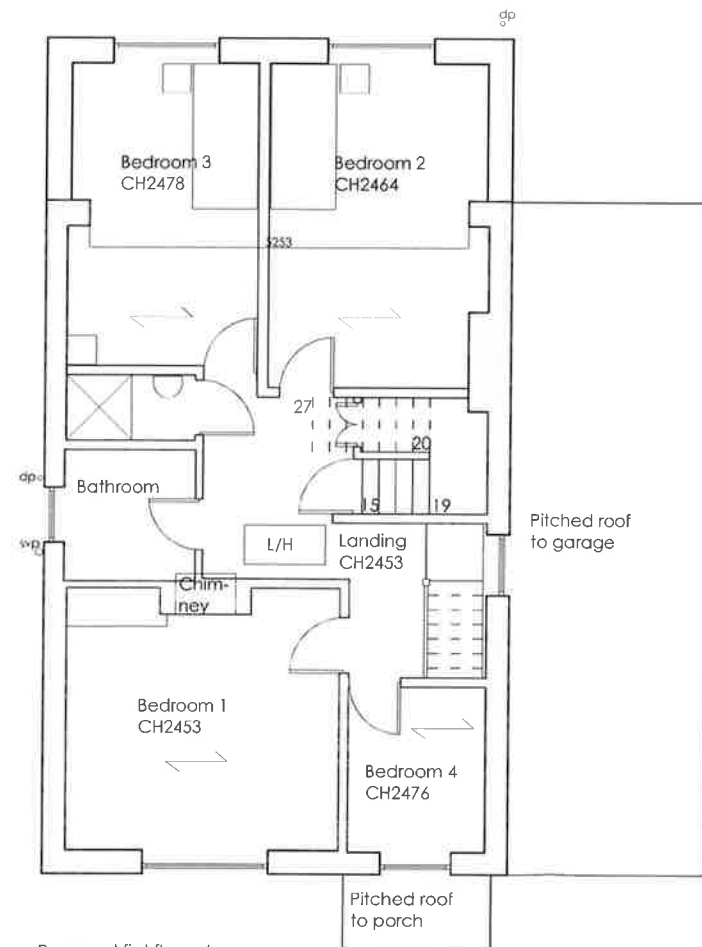
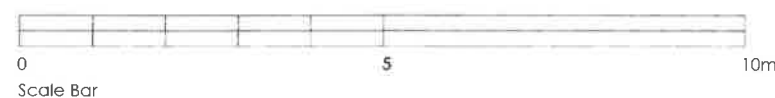
Proposed rear elevation
Scale 1:100



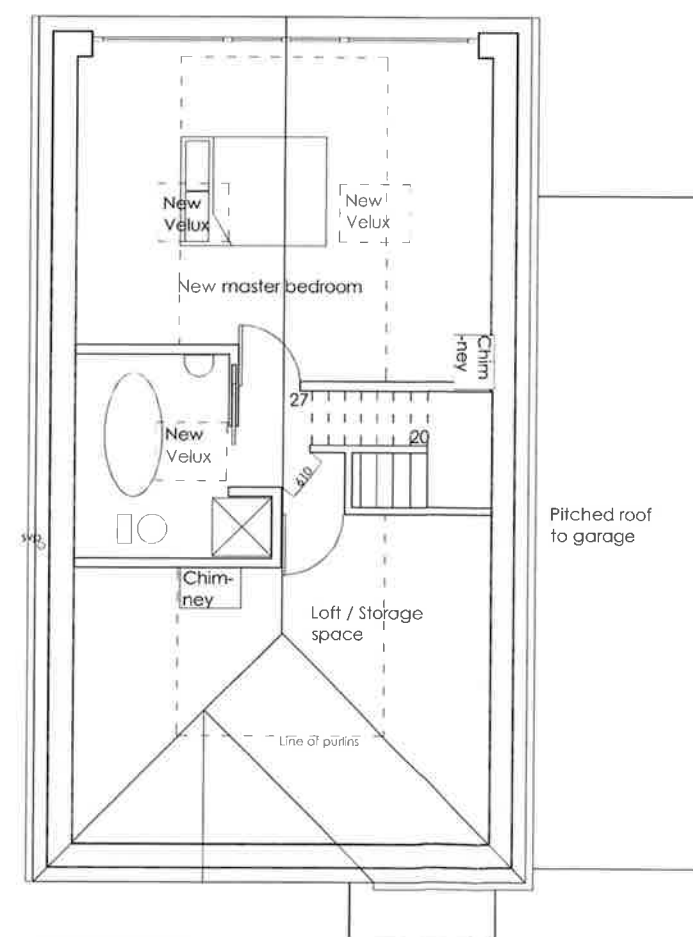
Proposed side elevation
Scale 1:100



Proposed ground floor plan
Scale 1:50



Proposed first floor plan
Scale 1:50



Proposed loft plan
Scale 1:50

GENERAL NOTES:

ALL WORK WHETHER SPECIFIED OR IMPLIED TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE AND ACCEPTED BUILDING PRACTICE.

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DRAWING TO BE READ IN CONJUNCTION WITH ADDITIONAL DRAWINGS AND ANY STRUCTURAL ENGINEERS INSTRUCTIONS AND DETAILING.



1000 Station Road
Buckingham
Hampshire
RG1 1BB
Tel: 029 8064 6666
www.ghdpartnership.co.uk



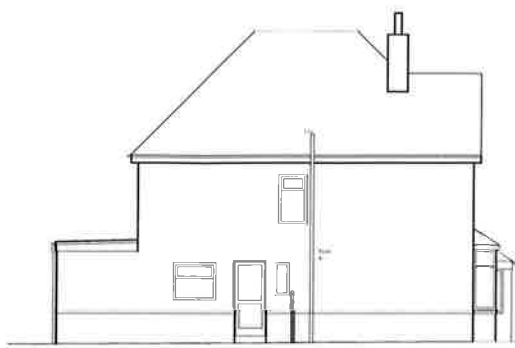
Client Name
Mr & Mrs D Miczarek
106 Hamble Lane

Project Name
**First floor rear extension
and loft conversion**

Project Title
Proposed plans & elevations

Date	7 March 2018	Scale	1:50 & 1:100 @ A1
Drawn by	DAO	Project No	2018.366
Checked by	REV	Design No	D01

DO NOT SCALE FROM THIS DRAWING



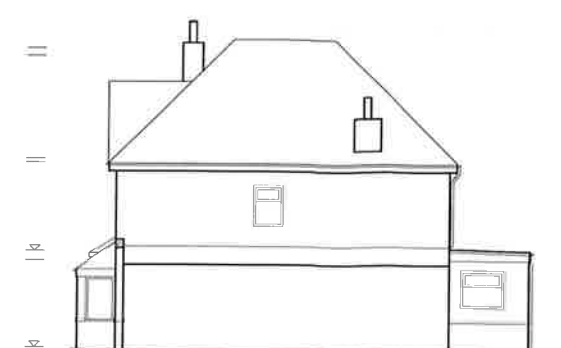
Existing side elevation
Scale 1:100



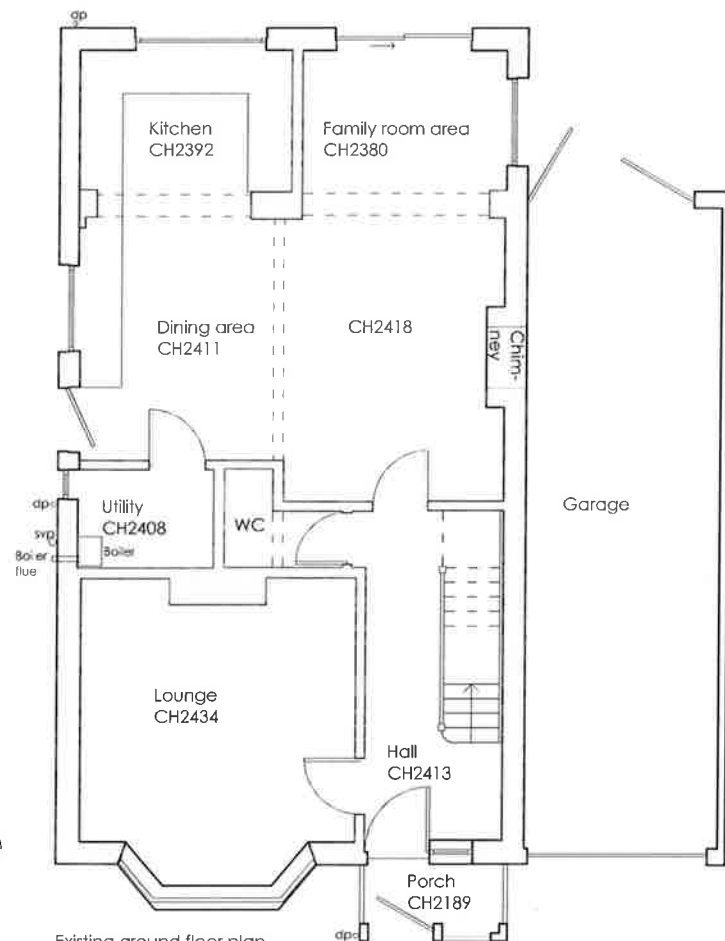
Existing front elevation
Scale 1:100



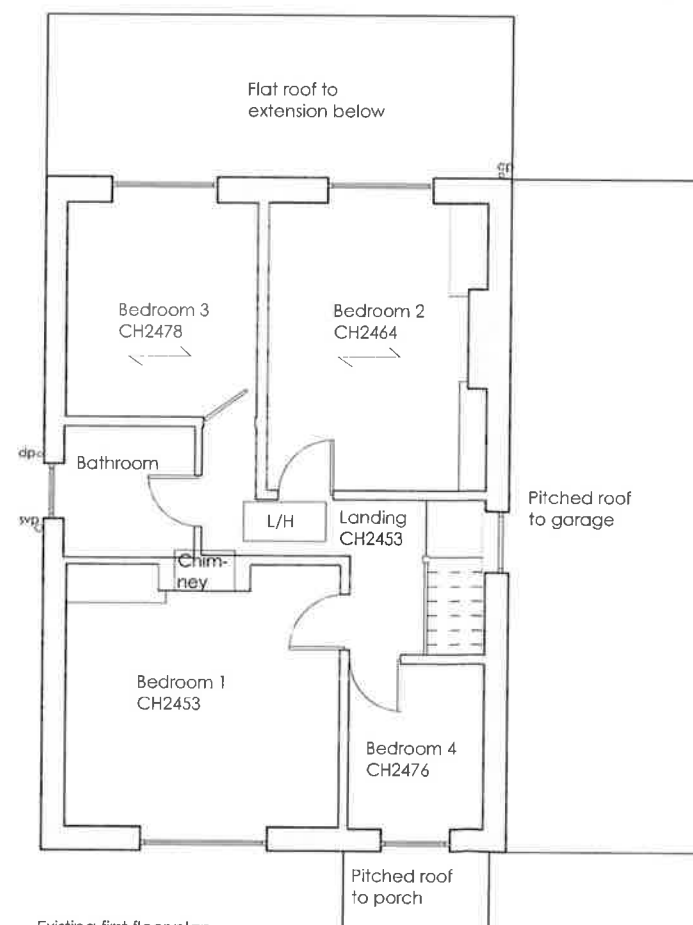
Existing rear elevation
Scale 1:100



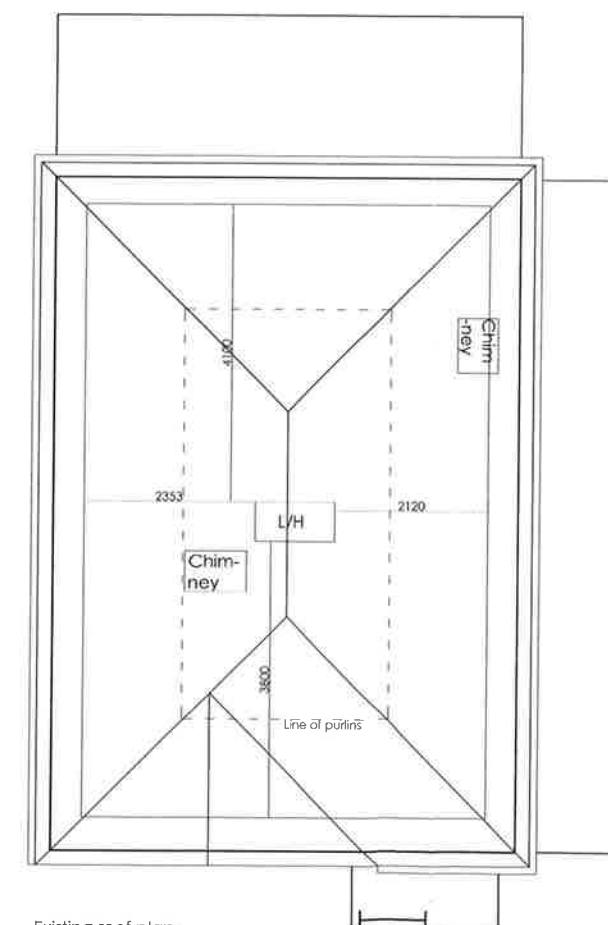
Existing side elevation
Scale 1:100



Existing ground floor plan
Scale 1:50



Existing first floor plan
Scale 1:50



Existing roof plan
Scale 1:50

GENERAL NOTES:

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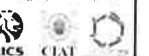
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DRAWING TO BE READ IN CONJUNCTION WITH ADDITIONAL DRAWINGS AND ANY STRUCTURAL ENGINEERS INSTRUCTIONS AND DETAILING.

A	EDI	00/00/00	COMMENT BOX
Rev	Name	Date	COMMENT BOX



1 Burdett Road, Highbury
London N5 2UR
Tel: 020 8064 4660
www.ghdpartnership.co.uk



Mr & Mrs D Miczarek
106 Hamble Lane

First floor rear extension
and loft conversion

Existing plans & elevations

Date	2 Feb 2018	Scale	1:50 & 1:100 @ A1
Drawn by	DAO	Project No	2018-366
Checked by		Drawing No	S01
		Rev	



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"/>	Surname:	<input type="text" value="Hardy"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="94, Satchell Lane"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="HAMBLE-LE-RICE"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SO31 4HL"/>	<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" value="Mr"/>	First Name:	<input type="text" value="Les"/>	Surname:	<input type="text" value="Rosenthal"/>
Company name:	<input type="text" value="Rosenthal Design Services Ltd"/>				
Street address:	<input type="text" value="25 Barnes wallis Road,"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="07889028734"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Fareham"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="PO15 5TT"/>	<input type="text" value="info@rosenthalarchitectural.co.uk"/>			

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission?

☐ Yes ☒ No

h. Site Address Details

Full postal address of the site (including full postcode where available)

House: 94 Suffix:

House name:

Street address: Satchell Lane

Town/City: HAMBLE-LE-RICE

Postcode: SO31 4HL

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 448243

Northing: 107539

i. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	Yes · No	Is a new or altered pedestrian access proposed to or from the public highway?	Yes · No	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	Yes · No
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j. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes · No

k. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within 10m (33ft) of the proposed development?

Yes · No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes · No

l. Parking

Will the proposed works affect existing car parking arrangements?

Yes · No

m. 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

n. Site Visit

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

Yes · No

U. Site visit

f 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

1. 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:

Various

Description of *proposed* materials and finishes:

No Change

Doors - description:

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

White in the Build

Lights - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Not Applicable

Roof - description:

Description of *existing* materials and finishes:

Tiled

Description of *proposed* materials and finishes:

Tiled

Vehicle Access - description:

Description of *existing* materials and finishes:

Hard Standing for many vehicles

Description of *proposed* materials and finishes:

No Change

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick

Windows - description:

Description of *existing* materials and finishes:

White

Description of *proposed* materials and finishes:

White

OTHER - description:

Type of other material:

Guttering

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

To Match Existing

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

☒ Yes☐ No

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

1. Materials

Full set of Scaled Plans and Elevation drawings plus Location and Block Plan

2. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/We 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*).

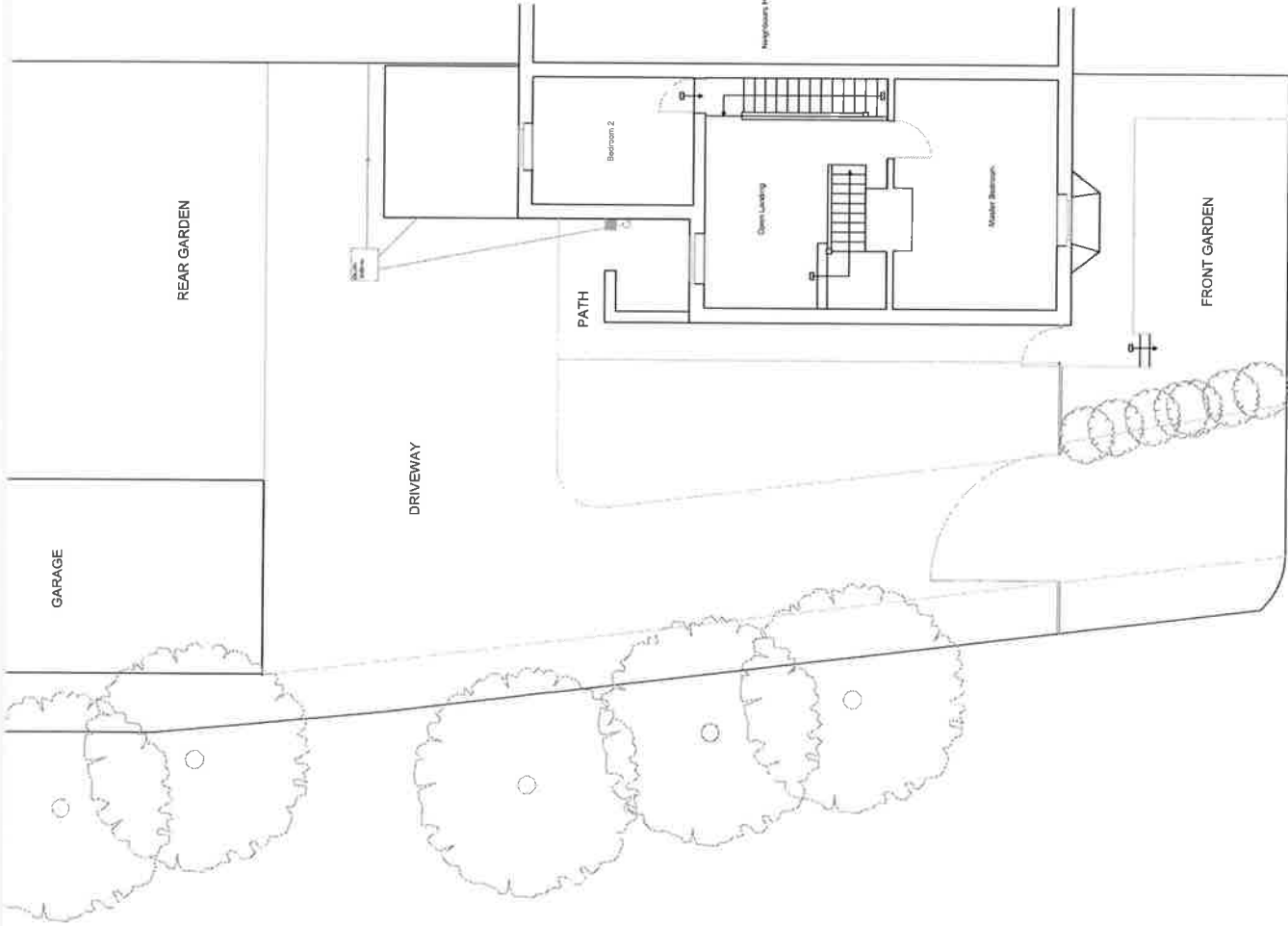
Title:Mr & MrsFirst name:Surname:Hardy

Person role:APPLICANTDeclaration date:14/02/2018☒ Declaration made

3. 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.

☒ Date14/02/2018



07713 483394
info@rosenthal-itectural.co.uk

NOTES

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- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.

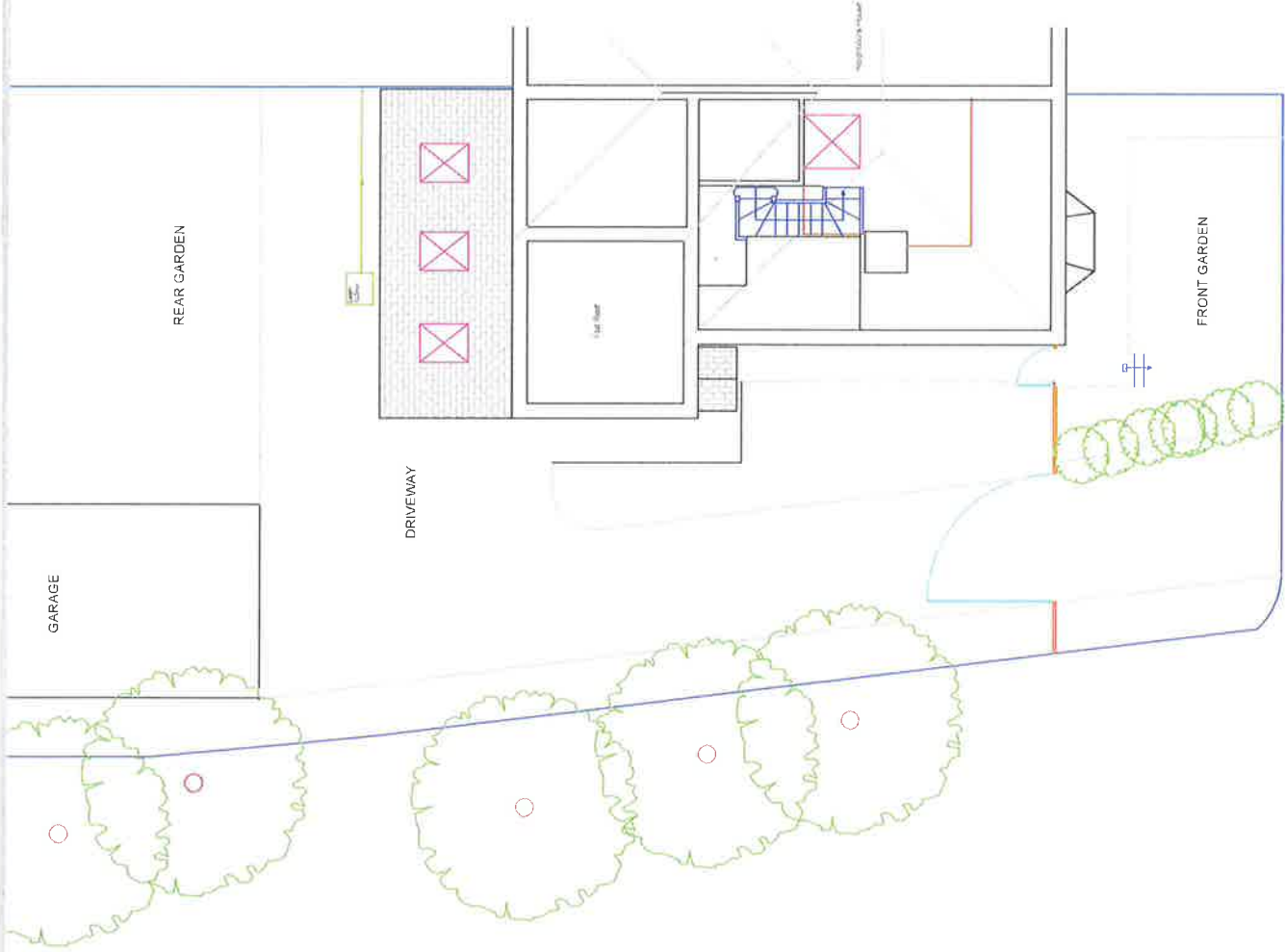


Existing FF Plan

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO:	DRAWN: DS
JOB NO:	DATE: 26.01.18
SCALE @ A3: 1:100	PG NO: 03



07713 483394
info@rosenthalarchitectural.co.uk

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M 1:100 0 1 2 3 4 5
M 1:50 0 0.5 1.0 1.5 2.0 2.5

Proposed SF Plan

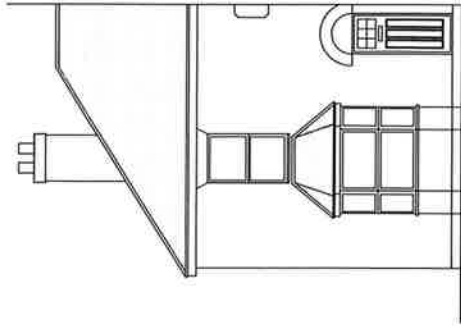
Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

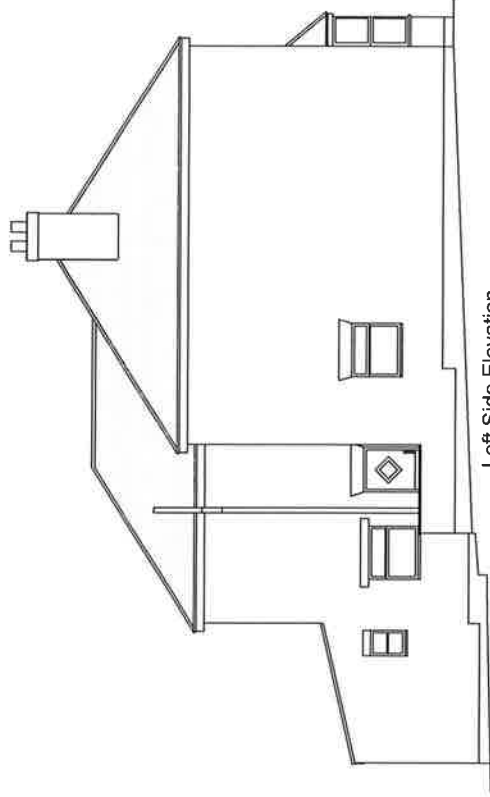
CLIENT NO: DRAWN: DS

JOB NO: DATE: 26.01.18

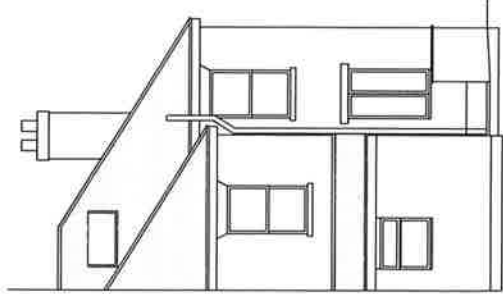
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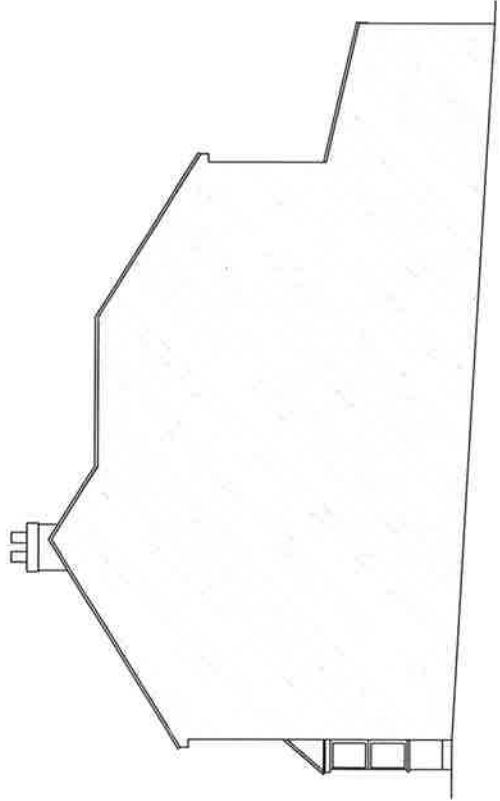
Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



07713 483394
info@rosenthalarchitectural.co.uk

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- 05 All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.

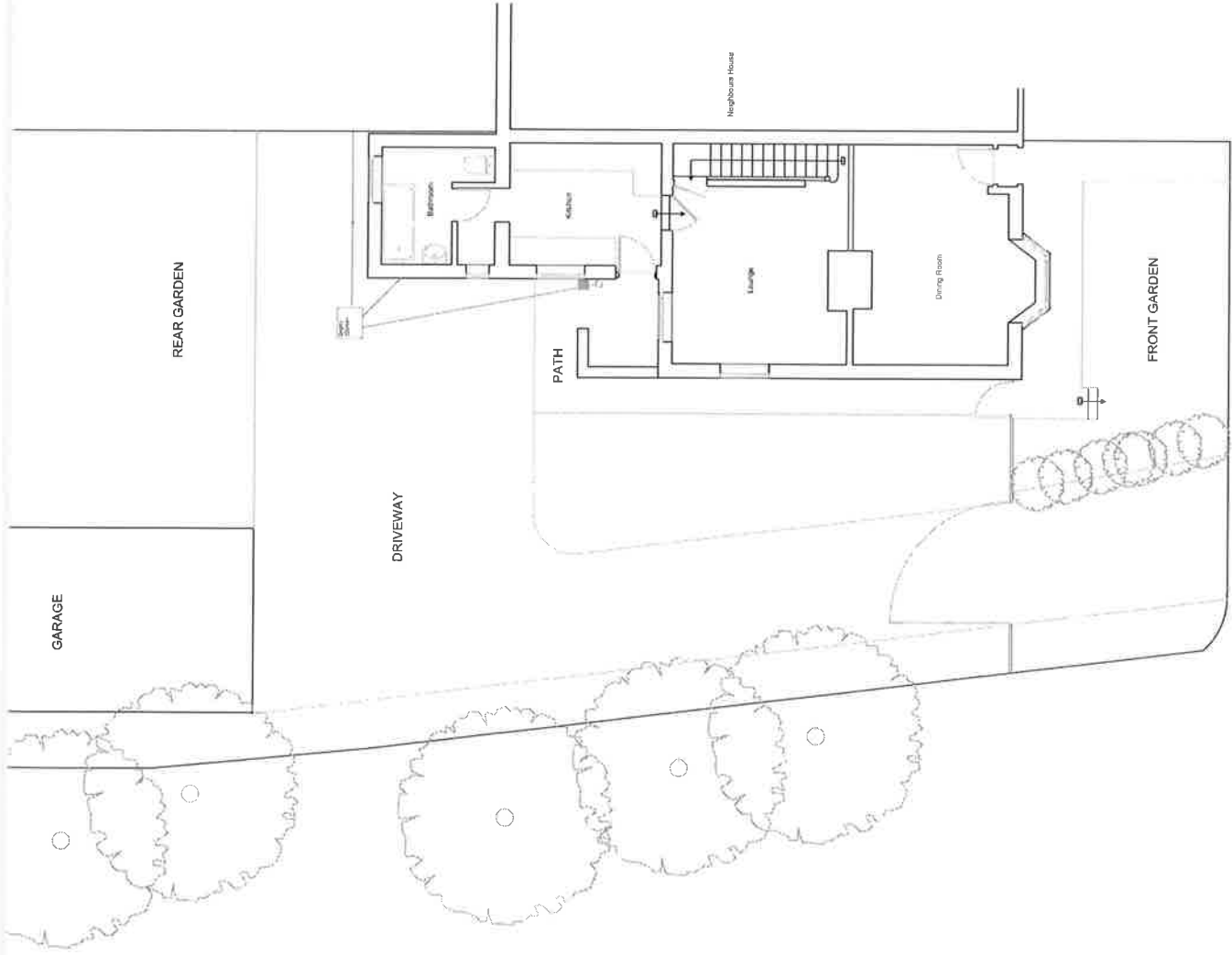


Existing Elevations

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO:	DRAWN: DS
JOB NO:	DATE: 26.01.18
SCALE @ A3: 1:100	PG NO: 07



07713 483394
info@rosenthalarchitectural.co.uk

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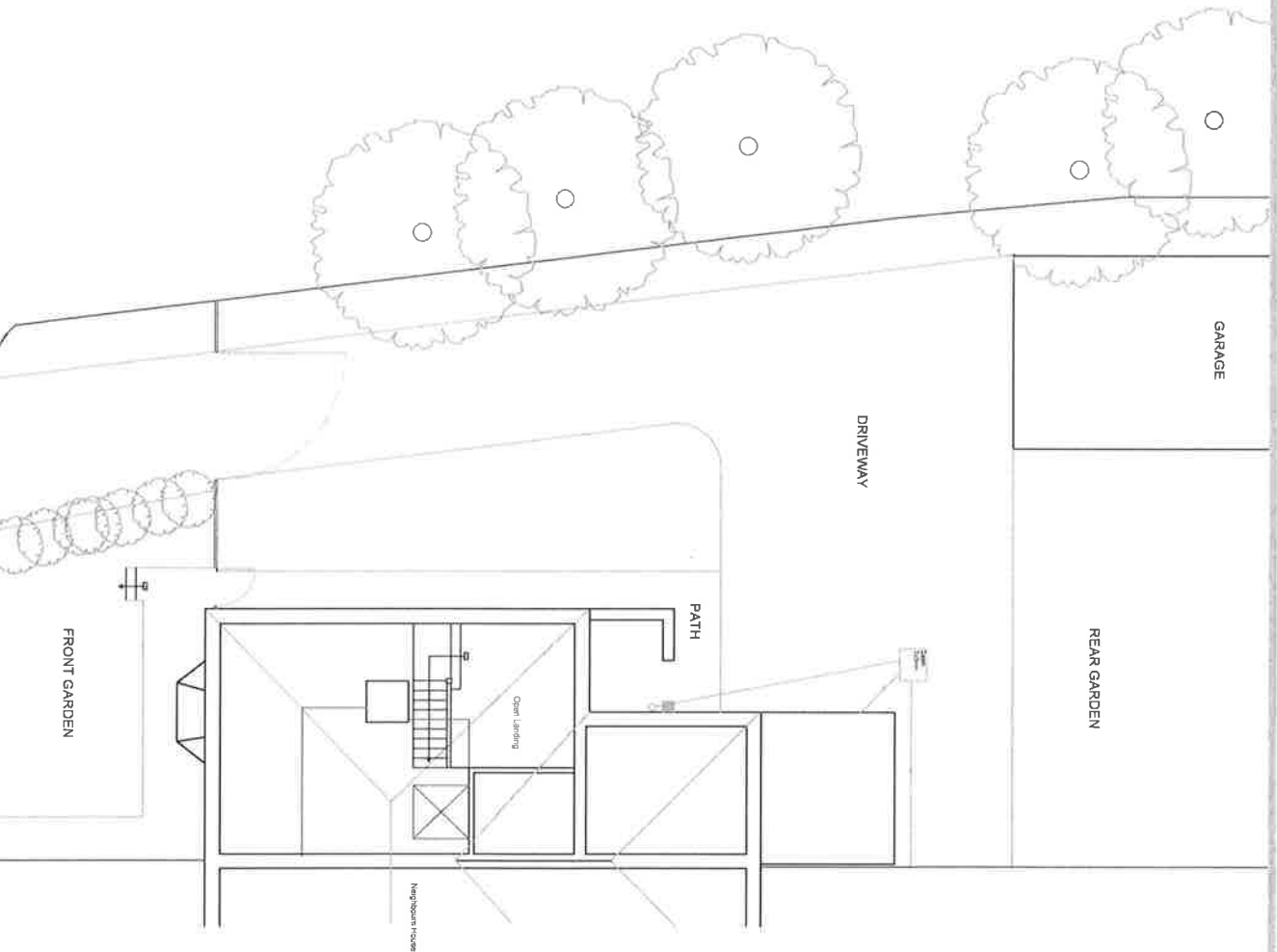


Existing GF Plan

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO:	DRAWN: DS
JOB NO:	DATE: 26.01.18
SCALE @ A3: 1:100	PG NO: 01



07713 483394
info@rosenthalarchitectural.co.uk

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- 05 All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.

M 1:100 0 1 2 3 4 5
M 1:50 0 0.5 1.0 1.5 2.0 2.5

Existing SF Plan

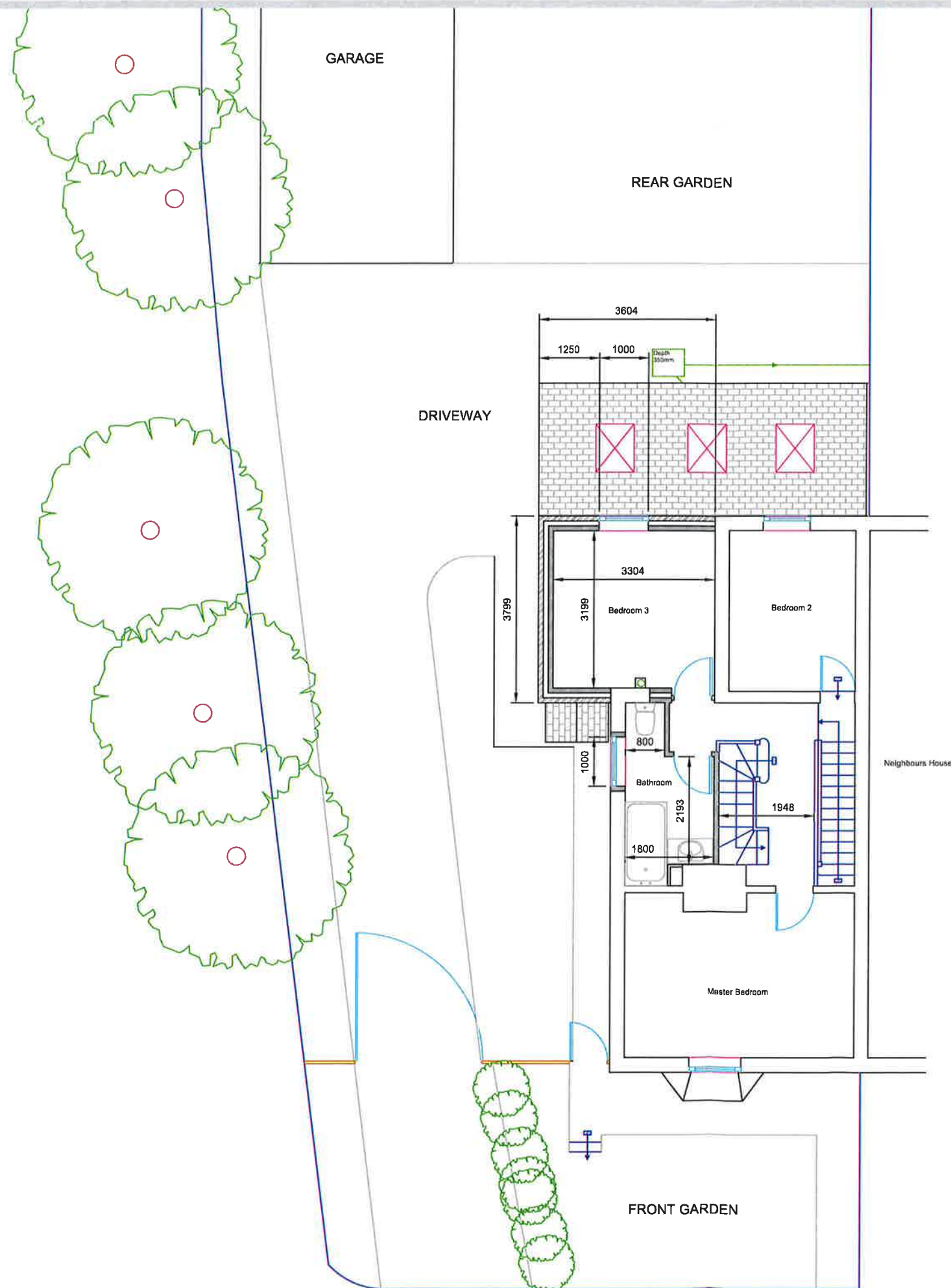
Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO: DRAWN: DS

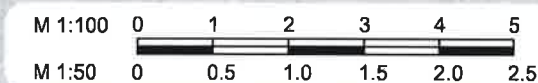
JOB NO: DATE:
26.01.18

SCALE @ A3: 1:100 PG NO: 05



NOTES

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- 07 All materials to match existing unless otherwise stated.



Proposed FF Plan

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO:

DRAWN: DS

JOB NO:

DATE:
26.01.18

SCALE @ A3: 1:100

PG NO: 04

NOTES

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- 05 All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.



Proposed GF Plan

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

CLIENT NO:

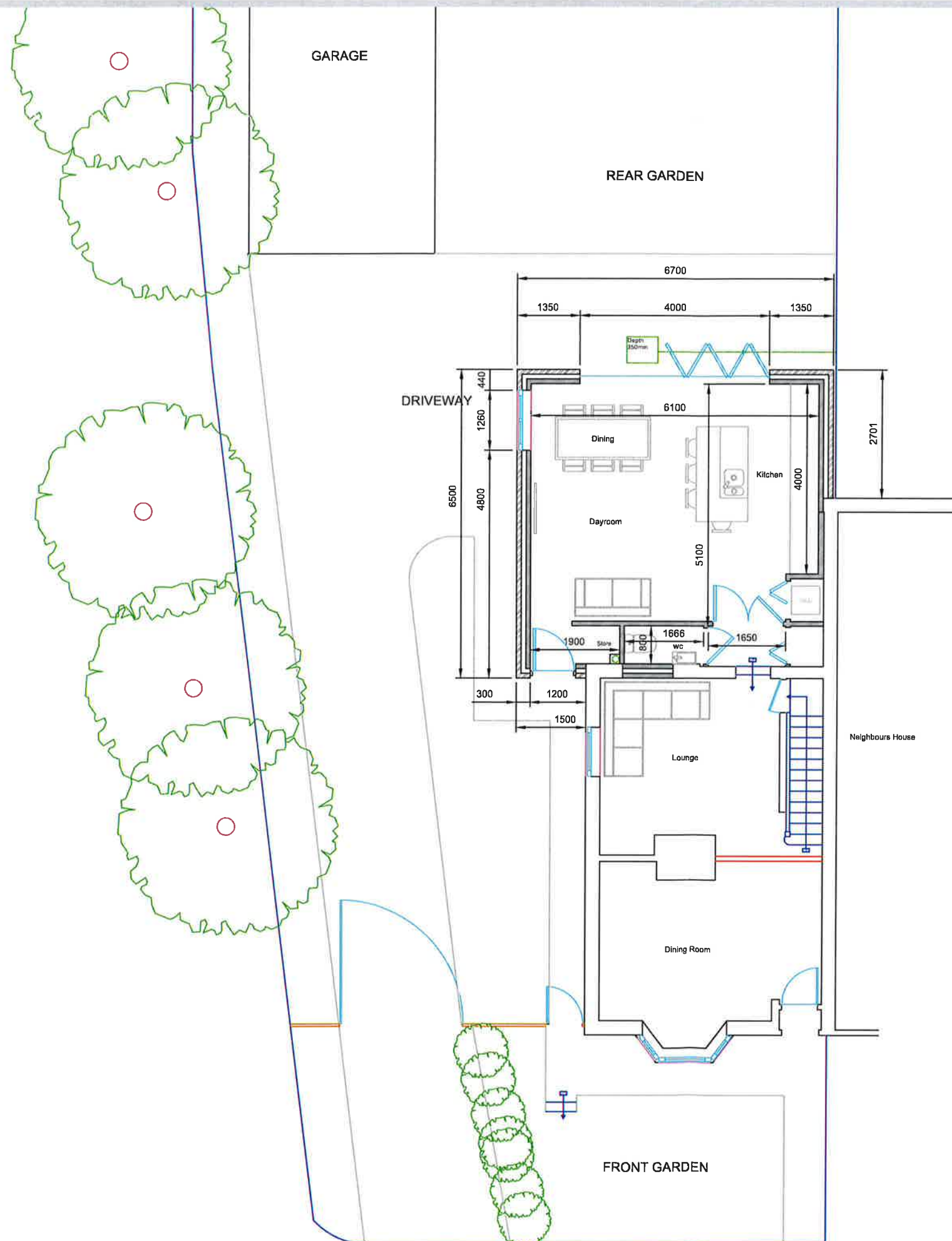
DRAWN: DS

JOB NO:

DATE:
26.01.18

SCALE @ A3: 1:100

PG NO: 02



NOTES

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- 04 Drawing dimensions and scales to be checked prior to commencement of work.
- 05 All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.



Proposed Elevations

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 2A - 01.02.18

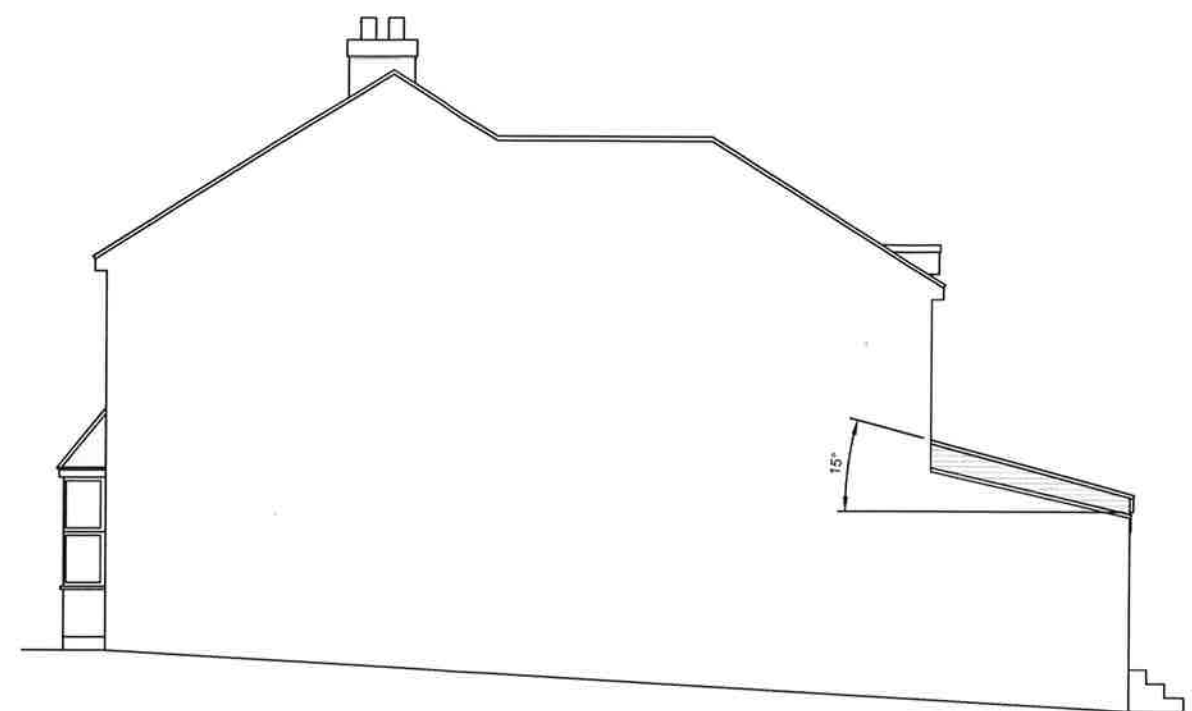
CLIENT NO: DRAWN: DS

JOB NO: DATE:
26.01.18

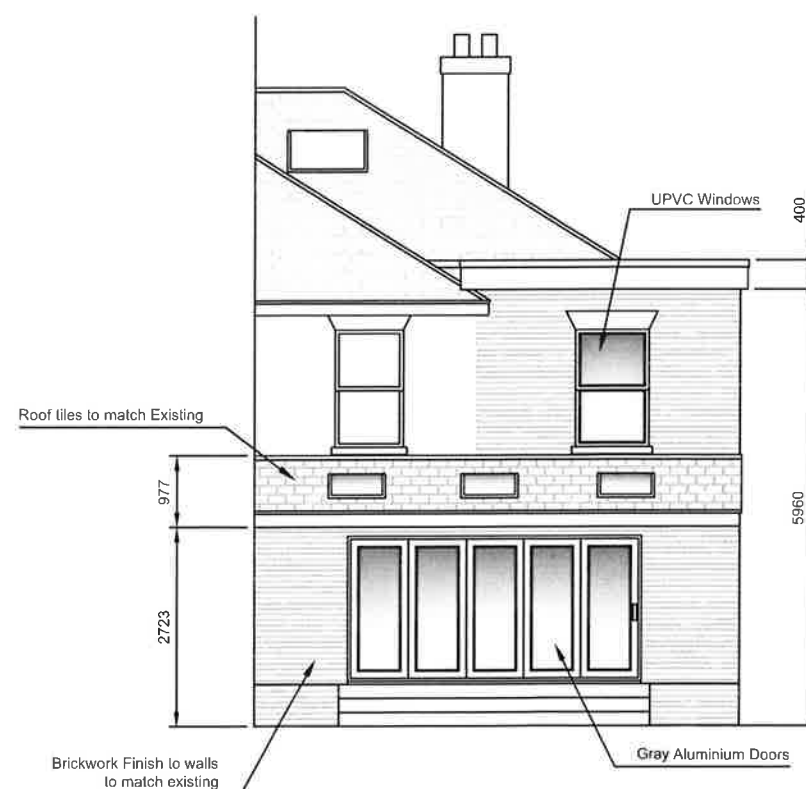
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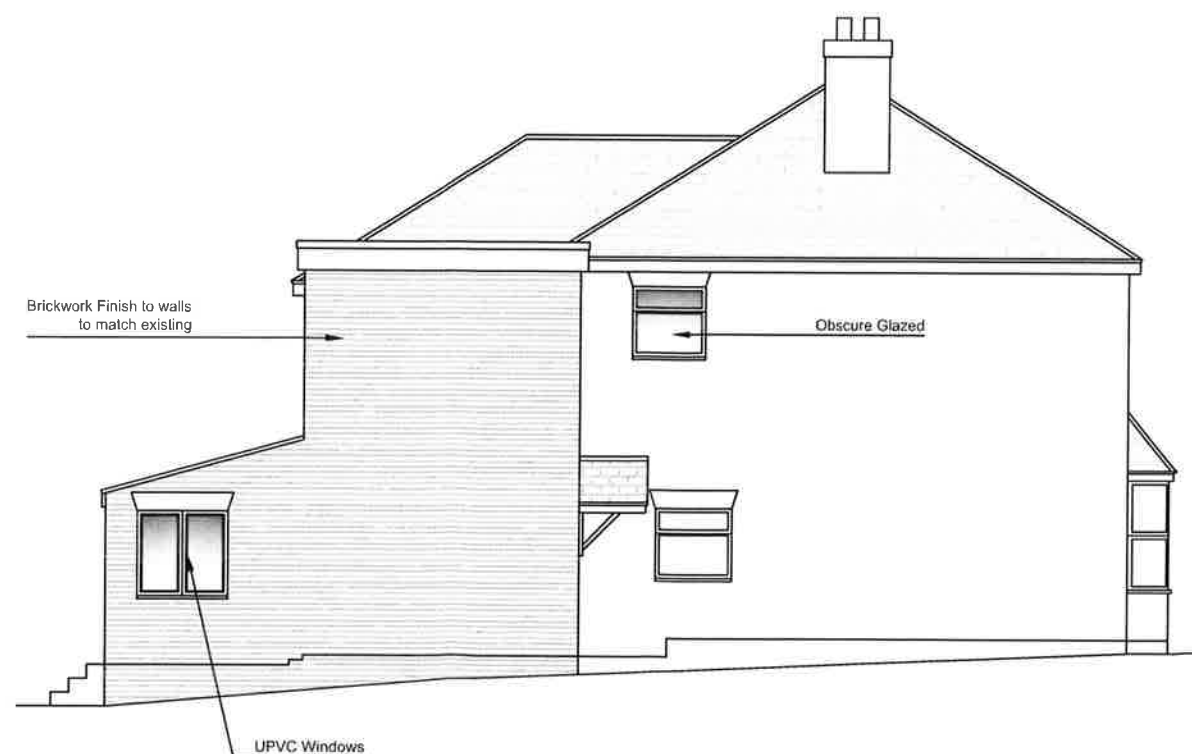
Front Elevation



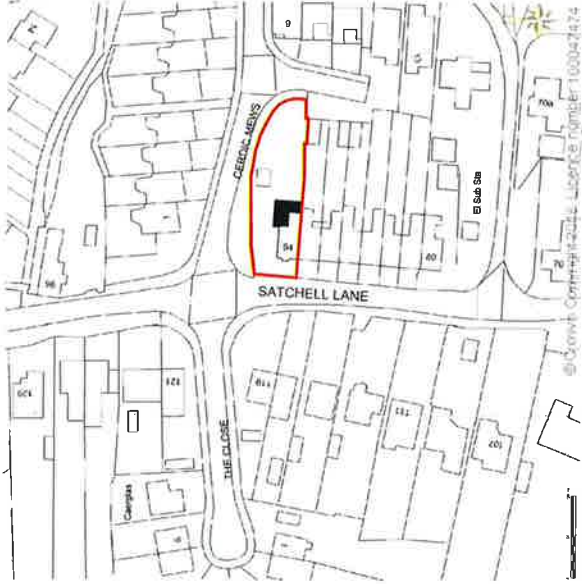
Left Side Elevation



Rear Elevation



Right Side Elevation



1:1250



NOTES

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- 07 All materials to match existing unless otherwise stated.



1:500

M 1:1250 0 12.5 25 37.5 50 62.5

M 1:500 0 5 10 15 200 25

Location Plan

Mr & Mrs Hardy
94 Satchell Lane,
Hamble-Le-Rice,
Eastleigh,
Hampshire,
SO31 4HL

Design 1A - 26.01.18

CLIENT NO:

DRAWN: DS

JOB NO:

DATE:
26.01.18

SCALE @ A3: shown

PG NO: 11



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.

I. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Eliot"/>	Surname:	<input type="text" value="Easterby"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="12 Barton Drive"/>				
	<input type="text" value="Hamble"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Southampton"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SO31 4RE"/>	<input type="text"/>			

Are you an agent acting on behalf of the applicant?
☐ Yes ☒ No

II. Agent Name, Address and Contact Details

Do Agent details were submitted for this application

III. Description of Proposed Works

Please describe the proposed works:

Already have planning permission for a single storey flat roofed extension on this site, but wish to change this to a 2 storey pitched roof to provide an additional bedroom and bathroom upstairs and improve the overall appearance of the extension.
No work has started on a 2nd storey.

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

h. Site Address Details

Full postal address of the site (including full postcode where available)

House:12Suffix:

House name:

Street address:Barton Drive

Town/City:HAMBLE-LE-RICE

Postcode:SO31 4RE

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:447718

Northing:107104

Description:

i. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	Yes	No	Is a new or altered pedestrian access proposed to or from the public highway?	Yes	No	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	Yes	No
--	-----	----	---	-----	----	--	-----	----

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Access gate to back garden from public footpath. Site Layout RevB.pdf

j. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

YesNo

k. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within 20m of the proposed development?

YesNo

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

YesNo

l. Parking

Will the proposed works affect existing car parking arrangements?

YesNo

m. 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?

YesNo

U. 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

1. 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:

Wood fencing

Description of *proposed* materials and finishes:

Wood fencing

Doors - description:

Description of *existing* materials and finishes:

Brown front door double glazed

Description of *proposed* materials and finishes:

Rear door to extension brown double glazed French door.

Roof - description:

Description of *existing* materials and finishes:

Red tile

Description of *proposed* materials and finishes:

Similar red tile

Walls - description:

Description of *existing* materials and finishes:

Red brick

Description of *proposed* materials and finishes:

Similar red brick

Windows - description:

Description of *existing* materials and finishes:

Brown frame double glazing

Description of *proposed* materials and finishes:

Similar brown frame double glazing

OTHER - description:

Type of other material:

Guttering

Description of *existing* materials and finishes:

Black

Description of *proposed* materials and finishes:

Black

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

YesNo

2. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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:

Eliot

Surname:

Easterby

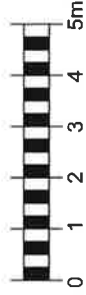
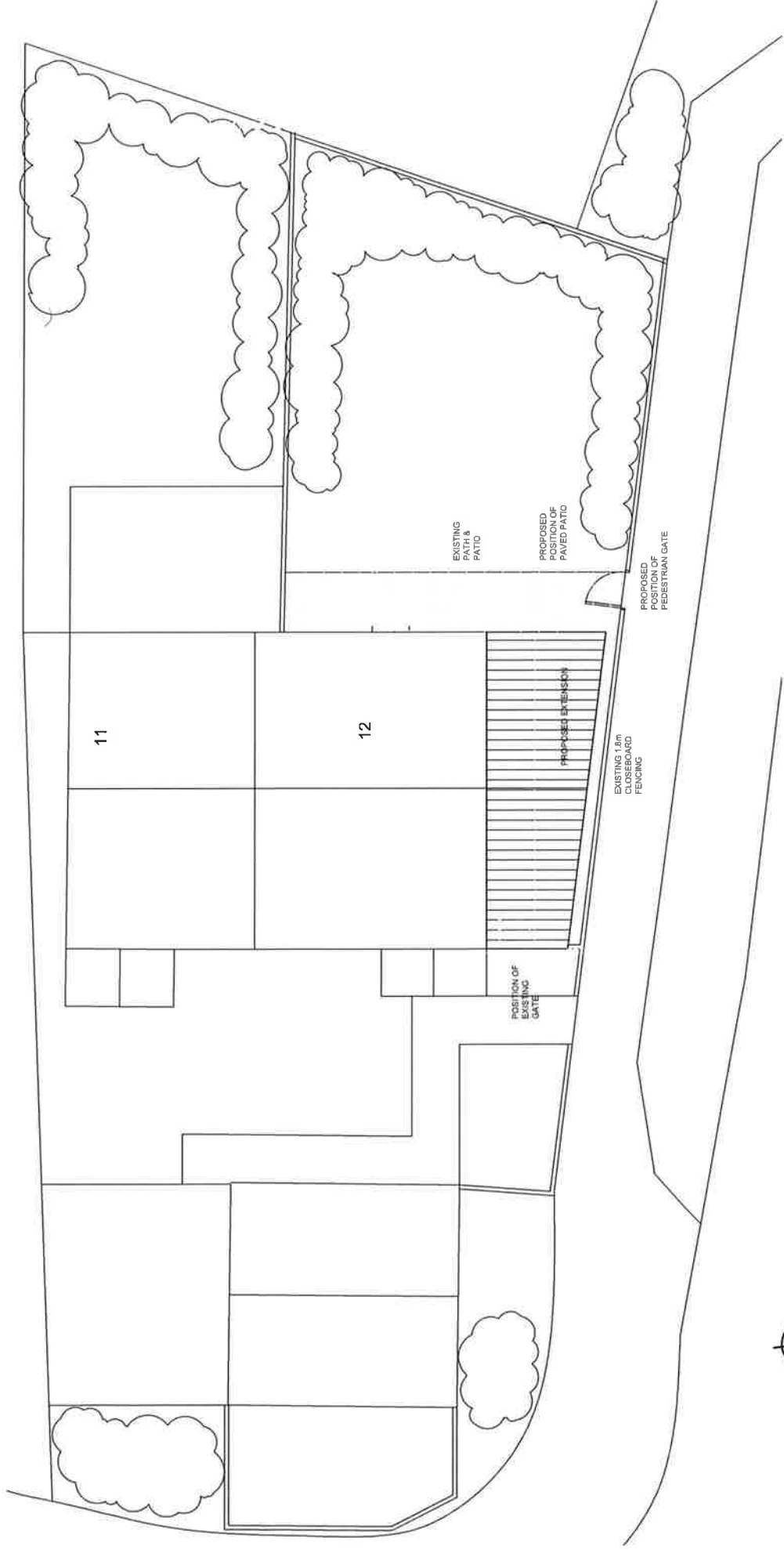
Person role:

APPLICANT

Declaration date:

13/03/2018

Declaration made



- NOTES
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 - This drawing is for the use of the client only. It is not to be used for any other purpose without the written authority of the author.
 - Liability dimensions must be assumed approximate.
 - If in doubt ask.

client

MR E EASTERBY

drawing

PROPOSED
SITE LAYOUT

scale

date

1:100@A3

NOV 17

NAP

drawn

checked

drawing status:

date

by

120318 NP

rev.

3

EXTENSION CHANGED

project

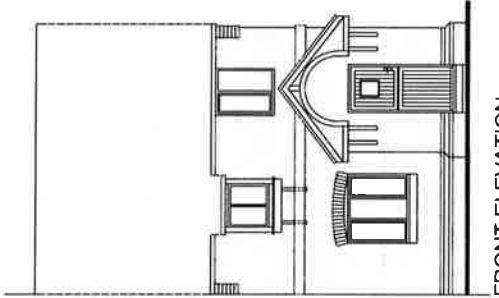
PROPOSED SIDE EXTENSION
12 BARTON DRIVE
HAMBLE

drawing No.

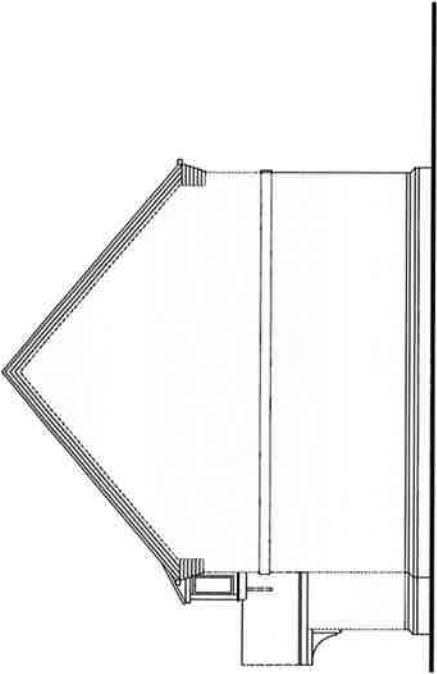
1608-PL-03

revision

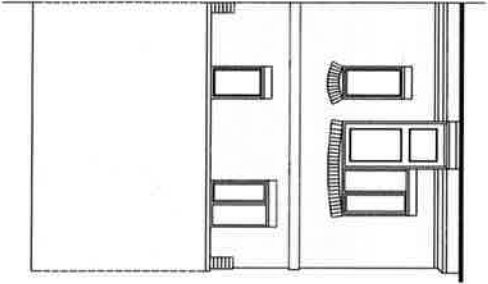
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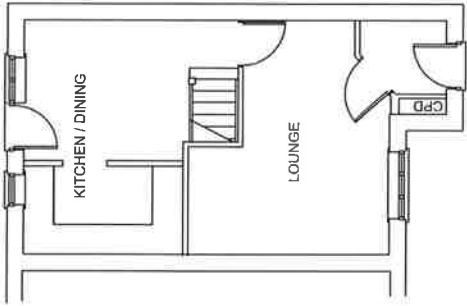
FRONT ELEVATION



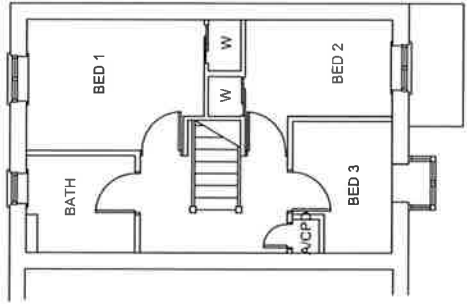
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

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 - Dimensions to be checked on site prior to construction. Any discrepancies should be reported to the architect immediately.
 - Listed dimensions must be assumed approximate and checked on site.
 - If in doubt ask.

project
PROPOSED SIDE EXTENSION
12 BARTON DRIVE
HAMBLE

client
MR E EASTERBY
drawing

EXISTING
FLOOR PLANS
AND
ELEVATIONS

scale
1:100@A3

date
NOV 17

drawn
NAP

checked

PLANNING

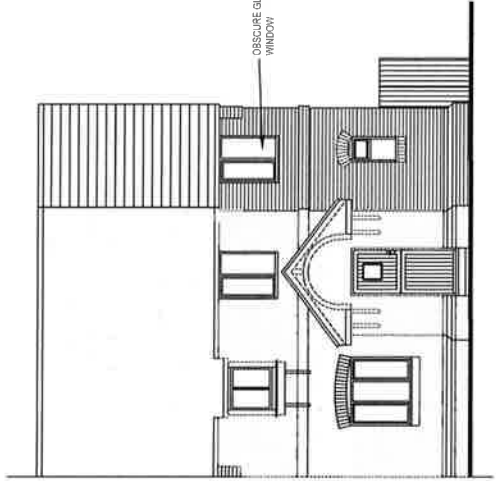
drawing status:

date
by
ch

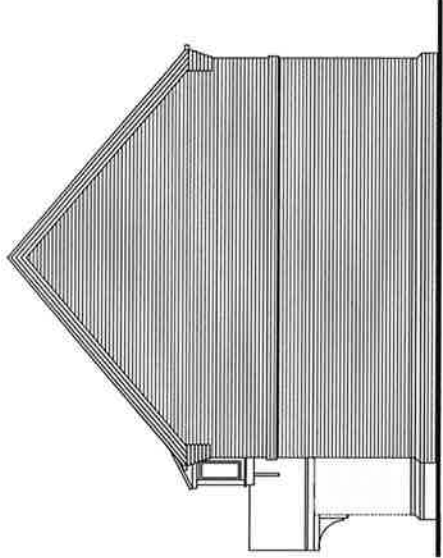
rev.
description

drawing No.
1608-PL-02

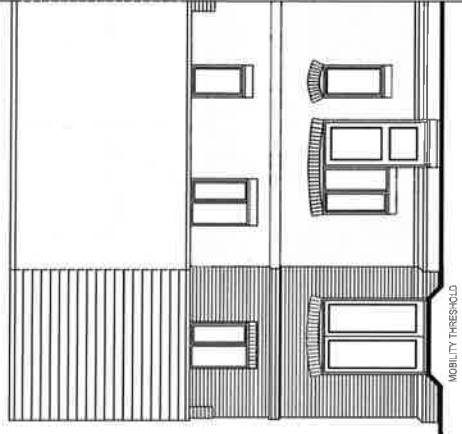
revision
A



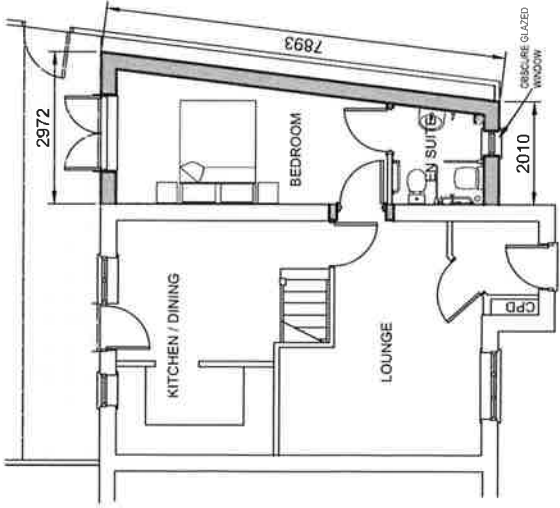
FRONT ELEVATION



SIDE ELEVATION

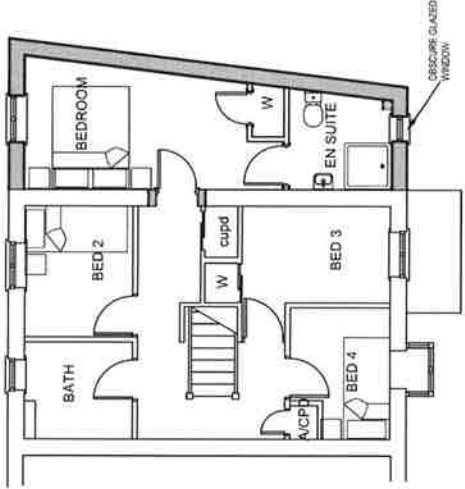


REAR ELEVATION



GROUND FLOOR

- NOTES
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 2. Dimensions to be checked on site prior to construction. All dimensions are approximate and should be reported to the project architect immediately.
 3. Listed dimensions must be assumed approximate.
 4. All in dual task.



FIRST FLOOR

client: MR E EASTERBY
drawing: PROPOSED FLOOR PLANS
ELEVATIONS

scale: 1:100@A3
date: NOV 17

drawn: N/A
checked: N/A

PLANNING

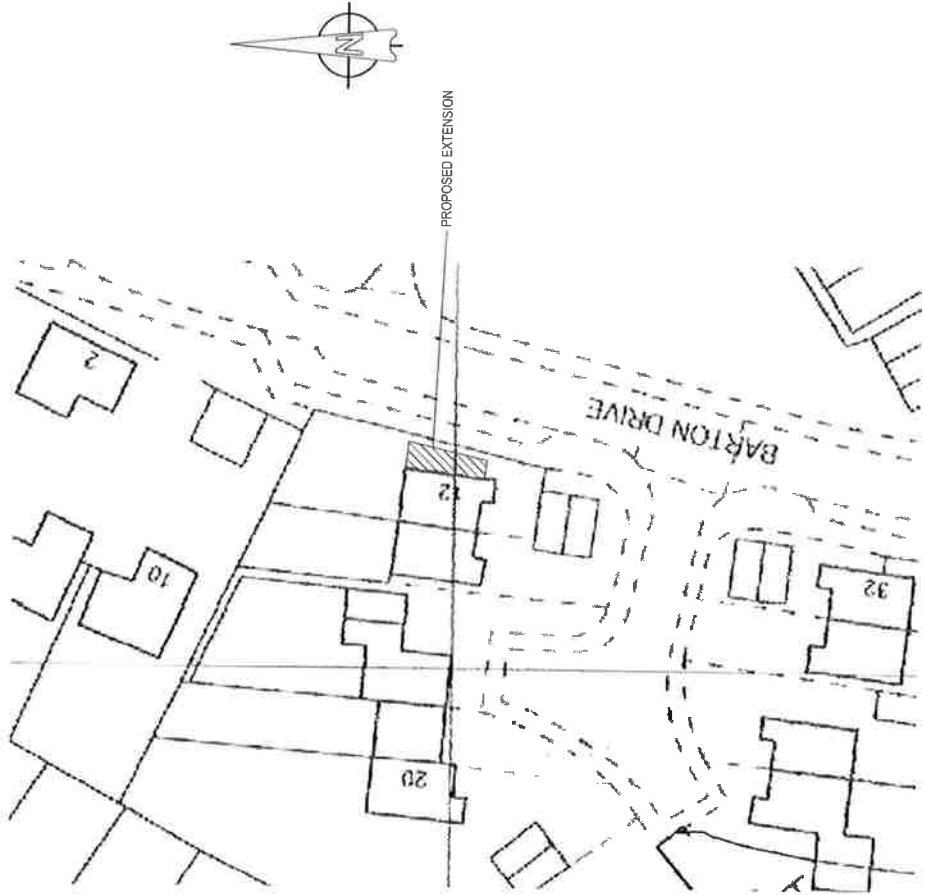
date: 12/18/18
by: NP

rev: B
description: EXTENSION CHANGED

project: PROPOSED SIDE EXTENSION
12 BAYTON DRIVE
HAMBLE

drawing No: 1608-PL-04
revision: B





BLOCK PLAN
SCALE 1:500



- NOTES
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 2. Dimensions to be checked on site prior to construction.
 3. Listed dimensions must be assumed approximate and checked on site.
 4. If in doubt ask.

client

MR E EASTERBY

drawing

BLOCK PLAN
LOCATION PLAN

scale

1:1250 & 1:500

date

NOV 17

drawing status:

PLANNING

date

by

ch

rev.

description

project

12 BARTON DRIVE
HAMBLE

drawing No.

1608-PL-01

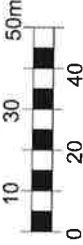
revision

A



LOCATION PLAN

SCALE 1:1250



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 Outline Planning Permission With Some Matters Reserved.
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:		First Name:		Surname:	Redlane Ltd
Company name:					
Street address:	c/o agent				
		Telephone number:			
		Mobile number:			
Town/City:		Fax number:			
Country:		Email address:			
Postcode:					
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:	Chris	Surname:	Ward
Company name:	Bryan Jezeph Consultancy				
Street address:	The Gallery				
	3 South Street		Telephone number:	01329842668	
	Titchfield		Mobile number:		
Town/City:	Fareham		Fax number:		
Country:			Email address:		
Postcode:	PO14 4DL			mail@jezeph.co.uk	

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☒ Layout ☐ Scale

Please describe the proposal:

The erection of 23 employment units for B1 and B2 use and associated car parking and access

Has the building or works already been carried out? ☐ Yes ☒ No

1. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference must be completed if postcode is not known):

Easting:

Northing:

Description:

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Site Plan dwg 400 D

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

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

Planning Portal Reference : PP-06818416

I. materials

Jo Material details were submitted for this application

0. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	156	146
Light goods vehicles / public carrier vehicles	4	6	2

1. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

☐

Are you proposing to connect to the existing drainage system?

☐ Yes

☐ No

☒ Unknown

2. 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?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

3. 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

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

4. Existing Use

Please describe the current use of the site:
employment land

s the site currently vacant?

Yes

No

Does the proposal involve any of the following?
f yes, you will need to submit an appropriate contamination assessment with your application.

Yes

No

..and which is known to be contaminated?

Yes

No

..and where contamination is suspected for all or part of the site?

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes

No

5. 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

f 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'.

6. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes

No

7. 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					

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					

7. Residential Units

Proposed Social Housing Total

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					
Sheltered Housing					
Unknown					

Proposed Intermediate 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 - 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

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

8. All Types of Development: Non-residential Floorspace

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

•

Yes

No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	825	825	3,480	2,655
B2 - General industrial	0	0	2,425	2,425
Total	825	825	5,905	5,080

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

9. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	6		
Proposed employees	100		

Planning Portal Reference : PP-06818416

1. Hours of Opening

known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	07:00:00	19:00:00	07:00:00	19:00:00	00:00:00	00:01:00	<input type="checkbox"/>

2. Site Area

What is the site area?2.05hectares

3. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning.
Please include the type of machinery which may be installed on site:
/A

Is this a landfill application for a waste management development?YesNo

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

4. Hazardous Substances

Are there any hazardous waste involved in the proposal?YesNo

4. Toxic substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(<input type="text"/>
4. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(<input type="text"/>
4. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(<input type="text"/>

5. Site Visit

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

Who does 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

6. Certificates (Certificate B)

Certificate of Ownership - Certificate B	
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14	
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (<i>owner is a person with a freehold interest or leasehold interest with at least 7 years left to run</i>) and/or agricultural tenant (<i>"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990</i>) of any part of the land or building to which this application relates.	
Owner/Agricultural Tenant	Date notice served
Name: S Sheridan, Theresa Sheridan, Mary Renshaw, Hilary, Steffczuk	14/03/2018

5. Certificates (Certificate B)

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Majortek Components Ltd"/>	
Street:	<input type="text" value="Netley Firs"/>					
Locality:	<input type="text" value="Kanes Hill"/>					
Town:	<input type="text" value="Southampton"/>					
Postcode:	<input type="text" value="SO19 6AJ"/>					
Name:	<input type="text" value="Jenny Morley"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Makortek Components Ltd"/>	
Street:	<input type="text" value="Netley Firs"/>					<input type="text" value="14/03/2018"/>
Locality:	<input type="text" value="Kanes Hill"/>					
Town:	<input type="text" value="Southampton"/>					
Postcode:	<input type="text" value="SO19 6AJ"/>					
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Chris"/>		Surname:	<input type="text" value="Ward"/>
Person role:	<input type="text" value="AGENT"/>		Declaration date:	<input type="text" value="16/03/2018"/>		<input checked="" type="checkbox"/> Declaration made

6. 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

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m2
architecture

31000877



31000877

Proposed Development	Existing	Scale
4 Queensgate Queens Road Farnham Road Hampshire PO16 0NW	1:500 @A1	1:500 @A1

m2
architecture

Proposed Development
Netley Firs, Kanes Hill
Hedge End, Southampton

Redlane Ltd

Site Plan

PROJECT NO

16030

401

NEW

SCALE

1:500 @A1



m2
architecture



Area		Area	Area
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

m2
architecture

4 Queensgate
Foreham
Hampshire
PO16 0NW

PROJECT
Proposed Development
Noddy Firs, Kanes Hill
Hedge End, Southampton

CLIENT
Redlane Ltd

DRAWING TITLE
Site Plan
JPO Areas

PROJECT NO
16030

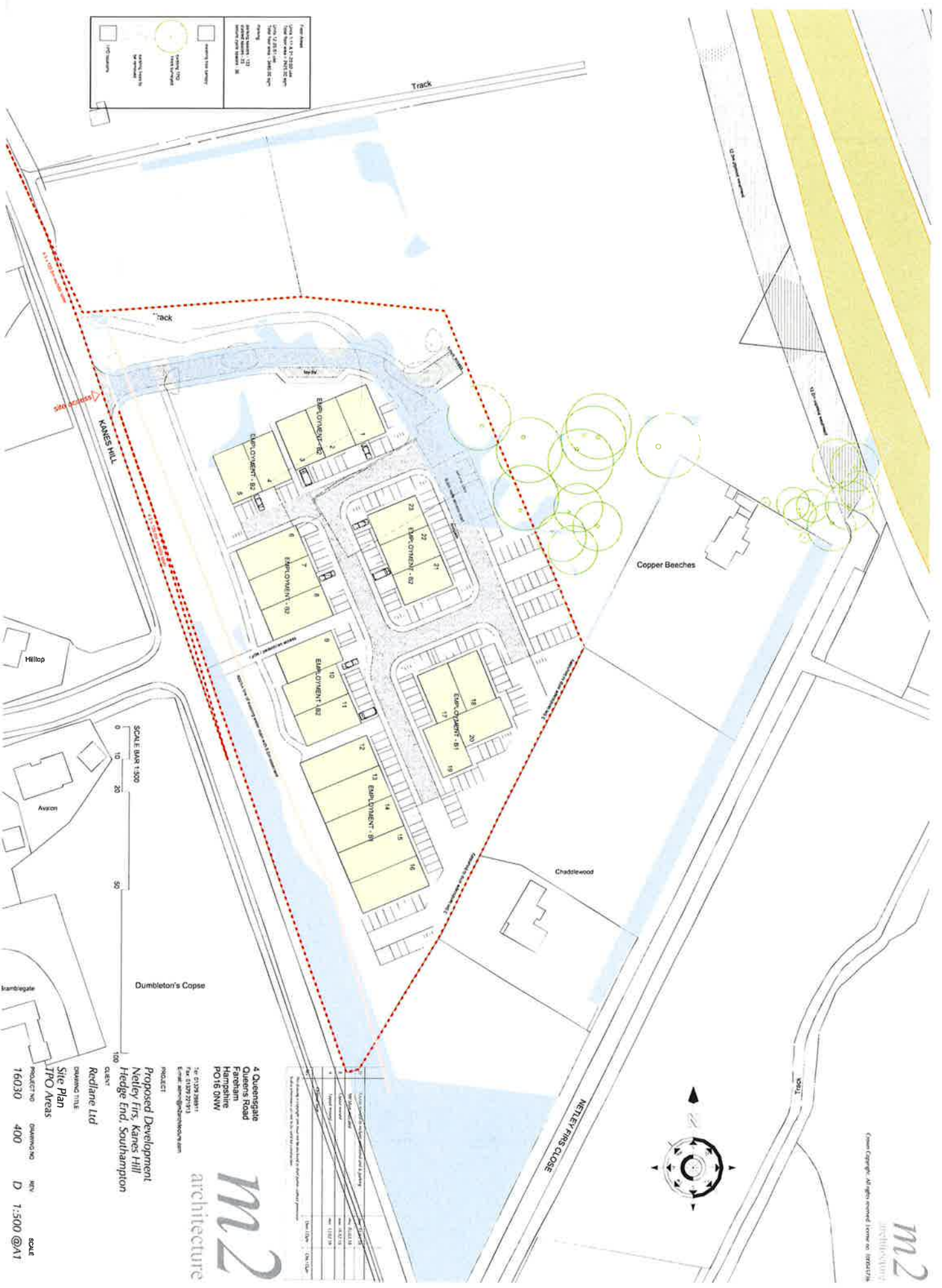
DRAWING NO
400

REV
D

SCALE
1:500 @A1

Legend

- Track
- Water
- Boundary
- Proposed Development
- Existing Development
- Existing Roads
- Existing Buildings
- Existing Trees
- Existing Fences
- Existing Walls
- Existing Gates
- Existing Ponds
- Existing Ditches
- Existing Drains
- Existing Sewers
- Existing Electricity
- Existing Gas
- Existing Water
- Existing Telecommunications
- Existing Other



MARINA PROJECTS LTD: FILE NOTE
Brooklands Quay Mooring Relocation
River Works Licence Application File Note
Revision 01 – 19/03/2018

1. INTRODUCTION

Brooklands Quay has four mooring buoys sited within the creek adjacent to the slipway that are used to securely moor vessels (Figure 1). These are tidal moorings only accessible during high water periods, with vessels taking the ground and drying out at all other states of tide.



Figure 1 Vessels on the existing moorings

The property owner wishes to relocate two of these mooring buoys from the current position and site them adjacent to the slipway and navigational pile, but still within the land ownership boundary of the property to increase the useable access window. The new location will remain tidal, but will be accessible for a much greater period, which will also assist with activities such as launching and recovering from the slipway.

2. PROPOSED MOORING

Whilst a single mooring is desired in the new location pre-application advice from the Harbour Master confirmed that the application will need to be in the form of a fore & aft (trot) style mooring using two buoys to prevent the impacts that a swinging mooring could introduce. Once the two buoys are relocated the remaining two mooring buoys and all associated ground tackle will be removed entirely from the creek, removing the use of that area completely.

This proposal will not create additional moorings within the Mooring Restriction area as defined by Fareham Borough Council's local plan, as the relocation of the mooring buoys will standardise a single trot mooring and remove all additional hardware. The relocation and removal of mooring buoys equates to a net loss of moorings, along with a reduction in intertidal disturbance.

3. FURTHER CONSIDERATIONS

The placement of the relocated buoys and their securing arrangements will be such that the radius of swing cannot interfere with the aid to navigation that marks the end of the slipway. Based on the contour of +1.35m C.D. at the ownership boundary, Mean High Water Springs at 4.9m C.D. and a Highest Recorded tide of 5.6m C.D. the South West buoy and its securing arrangement will need to be sited a minimum of 4.5m from the navigational pile to remove possibility of interference.

Based on these considerations drawing MP282-01-P-200-RevB identifies the approximate position in relation to the land ownership boundary.

4. IMPACTS

Both the existing and proposed buoy locations are within the Solent & Dorset Coast Special Protection Area, with the site adjacent to the boundary for the Solent Maritime Special Area of Conservation which covers the area below Mean Low Water marks in this area.

On the opposite side of the main channel is the Lincegrove and Hackett's Marshes SSSI, Solent and Southampton Water RAMSAR and Hackett's Marsh Local Nature Reserve, however the scale, existing local activity and nature of the proposed works means any impact on these designations is extremely unlikely.

The mooring will be available for use throughout the year but is not planned to become a full use annual mooring. Its location allows the owner to plan access around tidal cycles with greater efficiency and will cater for overnight or perhaps week-long use. The tidal nature of the berth means that activity can only occur once sufficient water depth is available, which will minimise any disturbances to birds using the mudflats at low tide.

The fore and aft nature of the mooring ensures a minimal interaction with the intertidal when compared to a swinging mooring. Figures 2, 3 & 4 show the existing composition and nature of the intertidal area at the +1.35m C.D. contour, which comprises relatively firm mud overlaid with gravel and coarse material.

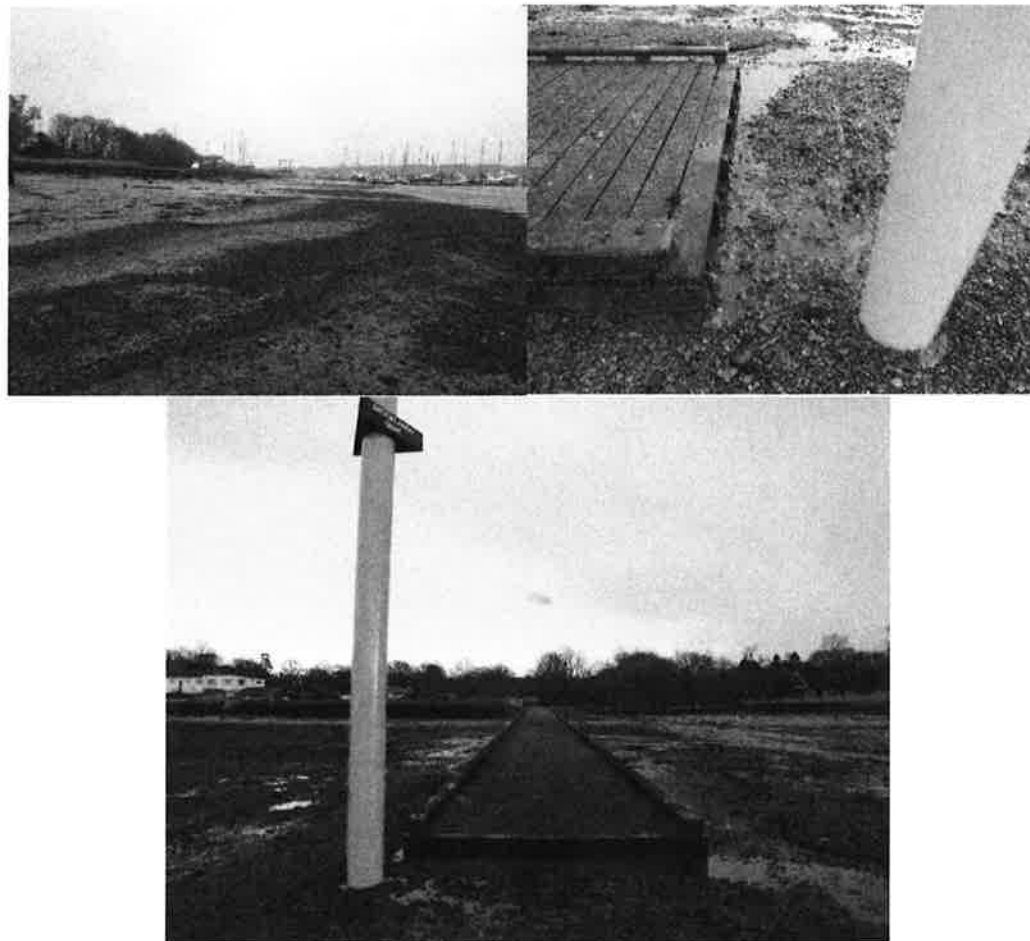


Figure 2,3 & 4 - The composition and nature of the foreshore at the +1.35m C.D. contour

Marina Projects Ltd
19/03/2018

MARINA PROJECTS LTD: FILE NOTE

Premier Marinas Ltd

Swanwick Shore Road Car Park Refurbishment

Revision 01 – 05/04/2018

1. INTRODUCTION

Premier Marinas Ltd are responsible for the upkeep and maintenance of the Swanwick Shore Road Car Park, found to the East of Swanwick Marina and as shown in Figure 1.



Figure 1 - Swanwick Shore Road Car Park

The car park is of relatively simple layout, comprising marked spaces on a tarmac area, with an informal tender storage area at the Western End. The car park plays an important part in servicing use of the adjacent slipway that is popular for a number of different river users.

The frontage of the car park has, to all intents and purposes failed through age, where the frontage no longer retains or protects the material from the action of the tide – fine material is lost through the wall/revetment with significant voids appearing underneath the tarmac.

Premier Marinas therefore propose to address the car park frontage and complete a low-key refresh of the car park area to make it more appealing and in keeping with the

surroundings. Better regulation of the parking spaces and dinghy/tender storage will improve usability.

2. PROPOSED WORKS

Premier Marinas propose to conduct work on the car park in accordance with the drawing attached in support of this application, Hamill Davies Drawing 14-2310-102.

Within this drawing there are three main areas of work;

- Removal of all of the existing frontage structure and its replacement with gabions (wired cages), filled with inert clean material (such as Maccaferri stone – Figure 2) and backed by a geotextile membrane to protect the car park from tidal scour. Within the top of the gabions a continuous bench rail set on square posts cut from reclaimed timber piles will be installed. During the excavation of the existing frontage and placement of the gabions the voids will be backfilled with type 6N granular material which is retained by the membrane.
- Once the gabions are filled and the voids backfilled the existing surface will be scarified and resurfaced with a tarmac overlay, with lines repainted. It is proposed that 1x disabled space is marked within the hatched access area.
- The dinghy park area will be tidied up and block paving installed to provide a formalised dinghy storage area. This dinghy park will be surrounded by key clamp low level railing to which tenders can be locked. It is proposed that the existing anchor feature is retained and placed on the boundary of car park and dinghy area as an interest feature.

3. METHODOLOGY

Whilst detailed methodology will be confirmed once a contractor is appointed post consenting Premier Marinas will ensure that all works will be conducted from the land without the need to access or utilise the foreshore for access by mechanical plant. The existing frontage will require excavation, with debris removed from site for disposal or recycling as appropriate. A levelled grade will be created through a thin layer of graded stone on which to commence the new wall construction.

Gabions will arrive empty, before they are placed, wired together and then filled appropriately with material following best practice guidelines and manufacturer's instructions. The void behind the wall will be filled and material compacted in layers as the wall is increased in height.

As the gabions are filled the reclaimed timber posts can be set into them, after which the bench rail can be secured. With the gabions and geotextile in place the excavated area behind will be backfilled to meet existing material before the surface is scarified and new tarmac placed between the new edging stones.

It is proposed that works will take place during standard 8am – 8pm hours, with an estimated duration of 2 weeks.

4. IMPACTS

The largest potential for impact is considered to be the excavation of existing frontage and installation of gabions. The outline methodology does however ensure that the works are conducted from the land side, removing the need for machinery to access the intertidal foreshore. Given the location and proximity to the slipway and current car park function is it not considered that a tidal timing restriction is necessary.

It is worth noting that there is no encroachment onto the foreshore beyond the current boundary and so there is no net loss of habitat as a result of the works. There is also no risk of flooding or drainage because of the works as the geotextile is permeable and the surface area of the car park will remain the same.

Once the gabions are installed and filled the works become very much akin to standard highway maintenance, with works carried out in accordance with standard working practices and mitigation measures.

4.1 ECOLOGICAL ENHANCEMENT

The applicant has engaged with the Harbour Authority and considered opportunities to include ecological enhancement within the new frontage. It has however been concluded that due to the location of the site, the position high on the tidal foreshore and therefore infrequent submersion it is unlikely that ecological enhancement will see a tangible benefit. The applicant will however remain in dialogue with the Harbour Authority in case they wish to explore any test or experimental opportunities during installation.

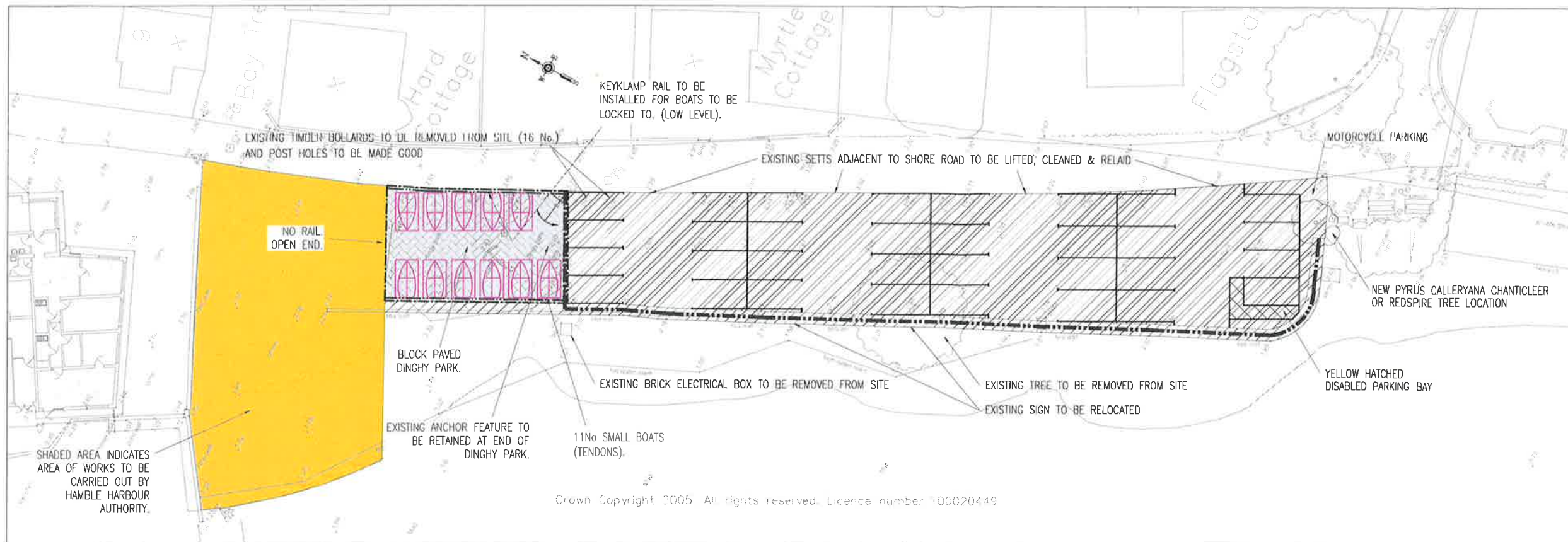
5. OTHER CONSENTS

Consent for this maintenance activity will be sought from the Marine Management Organisation (Marine Licence) – limited to the wall works only, Fareham Borough Council (amendment to existing Planning Permission) and the Environment Agency

(Flood Risk Activity Permit) before works are carried out. It is considered that the activity will take place in accordance with any conditions specifying timings during 2018.

Marina Projects Ltd
05/04/2018





- NOTES
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
 3. ANY DIMENSIONS/LEVELS INDICATED 'rel.' REFER TO ASSUMED/EXISTING DIMENSIONS WHICH ARE TO BE SITE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.

PVC COATED GABION NOTES

G1. THE GABIONS SHALL BE TO THE SIZES SHOWN WITH FIXED DIAPHRAGMS AT 1.0m CENTRES. THE GABION SHALL BE MANUFACTURED FROM STEEL WIRE TO BS 1092 OF 2.7mm DIAMETER AND GALVANISED TO BS 443 WITH A BONDED GREY PVC COATING OF MEAN THICKNESS OF 0.5mm TO GIVE OVERALL DIAMETER OF 3.7mm. THE MESH FABRIC SHALL BE FORMED FROM FLEXIBLE DOUBLE TWIST HEXAGONAL WOVEN WIRE MESH OF 80mm OPENING SIZE. ALL MESH EDGES SHALL BE REINFORCED WITH A GALVANISED PVC COATED SELVEDGE WIRE OF 3.4mm CORE DIAMETER, OVERALL 4.4mm DIAMETER. ALL JOINTS AND CONNECTIONS OF GABION UNITS ARE TO BE FORMED USING CONTINUOUS LACING WIRES AND/OR HIGH TENSILE STEEL "C" RINGS FROM 3.0mm WIRE, ATTACHED WITH A PNEUMATIC ASSEMBLY TOOL. PVC COATED LACING WIRE SHALL BE 2.2mm CORE DIAMETER AND BE TO THE SAME SPECIFICATION AS THE BODY MESH. BBA CERTIFICATION IS REQUIRED FOR THIS PRODUCT FOR UP TO 120 YEARS LIFE EXPECTANCY.

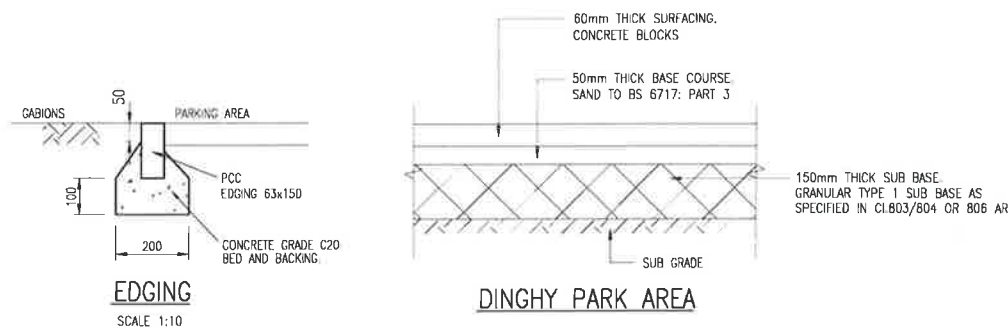
G2. FILLING IS TO BE CARRIED OUT BY MECHANICAL MEANS USING INTERLOCKING GRANITE QUARRY STONE OF SIZE 150-200mm.

REPLACEMENT TREE DETAILS

PYRUS CALLERYANA CHANTICLEER OR REDSPIRE SOURCED FROM CONTAINER GROWN STOCK FROM BARCHAMS AT 12/14cm GIRTH IN 75mm POT WITH TREE PIT DESIGN TO CONNECT EXISTING SOILS AT THE LOCATION OF THE TREE

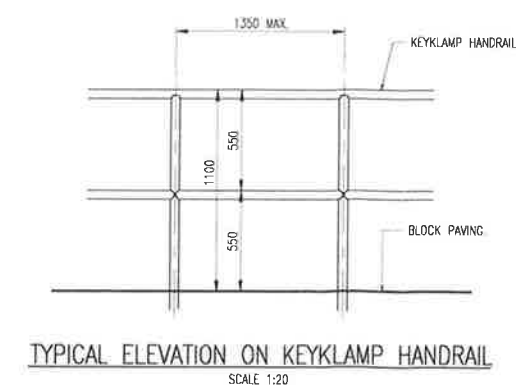
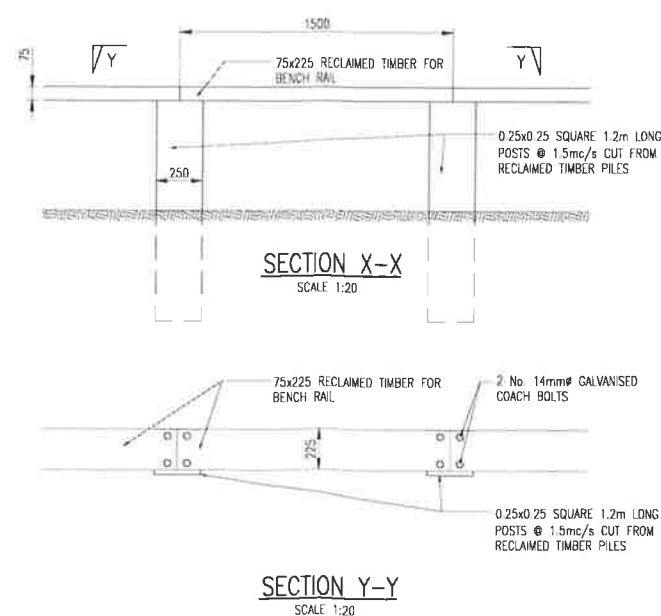
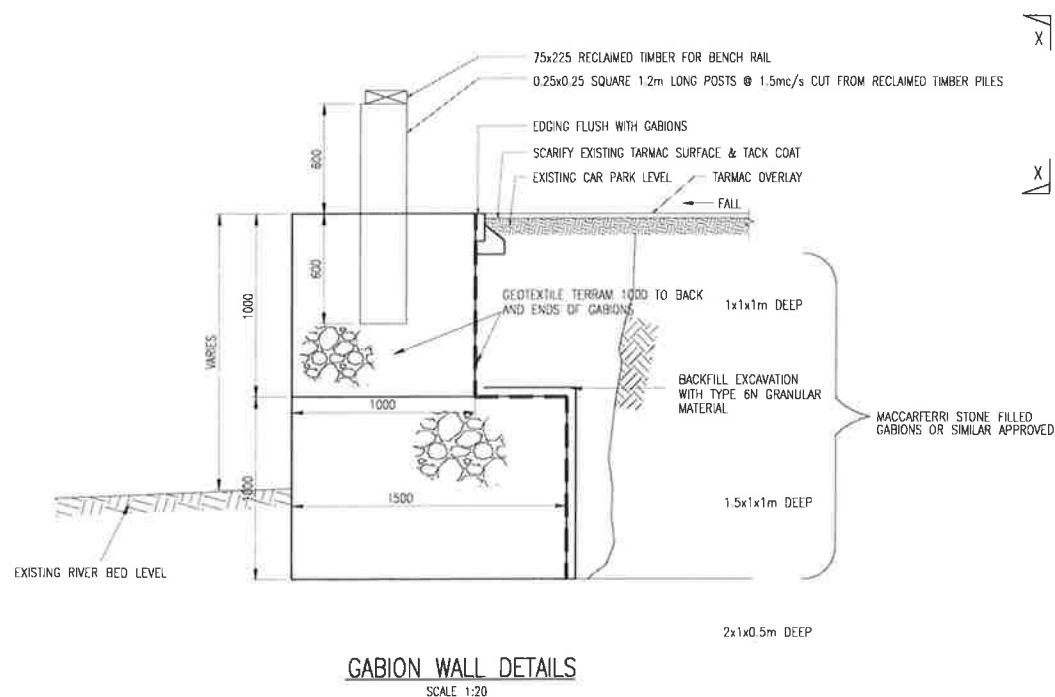
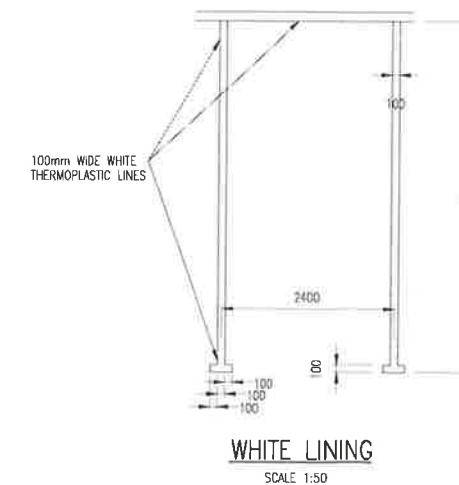
KEY

- PCC EDGING (LENGTH = 51.01m)
- ▨ TARMAC (AREA = 708.67m²)
- ▨ GABION WALL (AREA = 87.24m²)
- ▨ BLOCK PAVING (AREA = 153.20m²)
- TIMBER BENCH RAIL (LENGTH = 82.07m)



CAR PARKING TARMAC CONSTRUCTION

SCALE 1:10



PRELIMINARY

P8	PRELIMINARY	HDL/02/18	HDL/02/18	HDL/02/18
P7	PRELIMINARY	HDL/11/14	HDL/11/14	HDL/11/14
P6	PRELIMINARY	HDL/11/14	HDL/11/14	HDL/11/14
P5	PRELIMINARY	HDL/10/14	HDL/10/14	HDL/10/14
P4	PRELIMINARY	HDL/10/14	HDL/10/14	HDL/10/14
P3	PRELIMINARY	HDL/10/14	HDL/10/14	HDL/10/14
P2	PRELIMINARY	HDL/05/14	HDL/05/14	HDL/05/14
P1	PRELIMINARY	HDL/05/14	HDL/05/14	HDL/05/14
Version	Amendment	Revised by and date	Checked by and date	Approved by and date
ORIGINAL DRAWING SIZE - A1		X-REFS:		
CAD REF.				

HDL HAMILL DAVIES LIMITED Consulting Civil and Structural Engineers	Client	PREMIER MARINAS LTD		
	Project	SWANWICK SHORE ROAD CAR PARK		
	Drawing Title	PROPOSED LAYOUT		
	Purpose	PRELIMINARY	Drawn: HDL	Scale: 1:200 @ A1
Issued by: SWANWICK Telephone: 01489 893 596	Designed	14-2310-102		
	Checked	PB		



Appeal Decision

Site visit made on 27 February 2018

by **Jonathon Parsons MSc BSc(Hons) DipTP Cert(Urb) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5th April 2018

Appeal Ref: APP/W1715/W/17/3180617

Land to the rear of Blackthorn Health Centre, Satchell Lane, Hamble-Le-Rice SO31 4NQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Brackley Investments Ltd against the decision of Eastleigh Borough Council.
 - The application Ref F17/80218, dated 17 March 2017, was refused by notice dated 5 July 2017
 - The development proposed is a 2 storey 64 bed dementia care centre with associated car parking, access and landscaping.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. There is a difference between the applicant and Appellant's name. However, the applicant has confirmed the appeal can be made in the name indicated above. The Council's reason for refusal refers to the Bursledon/Hamble/Hound local gap which is slightly different from that indicated in the relevant policy. I have used that indicated within the policy as detailed below.

Main Issues

3. The main issues are (a) whether the proposal would accord with development plan policies that seek to restrict development outside a defined urban edge; the effect of the proposal on (b) the Bursledon/Hamble/Netley Abbey local gap and (c) the character and appearance of the area:

Reasons

Urban edge

4. Policy 1.CO of the Eastleigh Borough Local Plan Review (LPR) 2001-2011 (2006) states planning permission will not be granted for development outside the urban edge, unless it is for agricultural, forestry, recreation or public utility purposes. Criterion (iii) of policy 1.CO states planning permission will not be granted for development outside the urban edge unless it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge.

5. The proposed dementia care centre would be a Class C2 residential care use outside the urban edge. It would be a specialised facility not directly connected physically, functionally or in terms of its management with the adjacent Blackthorn Health Centre. As such, it cannot be considered as an extension to an existing health facility and would be in conflict with LPR policy 1.CO.

Local Gap

6. LPR policy 3.CO states that planning permission will only be granted for appropriate development if it cannot be acceptably located elsewhere and it would not physically or visually diminish a local gap. The Appellant maintains that development cannot be located elsewhere on the basis of a Site Search Statement (SST) March 2017 and a Landscape and Visual Impact Assessment (LVIA) concludes little or no significant harmful effects upon the gap.
7. Nevertheless, the proposed two storey building split into two 'L' shaped wings joined together by a central building would result in substantial mass, height and scale. Additionally, there would be significant hard surfaced areas used for vehicle parking. The development would be considerably greater in building mass, height and footprint than the existing healthcare building and for all these reasons, it would result in considerable visual intrusion.
8. Accordingly, such an extent and size of development would adversely affect the function of the gap in protecting the identity of smaller settlements by reason of increased coalescence and would conflict with LPR policy 3.CO.

Character and appearance

9. The appeal site comprises part of an open grassed paddock with a tall conifer hedge behind and the site lies within countryside between the settlements of Bursledon, Netley Abbey and Hamble. Approximately one half of the site lies immediately behind the existing health centre whilst the other half extends out into the paddock. A number of residential properties, a substation and a farmhouse back onto the appeal site along the Hamble Lane/B3397.
10. To the north of the appeal site, there is Hound Corner Fruit Farm, with horticultural fields and paddocks behind whilst to the east, there is grazing land and a recreational ground, with Badnam Copse beyond. To the south, there is the Blackthorn Health Centre, the sports pitches of the Hamble School and the school building itself south of Satchell Lane. Hamble Lane/B3397 is the main vehicular route towards Netley and Hamble.
11. The landscape is characterised by buildings either sited individually or in groups, such as adjacent to the appeal site, within generally open flat fields and paddocks, with the River Hamble to the east. There are mostly boundary hedges along field and paddock edges and roads. There is a variety of building forms, uses and scales varying from the detached two storey dwellings to larger buildings such as the Health Centre and school. For all these reasons, there is a semi-urban open character and appearance to the area.
12. The two storey building has been articulated with differing shaped forms and materials designed to break up its mass. The site would be landscaped with garden areas to the south of the wings of the building and around the perimeter of the site especially where the development encroaches into the neighbouring paddock. However, the building would have a substantial

footprint spanning across most of the site, with little space to the sides where it is widest, and behind. Together with hard surfaced areas, the development would result in much of the site being covered with development which would result in a cramped layout. The neighbouring healthcare facility has extensive hard surfacing but the proposed appeal building would be substantially larger in built mass than the neighbouring health centre and additionally higher than this neighbouring building.

13. For all these reasons, it would fall considerably short of taking full and proper account of the context of the site. It would be dominating and imposing when seen against neighbouring buildings from Mursell Way and along Satchell Way. The opportunities for landscaping along the southern boundary of the site would be limited by reason of the small area allocated for planting and proximity of vehicle parking. In any case, the establishment of landscaping would take some time to become established effectively in terms of screening or filtering views, and during winter, development would be conspicuous given the mainly deciduous nature of any planting,
14. The LVIA concludes that the effect of the development on landscape character would have a low level of significance and in visual terms, the significance of the effect of the development would be major-moderate from footpaths on Satchell Lane and near the sewage works. The proposed landscaping along the southern and eastern boundaries of the site, includes mature trees. However, the scale and extent of the development would be substantial and there is a significant footpath along Satchell Lane. Accordingly, I consider that the significance of the effects would be greater than indicated.
15. For all these reasons, the development would harm the character and appearance of the surrounding area in conflict with policy 59.BE of the LPR.

Other matters

16. Carterwood Headline Planning Needs Assessment (PLA) identifies a need, taking into account planned proposals, of 142 beds within Borough and 293 beds within a five mile catchment of the appeal site. Dementia prevalence is rising quickly as people live longer and the PLA recognises further need into the future. There is support for the facility from Hampshire County Council's Adult Services, the Health Centre and attendees of public consultations. The facility would contribute significantly to the current deficiency by providing high quality care, meeting the 'Stirling' Gold standard in dementia care. For all these reasons, significant weight is attached to the need for these facilities.
17. The SST details a search for a suitable site based on the need for it to be of sufficient size to accommodate required accommodation and affordability given the operator's charitable status. From a number of sources, the SST identifies a total of 12 short listed sites but lacks detail on how other sites across the search area might have been considered taking into account criteria. Without a more comprehensive analysis, it is not possible to ascertain whether the appeal site is the only option within or close to the Appellant's catchment area. Amongst a comparative assessment of greenfield housing sites, the site was ranked 13 out of 41 sites for the emerging local plan but its ranking is limited by reason of being discounted in terms of being brought forward for possible development.

18. There have been two recent Secretary of State decisions at Boorley Green and Hamble Lane. Within the context of the proposed housing, LPR policies 1.CO. and 3.CO policies were found to be out-of-date in respect of housing land supply and the weight to be given to the policy conflicts were reduced. However, it has not been demonstrated that the LPR policies are inconsistent with the Framework in respect of this appeal proposal for care home provision.
19. The development would have good access to public transport and would result in significant employment opportunities. It would free-up market housing in the local area and provide opportunities for co-working between the centre and the adjacent health centre. The building would be constructed to a high standard of sustainable and dementia healthcare design. Such economic and social benefits would weigh in favour of the proposal.
20. Planning permission was granted for the Blackthorn Health Centre but it is a considerably smaller building than the appeal building. There have been care home facilities permitted at Otterbourne and Hedge End outside of the urban edge, including one within a local gap. However, both of these sites are adjacent to an urban edge, and not within such flat and open landscapes as that surrounding the appeal site. Therefore, there are significant differences to distinguish the appeal proposal from these developments and such cases demonstrate that every proposal has to be assessed on its individual planning merits.
21. The emerging Draft Local Plan was to replace the existing LPR and included a policy to replace Local Gaps with Countryside Gaps. The Council has decided to prepare another Local plan instead and although not formally withdrawn, very little weight can be given to this plan and its policies.

Planning balance

22. The development would be located in the countryside and local gap, and would conflict with LPR policies 1.CO and 3.CO. By reason of its considerable visual intrusion, it would harm the function of the gap in protecting the identity of surrounding settlements by reason of increased coalescence. Similarly, the visual intrusion would harm the character and appearance of the area and conflict with LPR policy 59.E.
23. Significant weight is attached to the need for care home accommodation for dementia. There would be economic and social benefits. However, the development's resulting mass, height, scale and extent would result in considerable and permanent harm to the local gap and the character and appearance of the area. Furthermore, there are significant concerns as to whether the appeal site is the only option for this care home facility. These factors outweigh the benefits set out above.
24. Accordingly, the proposal would be contrary to the development plan and there are no material considerations to outweigh the development plan conflict identified. A Unilateral Undertaking would secure contributions towards air quality monitoring, local highway works and public transport, including physical infrastructure. As there are substantive reasons to dismiss this appeal, I have no reason to comment further upon it.

Conclusion

25. For the reasons given above and having regard to all other matters raised, including support, I conclude that the appeal should be dismissed.

Jonathon Parsons

INSPECTOR



LOUISE CUTTS
WESSEX PLANNING
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
HAMPSHIRE
SO51 9BJ

Application F/18/82322
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

Thursday 29 March 2018

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

Application No. F/18/82322

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 January 2018 the Council, as Local Planning Authority, hereby **PERMIT** the following:

Description: Construction of 200no. dwellings with associated public open space, landscaping, roads, drainage and diversion of public footpath No. 1, with associated access from Bursledon Road and vehicular link to land to the south, and laying out of new country park. (The development is contrary to the development plan and affects a public right of way).

Site: Land south of Bursledon Road, Bursledon, Southampton, SO31 8EY

SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) The development hereby permitted shall be implemented in accordance with the following plans numbered: CB_84_120_001_K, CB_84_120_001/1_K, CB_84_120_007_G, BRL-HYD-XX-XX-DR-C-2001, BRL-HYD-XX-XX-DR-C-2200, JSL2984 701 Rev B, JSL2984 702 Rev A, and the Drawings as listed within Drawing Issue Sheet (Produced by Cooper Baillie Limited dated 05.03.18, Project Number CB_84_120, Sheets 1, 2 and 3) with the exception of Drawing Numbers: CB_84_120_001_J, CB_84_120_001-1_J, CB_84_120_007_F, CB_84_120_010_F. Reason: For the avoidance of doubt and in the interests of proper planning.
- (2) The development hereby permitted shall be commenced prior to the expiration of three years from the date of this permission. Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

(3) Notwithstanding the submitted plans, no residential development above slab level shall take place until the following details have been submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the approved details:

- Details and samples of the materials to be used in the construction of the external surfaces of the development; and
- Details of the on-site provision of cycle storage facilities for dwellinghouses without garages.

Reason: In order to ensure a satisfactory visual appearance to the development and secure adequate cycle storage provision.

(4) No construction or demolition work shall start until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved details which shall include:

- a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
- b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
- d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
- e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
- f) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- g) the parking of vehicles of site operatives and visitors;
- h) dust management measures to control the emission of dust and dirt generated by demolition and construction;
- i) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from demolition, site preparation and construction activities [to include piling if proposed];
- j) provision for storage, collection, and disposal of rubbish from the development during construction period;
- k) measures to prevent mud and dust on the highway during demolition and construction;
- l) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- m) temporary lighting designed to protect bats during construction; and
- n) the relevant recommendations as outlined in the Updated Ecological Assessment report (Hampshire Ecological Services Ltd, 15 January 2018) and the correspondence from Hampshire Ecological Services dated 12 March 2018.



Reason: To limit the impact the development has on the amenity of the locality and neighbouring residents, and to ensure no adverse impact on biodiversity and hydrology during the construction process.

- (5) Other than in regards to the works associated with the provision of the access and link road to the development to the south, no development shall start until details for the disposal of foul sewerage from the development hereby permitted, and a timetable for its implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure satisfactory provision of foul drainage.
- (6) Prior to the commencement of development, measures for the protection of the public water apparatus in the proximity of the site shall be submitted to and approved in writing by the local planning authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details. Reason: To ensure the protection of the public water system.
- (7) The surface water drainage scheme for the development shall fully accord with the submitted Drainage Strategy (produced by Hydrock and dated January 2018) incorporating drawing numbers BRL-HYD-XX-XX-DR-C-2001 (Drainage Strategy Sheet 1 of 2) and BRL-HYD-XX-XX-DR-C-2200 (Drainage Strategy Sheet 2 of 2). Reason: To provide satisfactory surface water drainage and to ensure no adverse impact upon water quality from pollution within the operational phase.
- (8) Prior to first occupation, the following details shall be submitted to and approved in writing by the local planning authority:
 - (i) A timetable for the implementation of the surface water drainage scheme approved under Condition 7; and,
 - (ii) A management and maintenance plan for the surface water drainage scheme for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other management and maintenance arrangements to secure the operation of the scheme throughout its lifetime (to include the identification of a management company if applicable).

Reason: To ensure the satisfactory management and maintenance of the surface water drainage scheme.

- (9) No residential development above slab level shall be carried out until a detailed final landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping [including trees, boundary treatments, and hard surfacing to include details of how any parking spaces are to be demarcated and numbered] and provide details of timings for all landscaping and any future maintenance and management. The works shall thereafter be carried out in accordance with the approved details and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality.

- (10) No residential development above slab level shall be carried out until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- i. The detail and extent of new planting;
- ii. Details of maintenance regimes;
- iii. Details of proposed species enhancements;
- iv. Details of any habitat created/retained on site;
- v. Details of any new wetland/SuDS created on site and their future management;
- vi. Details of treatment of site boundaries and/or buffers around water bodies;
- vii. Timings for the implementation of proposed ecological mitigation, compensation and enhancement measures; and,
- viii. Details of management responsibilities.

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

Reason: To ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site.

- (11) All hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- (12) The development shall be carried out in accordance with the recommendations for mitigation, compensation and enhancement measures as set out within the submitted ecological surveys comprising: Extended Phase 1 Ecological Assessment (Ecosa Ltd – August 2015), Phase 2 Ecological Assessment (Ecosa Ltd – June 2015), Badger Mitigation and Monitoring Plan (Hampshire Ecological Services Ltd – August 2017), Breeding Bird Survey Report (Hampshire Ecological Services Ltd – July 2017), Reptile Survey Report (Hampshire Ecological Services Ltd – July 2017), Updated Ecological Assessment report (Hampshire Ecological Services Ltd, 15 January 2018), and the correspondence from Hampshire Ecological Services dated 12 March 2018. Reasons: In the interests of biodiversity.

- (13) No development shall commence until a detailed method statement for either the removal or the long-term management / control of Japanese Knotweed on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed during any operations e.g. spraying and/or injection or soil movement. It shall also contain measures to ensure that any soils brought to

the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement. Reason: To prevent the spread of Japanese Knotweed which is an invasive species.

- (14) The development must accord with the arboricultural report "JSL2984_775 Rev B" and tree protection plans "JSL2984 701 Rev B" and "JSL2984 702 Rev A". No excavation, demolition or development related works shall commence until evidence has been submitted to and approved by the LPA that the tree protection measures have been installed, as detailed in the tree protection plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to the submission of satisfactory supervision and monitoring. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
- (15) No excavation, demolition or construction related works shall take place on site until a proposed arboricultural monitoring statement, detailing supervision activity and inspections of tree protection measures, has been submitted to and approved by the LPA. The approved proposed arboricultural monitoring statement must be adhered to in full, and may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports detailing supervision activity. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- (16) No residential development above slab level shall take place until details of the proposed fenestration, including the specific proposed products and their acoustic performance, have been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority, the submission must demonstrate that the products will meet the minimum acoustic specification shown in Section 8.13 and located as shown in Section 9 in the Sound Advice report SA-4969-4 dated February 2018, or be of a higher specification as shall be necessary to achieve compliance with the night time LA_{max} criterion for bedrooms specified in Figure 2 of the joint CIEH, IoA, ANC Guidance: ProPG Planning and Noise – New Residential Development Guidance dated May 2017. The approved fenestration shall thereafter be installed in accordance with the approved details prior to occupation. Reason: In order to provide a satisfactory internal environment in the interests of amenity.
- (17) No residential development above slab level shall take place until details of the proposed Mechanical Ventilation with Heat Recovery (MVHR) system have been submitted to and approved in writing by the local planning authority. The MVHR proposals shall demonstrate that sufficient ventilation can be provided to the dwellings and that the design will ensure that system noise is acceptable. The approved ventilation system shall thereafter be installed in accordance with the approved details prior to occupation. Reason: In order to provide a satisfactory

internal environment in the interests of amenity.

- (18) No residential development above slab level shall take place until details of the proposed passive ventilation system have been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority, the proposals shall comprise products with a Dnew rating when open, as shown in Section 8.12 located as shown in Section 9 of the Sound Advice report SA-4969-4 dated February 2018. The approved passive vents shall thereafter be installed in accordance with the approved details prior to occupation. Reason: In order to provide a satisfactory internal environment in the interests of amenity.
- (19) No work shall commence on any phase of the development until the following has been submitted to and approved in writing by the Local Planning Authority for that phase:
- (i) A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11, and BS 10175:2011+A1:2013 Investigation of potentially contaminated sites - Code of Practice;
 - (ii) A Report of a site investigation documenting the ground conditions, including ground and surface water, of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS 10175:2011+A1:2013, and BS 8576:2013 and unless otherwise agreed with the Local Planning Authority;
 - (iii) A detailed scheme (including a programme for implementation and a soil management plan) for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when each phase of the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works and development shall be carried out in accordance with the approved schemes.

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To allow risk assessment and effective risk management solutions in order to minimise the risks of pollution and to ensure the site is satisfactorily decontaminated.

- (20) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of Condition 19 (iii) that any remediation scheme required and approved under the provisions of Condition 19 (iii) has been implemented in full in accordance with the approved details (unless

varied with the written permission of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing with the Local Planning Authority such verification shall comprise:

- (i) Built drawings of the implemented scheme;
- (ii) Photographs of the remediation works in progress;
- (iii) Certificates demonstrating that imported and /or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under Condition 19 (iii). Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

- (21) If, during development, contamination (liquid or solid) not previously identified is found to be present on the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall then be implemented as approved. Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.
- (22) Prior to the commencement of development, a scheme of work detailing the extent and type of piling and other penetrative methods to be used in the construction of the development, shall be submitted to and approved in writing by the local planning authority. Each phase of development shall not be carried out otherwise than in accordance with the approved details. Reason: In the interests of amenity and to ensure that the development does not harm groundwater resources.
- (23) Prior to the commencement of any construction or demolition works, a walkover badger survey shall be undertaken and a subsequent survey report submitted to and approved in writing by the Local Planning Authority. Should any badger setts be discovered, the survey should include details of proposed mitigation, which shall thereafter be adhered to in full. Reason: In the interests of the protection of biodiversity.
- (24) Prior to the occupation of the development hereby permitted, details of any external lighting, including street lighting, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to minimise spillage and avoid impacting upon flight corridors used by bats. The development shall then accord with the approved details. Reason: In the interests of amenity and biodiversity.
- (25) Prior to the occupation of any building within this development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

As built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve:

- In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations.
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day.

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site, in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the Government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent.

- (26) The vehicular access to the site shall be provided broadly in accordance with the details shown on Drawing Number EC/RJ506114/110 Revision D. No dwelling shall be occupied until the means of access have been constructed, unless otherwise agreed in writing by the local planning authority. Reason: In the interest of highway safety.
- (27) The new access shall not be brought into use until the existing vehicular access(es) to the application site have been stopped up and abandoned and the footway/verge/crossing has been reinstated in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure that there is only one vehicular access to the development and in the interests of visual amenity.
- (28) Prior to the commencement of development, details of the type of construction proposed for the roads and footways including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways, must be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.
- (29) The roads and footways within each phase must be laid out and made up in accordance with the specification, programme and details for that phase approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway surfacing must be completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building within the phase for which permission is hereby permitted. Reason: To ensure that the roads are constructed to a standard which



will enable them to be taken over as publicly maintainable highways.

- (30) The development hereby permitted shall not be brought into use until the visibility splays shown on submitted Drawing No. BRL-HYD-XX-XX-DR-C-2300 Revision P03 have been provided. Nothing over 0.6m in height above the level of the carriageway shall be placed or permitted to remain within the visibility splays. Reason: In the interests of highway safety.
- (31) The garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on-site parking in the interests of highway safety.
- (32) The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times. Reason: To make provision for adequate off-street parking in the interests of highway safety.
- (33) No vegetation clearance shall occur on site during the bird nesting season (between 1st March & 31st August) unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.
- (34) No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
- (35) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk