

Hamble-le- Rice Parish Council
PLANNING COMMITTEE MEETING



Monday 28th January 2019 at 7.00pm
at The Mercury Library & Community Hub, High Street, Hamble SO31 4JE
This meeting is open to members of the public.

AGENDA

1. **Welcome**
 - a. Apologies for absence
 - b. Declaration of interest and approved dispensations
 - c. Approve minutes
2. **Public Session**
3. **Mercury Residents Association: Gravel Extraction**
4. **Pill Box on Satchell Lane**
5. **Coastal Paths**
6. **Neighbourhood Plan**
7. **Hamble Lane Questionnaires**
8. **Hamble Lane Traffic Survey**
9. **GE Planning Application**

APPLICATIONS WITHIN HAMBLE PARISH

10. **T/18/84590 - LAND TO REAR OF 8 DEANFIELD CLOSE, HAMBLE, SO31 4JJ**
Application for works under Tree Preservation Orders. 1 no. Sycamore - pollard.
Consultation Ends: 30/01/2019
11. **F/19/84769 - MERCURY MARINA, SACHELL LANE, HAMBLE, SO31 4HQ**
Continued siting of 1no. portable office building for a further period of three years.
Consultation Ends: 08/02/2019
12. **F/19/84768 - 1 HUNTSMAN ROAD, HAMBLE POINT MARINA, HAMBLE, SO31 4NB**
Continued siting of 2no. portable office units for a further period of three years.
Consultation Ends: 08/02/2019

APPLICATIONS OUTSIDE HAMBLE PARISH

13. **H/18/84676 - HOUND CORNER FRUIT FARM, HAMBLE LANE, NETLEY ABBEY, SO31 5FT**
Create new entrance to site
Consultation Ends: 01/02/2019
14. **RM/19/84802 – Land to the north of Cranbury Gardens, Bursledon, SO31 8FB**
Reserved matters application (pursuant to outline planning permission O/15/76883) for 45no. dwellings with associated parking, landscaping, infrastructure and open space, including submission of details for Conditions 9 and 17 (Arboricultural Impact Assessment, Method Statement and Tree Protection) and Condition 15 (Noise Assessment and Mitigation).
Consultation Ends: 11/02/2019

DECISIONS

15. **F/18/83873 - PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE**
Two storey replacement building.
DECISION: 15/01/2019 - Permit (Delegated Decision)
16. **H/18/84149 - 23 Deanfield Close, Hamble, SO31 4JJ**
Single storey side extension and loft conversion to include 2 no. front and 1 no. rear dormers.
DECISION: 11/12/2018 - Withdrawn By Applicant
17. **L/18/84128 - Decided Grant Listed Building Consent**
Replacement chimney flue exit to facilitate the installation of a log burner.
Decision: 23 Nov 2018 - Grant Listed Building Consent (Delegated Decision)
18. **T/18/84166 - 4 SYLVAN LANE, HAMBLE, SO31 4QG**
1 no. Holm Oak - Fell.
Decision: 10/12/2018 - Refuse Tree Consent For (Delegated Decision)
19. **H/18/84184 - 18 OAKWOOD WAY, HAMBLE, SO31 4HJ**
Two storey front and first floor rear extension.
Decision: 30/11/2018 - Permit (Delegated Decision)
20. **NC/18/84242 - MERE HOUSE, THE GREEN, GREEN LANE, HAMBLE, SO31 4JB**
Notification of intent. 1 no. Beech - fell.
Decision: 30/11/2018 - Raise No Objection To (Delegated Decision)
21. **T/18/84380 - 9 TUTOR CLOSE, HAMBLE, SO31 4RU**
1 no. Oak (T1) - Reduce and reshape by up to 2m. Crown raise by approx. 5m.
Decision: 10 Jan 2019 - Consent To Tree Works For Delegated Decision
22. **H/18/84449 - 2 BARTON DRIVE, HAMBLE, SO31 4RE**
Single storey side and first floor rear extensions with fenestration alterations.
Decision: 08/01/2019 - Permit (Delegated Decision)
23. **H/18/83832 - 76 ASTRAL GARDENS, HAMBLE, SO31 4RY**
SINGLE STOREY AND TWO STOREY REAR EXTENSION.
Decision: 02/01/2019 - Permit (Delegated Decision)
24. **A/18/84369 - HAMBLE COMMUNITY SPORTS COLLEGE, SATCHELL LANE, HAMBLE, SO31 4NE**
Display of 1no externally illuminated fascia sign.
Decision: 16/01/2019 - Consent To The Advert Display (Delegated Decision)
25. **T/18/84529 - PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE-LE-RICE**
1 no. willow. Prune overhanging branches back from the road to enable yachts to pass through safely.
DECISION: 05/12/2018 - Withdrawn by Local Planning Authority

APPEALS

26. **F/18/83196 - 7 GRANTHAM AVENUE, HAMBLE, SO31 4JX**
Construction of attached 3 bedroom dwelling with ancillary parking and amenity space.
APPEAL: Started 17/10/2018. Yet to be determined.
27. **O/17/80319 - Land at Satchell Lane, Hamble, Southampton SO31 4HP**
Outline application: development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access).
APPEAL: Decided 20/12/2018 - Allowed (Inquiry)

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.

28. **Approve Exempt Minutes**

29. **Enforcement Cases**

Dated: 22.01.19

Signed: *Amanda Jobling* Clerk to Hamble Parish Council

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY 26th November 2018 AT THE HAMBLE PRIMARY SCHOOL, HAMBLE LANE, HAMBLE-LE-RICE AT 7.30PM

PRESENT:

Cllr I Underdown (Chair)
Cllr J Dajka
Cllr James
Cllr D Rolfe
Cllr Ryan
Cllr A Thompson
Cllr G Woodall

IN ATTENDANCE:

The Clerk to the Council
Deputy Clerk to the Council
One member of the public

Welcome

11/18 Cllr Underdown welcomed all present to the meeting.

Apologies for Absence

11/18 None

Declarations of Interest

11/18 None declared

Minutes of the Planning Committee held on 22nd October 2018

11/18 Cllr Woodall proposed and Cllr Rolfe seconded and **IT WAS RESOLVED** that the minutes of the above meetings be accepted as a true record. The minutes were then signed by the Chair.

Public Session

No members of the public spoke at the meeting.

Hamble Lane Questionnaire

It was agreed that a small working group, consisting of Cllrs Dajka, Thompson and the Clerk, would meet to conclude the employer's questionnaire and report to the Committee at its next meeting.

Hamble Lane Traffic Survey

The Clerk reported the consultants retained by the Parish Council would initially use publicly available data to compile a report. No actual traffic count is intended at this time but that will be reviewed as part 2 of the project brief. The expected costs are £5,000. Some additional meetings may be needed and will be on a charged for rate. The original budget was £10,000. Cllr Woodall asked if there will be any information regarding biodiversity issues. The Clerk advised detailed data should make it possible to work out the start/stop and waiting time and the linked implications on air quality.

Tree Warden Scheme

The Deputy Clerk met with the Dick Walters to discuss the possibility of setting up Tree Warden Schemes in Hamble. The cost will be £100 which covers insurance for volunteers, access to risk assessments and

some training. Some parishioners have already expressed an interest to take on tree warden roles at Heather Gardens and Westfield Common.

Tree data such as species, location and trunk circumference can be logged on Treezilla. This data can then be useful to provide amenity value data for each tree. There is the potential to involve the whole community in a project to add data regarding trees in their gardens or close by.

The Head Groundsman has been asked to meet with Dick to discuss the practical steps such as creating a schedule or framework for the volunteer tree wardens.

Cllr Rolfe proposed, Cllr Woodall seconded and **IT WAS RESOLVED** to approve the subscription fee of £100 and for the Head Groundsman to draw up a schedule of work or framework for the volunteer Tree Wardens.

APPLICATIONS WITHIN HAMBLE PARISH

O/18/84191 - GE Aviation, Kings Avenue, Hamble, SO31 4NF. Recommendation to Council

Outline consent, with all matters reserved except means of access, for the relocation of cricket pitch off-site and improvements to existing bowls and football facilities on site to enable the erection of up to 148 residential dwellings (Use Class C3) with new vehicular access, car parking, work to highways, landscaping, and other associated works. The application also seeks the demolition of non-original extensions to Sydney Lodge and redundant factory buildings.

A public meeting had been held earlier in the evening to hear and consider comments from parishioners before the Planning Committee meeting.

Key areas of concern were the designation of the site as Countryside, EBC's 5 year housing land supply, the economic issues linked to the site and the wider impact on jobs, the inclusion of staffing ratios for the redundant buildings and the impact of this on the transport modelling, congestion and the impact of poor air quality on slow moving traffic, pressure on local services, low level of affordable housing and the provision of new cricket provision on Fair Oak.

It was proposed by Cllr Woodall and second by Cllr Ryan and **IT WAS RESOLVED** unanimously to object to the application.

F/18/84270 - Barncroft, Corner of Farm Close and Meadow Lane, Hamble, SO31 4RZ

Change of use from storage to two-bedroom dwelling with associated parking and amenity space.

Consideration was given to the previous applications and the local setting. The site was felt to be unsuitable for residential development on the basis that it would result in a loss of private parking and garage space which is at a premium in this location, poor amenity for the property with no real private outdoor space and was seen as overdevelopment. It was proposed by Cllr Thompson and seconded by Cllr Dajka and **IT WAS RESOLVED** to object to the application

T/18/84166 - 4 SYLVAN LANE, HAMBLE, SO31 4QG

1 no. Holm Oak - Fell.

It was proposed by Cllr Woodall and seconded by Cllr Dajka and **IT WAS RESOLVED** to object unless felling is absolutely necessary because the tree is dead, diseased or dangerous.

T/18/84380 - 9 TUTOR CLOSE, HAMBLE, SO31 4RU

1 no. Oak (T1) - Reduce and reshape by up to 2m. Crown raise by approx. 5m.

It was proposed by Cllr Dajka and seconded by Cllr James and **IT WAS RESOLVED** to stipulate minimal work only should be carried out if necessary.

Decisions

124/9/18 All decisions on the Agenda were noted.

125/9/18 Exempt Business To consider passing a resolution under Section 100A (4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 or Part 1, of Schedule 12A of the Act. The Schedule 12A categories have been amended and are now subject to the public interest test, in accordance with the Freedom of Information Act 2000. This came into effect on 1st March 2006. It is considered that the following items are exempt from disclosure that the public interest in not disclosing the information outweighs the public interest in disclosing the information.

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

The Clerk updated the Committee on a number of enforcement cases that had been raised over the preceding few months.

The meeting closed at 8.35pm.

Mercury Area Residents Association

GRAVEL EXTRACTION CONCERNS December 2018

1. **Wildlife**
Habitat for owls, raptors butterflies and small mammals
2. **Ground Water**
Will the flow in the stream through the Mercury estate change ?
3. **Surface Water**
At present the land absorbs a considerable amount of water.
Will the large holes affect water run-off ?
4. **Fencing**
Is the whole site going to be fenced or just a smaller section around the workings ?
5. **Footpath / Cycle way around perimeter**
As part of the planning agreement there should be a space left next to the boundary of Satchell Lane for a cycle/footpath from the railway bridge in Satchell Lane to join up with the existing footpath near the entrance to Mercury Marina.
6. **Access onto Hamble Lane and Cycle path**
The safety of pedestrians and cyclists should be a priority, particularly at school times.
7. **Mains Water Supply**
A lot of water could be used in gravel and lorry washing. How will this affect the supply to homes and industry ?
8. **Vehicle Movements**
How many lorries per day, per week, and what size ?
9. **Lorry Washing**
Will every lorry to washed before being allowed on the road ?
Will Hamble Lane be washed regularly ?
10. **Gravel Washing**
Will fresh water be used for washing or will it be recycled from a tank ?
11. **Noise**
All activities should be less than 65dB
12. **Hours of Work**
Between 0800 and 1700, and no work on Saturday or Sunday
13. **Liability for damage from stones, potholes and mud on the road**
How will this be managed ?

Mercury Area Residents Association

GRAVEL EXTRACTION CONCERNS December 2018

14. **Site Clearance**
No bonfires on site. Lorries should be washed before being allowed on the road
15. **Parking**
All worker vehicles to be parked on site and people encouraged to use public transport
16. **Security**
Will there be 24 hour security on site ?
17. **Buildings**
What type ? single or double storey ? Temporary only ?
Distance from existing dwellings ?
18. **Time limits for Excavation**
Maximum time for extraction and infill ?
19. **What happens :**
 - if the company decides it's not cost-effective ?
 - if it goes into Liquidation ?Who retains ownership ?
20. **Hole infill material**
Building material, domestic waste, hazardous waste ?
21. **Machinery**
All lorries and machinery engines should be compliant with the latest emission standards

Mercury Area Residents Association

Clerk - Hamble Parish Council

From: r
Sent: 16 January 2019 14:57
To: Clerk - Hamble Parish Council
Subject: Re: Pill Box on Satchell Lane
Attachments: pillbox.jpg

Dear Amanda,

I have submitted the pillbox on Satchell Lane for listed building status today.

Regards

From: Clerk - Hamble Parish Council <clerk@hamblepc.org.uk>
Sent: 09 January 2019 20:05
To:
Subject: Re: Pill Box on Satchell Lane

Thats great. Thank you.

Have a good evening

Amanda

Get [Outlook for Android](#)

From: >
Sent: Wednesday, January 9, 2019 7:13:31 PM
To: Clerk - Hamble Parish Council
Subject: RE: Pill Box on Satchell Lane

Hello Amanda

Further to my previous email, yes, I am happy for you to publish my email as part of the agenda papers.

Regards

From: Clerk - Hamble Parish Council <clerk@hamblepc.org.uk>
Sent: 09 January 2019 10:15
To: >
Subject: RE: Pill Box on Satchell Lane

Thank you for your recent email on the issue of the Pill Box on Satchell Lane. I have looked at the guidance from Historic England and you are able to apply directly. It does not need to come via the Parish Council. The link will

provide advice on how to proceed <https://historicengland.org.uk/listing/apply-for-listing/>. You might find this is the quickest route and with your local knowledge whether the structure meets the criteria identified.

In any event I will refer your email to the Planning Committee. They next meet on the Monday 28th January 2019 at 7pm at the Mercury. Each meeting has a public session at the start so you can address them directly and update them on progress with the application.

Are you happy for me to publish your email as part of the agenda papers.

Regards

Amanda

From: >
Sent: 08 January 2019 19:00
To: Clerk - Hamble Parish Council <clerk@hamblepc.org.uk>
Subject: Pill Box on Satchell Lane

Dear Amanda,

I am writing to you with regard to the World War 2 pill box situated on Satchell Lane opposite the entrance to the Mercury Marina. This was constructed during the last war to either protect the airfield or more likely the oil pumping station next to the marina that was originally one of two pumping stations to built to pump fuel via the "Pluto" pipeline to Normandy to supply the allies after D-day. I believe this to be the only surviving pill box in Hamble and this historic structure may now be threatened by the 70 house development in the adjacent field(horse field), especially as the developers refer to it as an air-raid shelter! This pill box would be manned by a squad of soldiers, possibly as many as six with a light machine gun such as a Bren gun or Vickers machine gun. I feel this structure should be listed in order to preserve the history of the village and perhaps some local volunteers (local history society) could clean it up a bit. I am led to believe that only certain bodies can apply to list a building, Parish councils being one such body, so what are your views on this?

I look forward to hearing your views on this building or any other information on this building or has it been listed already.

Clerk - Hamble Parish Council

From: ian.underdown@hambleparishcouncil.gov.uk
Sent: 01 December 2018 10:26
To: Clerk - Hamble Parish Council
Subject: FW: England Coast Path (ECP) - Calshot to Gosport (CCG)
Attachments: Hamble Le Rice Parish Council Land Interests.docx

Good morning Amanda

I forward this for your or the Council's attention.

Ian

-----Original Message-----

From: "Truswell, John (NE)" <John.Truswell@naturalengland.org.uk>
Sent: Thursday, 29 November, 2018 16:57
To: "ian.underdown@hambleparishcouncil.gov.uk" <ian.underdown@hambleparishcouncil.gov.uk>
Subject: England Coast Path (ECP) - Calshot to Gosport (CCG)

Dear Ian,

Please find maps attached indicating outline proposals for the ECP.

The ECP is in blue, extending seaward from the ECP is a pinkish wash representing coastal margin that extends to LMWM.

There are a number of other designations here, S15 land and the Scheduled Monument area at Hamble Common, as work progresses we can discuss what this means particularly in terms of landward coastal margin extending over the S15 land.

In the first instance please consider the maps with the council members.

This email and map document is to update you on plans for the ECP in your area. We only hold data for the areas shown on the map, if there is other land owned or leased by the council would you please let me know.

1. Our land registry data tells us that the alignment passes over and landward of your land holdings on the map attached.
2. The England Coast Path is being established as a result of the Marine and Coastal Access Act 2009. The legislation requires the preparation of a report to the Secretary of State for each stretch of the coast: setting out our proposals and seeking approval. Proposals for the Calshot to Gosport stretch will be prepared in the coming months. We will work closely with Access Authorities, local stakeholders and interested parties who will provide expert advice and ensure consultation with local interests. It is important to note there will be no new public access rights to the coast in this area until proposals have been approved by the Secretary of State. We expect to submit our proposals by late winter 2018/19.
3. We would emphasise that no decisions on the recommended route will be made until landowners and interested parties have been consulted.
4. It is important to note that associated with the ECP is an area known as Coastal Margin: the legislation directs that all areas seaward of the trail, once established and approved by the Secretary of State, automatically becomes Coastal Margin. However there are certain areas within Coastal Margin known as Spreading Room that will be accessible to the public, other areas are known as 'Excepted' where the public cannot go such as houses, buildings and gardens.

5. Further details can be found within the Coastal Access Scheme which can be viewed online at the link below. Figure 1 on page 11 of the document 'Chapters 1 & 2. Background and Statutory framework' contains more information about excepted land:

www.bit.ly/coastalaccessscheme

6. It is important to note that occupier liability is reduced when new coastal access rights are created along the ECP or within the coastal margin. You are not responsible for any damage or injury caused by any physical feature on the land, whether it's a natural feature of the landscape or a man-made one. The link below will take you to CLA advice regarding this.

<https://www.cla.org.uk/advice/coastal-liabilities>

7. Our proposals and any subsequent coastal access rights will not affect your land interests (should you own or lease it), nor does it affect your rights (with appropriate consents) to manage your land as you see fit.
8. This part of the coast is mostly served by an existing promoted path: the Solent Way, which in places closely follows the coast. Our approach will be to adopt parts of this promoted route as the England Coast Path, where it meets the path principles. In other sections, we would either seek to create new access, or follow other paths or public rights of way. Once opened, the new route will become a National Trail
9. In those areas affected by coastal erosion, the legislation allows for the path to move inland in line with the change – a process known as 'rollback'.

This information is forwarded for your information, however the alignment proposals are not yet public and intended for internal use by the council.

If you have any comments or observations regarding this outline alignment or any questions please do not hesitate to get in touch with me as soon as possible.

Kind Regards

John

John Truswell

England Coast Path Lead Advisor
Highcliffe to Calshot & Calshot to Gosport
Coastal Access South Hub
Natural England
4th Floor
Eastleigh House
Upper Market Street
Eastleigh
SO59 9YN
07717694247
02080267747

For all other enquiries please contact 0300 060 6000.

If you are trying to make a request for a copy of your personal information under the Data Protection Act 1998, or a request for information under the Freedom of Information Act 2000 or Environmental Information Regulations 2004, please contact the Enquiry Service on 0845 600 3078 or email foi@naturalengland.org.

Our website <https://www.gov.uk/government/collections/england-coast-path-improving-public-access-to-the-coast#overview-of-progress>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Cycle Survey

As part of the wider Hamble Travel Survey we are keen to understand the needs of those cycling within Hamble. Getting people to cycle more isn't just good for their health, but it benefits the environment, is good for the economy and eases congestion.

This is a joint survey between Hampshire County Council and Hamble Parish Council. You can seek advice or support on this survey from either office@hamblepc.org.uk or XX

Do you currently cycle along Hamble Lane on a regular basis

Yes

No

Do you cycle to get to:

Get fit

Pleasure

School

Work

Other

When you cycle in Hamble are you

On road only

Off road only

Both

Do you use the designated cycle lanes and routes around the village

Yes

No please specify

Which of the following would encourage you to cycle more?

Changing facilities at work/school

Help to buy a bike and equipment

Improved off road routes and connectivity

Safe routes

Secure at the train station

Secure storage at key locations around the village. Please suggest locations

Secure storage at work/school

Tax incentives

Other.....

Would you join a Bike User Group (BUG) either at work or in the village to champion the needs of cyclists?

Yes

No

Welcome to the Hamble business travel survey. As part of the Hamble Lane traffic study we are looking to understand what traffic issues your staff and business experience in getting to work in Hamble. From this survey we hope to develop a Hamble Travel Plan with measures to encourage alternatives to single occupancy car journeys. The survey is being carried out in partnership with Hamble Parish Council. For further information you can contact us on **** or Hamble Parish Council on Council at office@hamblepc.org.uk.

Questions

What's the name and post code of your company?.....

How many staff are employed at Hamble?

What percentage (rough estimate) travel into Hamble each day?

What are your hours of operation?

Are they fixed flexible

Do you have fleet vehicles.

Yes If so how many

No

Does your business require staff to drive?

Yes

No

Does your business experience difficulties because of traffic on Hamble Lane?

Yes If so what

No

Do your staff have access to the following:

Car clubs

Changing and showering facilities

Cycle to work scheme

Electric charging points

Free parking

Interest free season ticket

Lifting sharing scheme

Motorcycle parking

Pool bikes

Secure bike storage

Are you interested in trying to develop a Hamble Travel Plan to reduce congestion on Hamble Lane?

Which of the following would help your company to support alternative form of travel?

Information about alternative travel options

Cycle to work scheme (includes tax incentives for employers and employees)

Cycle paths to work

Bus and train information

Room to park/store bikes/motor bikes

Local business forum to share best practice/develop approaches

What stops you from supporting your staff from using alternatives forms of transport?

Employee reluctance

Car/van is essential to business needs

Bureaucracy and risk

Lack of information on options

Shift patterns

Not a priority

Lack of space

Concerns about personal safety

Other Please specify

Any other general comments

HAMBLE TRAVEL SURVEY- EMPLOYEES

Welcome to the Hamble business travel survey. As part of the Hamble Lane traffic study we are looking to understand how employees get to work in Hamble. This will help us to identify what a Hamble Travel Plan with measures to encourage alternatives to single occupancy car journeys. The survey is being carried out in partnership with Hamble Parish Council. For further information you can contact us on **** or Hamble Parish Council on Council at office@hamblepc.org.uk.

Information about you:

Q1 What is your home postcode? _____

Q2 How far do you travel from home to work?

- | | |
|---|---|
| <input type="checkbox"/> Less than 1 mile | <input type="checkbox"/> 11 to 20 miles |
| <input type="checkbox"/> 1 to 2 miles | <input type="checkbox"/> 21 to 30 miles |
| <input type="checkbox"/> 3 to 5 miles | <input type="checkbox"/> 31 to 40 miles |
| <input type="checkbox"/> 6 to 10 miles | <input type="checkbox"/> Over 40 miles |

Q3 How long does it take you to get to work?

- | | |
|---|---|
| <input type="checkbox"/> Less than 15 minutes | <input type="checkbox"/> 46 to 60 minutes |
| <input type="checkbox"/> 16 to 30 minutes | <input type="checkbox"/> Over 60 minutes |
| <input type="checkbox"/> 31 to 45 minutes | |

Q4 How did you travel to work today? (If you used a combination, eg if you took the train then walked, please choose the method which covers the greatest distance):

- | | |
|--|--|
| <input type="checkbox"/> Bus | <input type="checkbox"/> Motorbike |
| <input type="checkbox"/> Bicycle | <input type="checkbox"/> Train |
| <input type="checkbox"/> Car (drive alone) | <input type="checkbox"/> Walk |
| <input type="checkbox"/> Car (sharer) | <input type="checkbox"/> n/a - I worked remotely |

Q5 How will you travel home from work? (If you are going to use a combination of the following, please choose the method you will use which will cover the greatest distance):

- | | |
|--|---|
| <input type="checkbox"/> Bus | <input type="checkbox"/> Motorbike |
| <input type="checkbox"/> Bicycle | <input type="checkbox"/> Train |
| <input type="checkbox"/> Car (drive alone) | <input type="checkbox"/> Walk |
| <input type="checkbox"/> Car (sharer) | <input type="checkbox"/> n/a - I worked |

Q6 If you drive, where do you usually park?

- | | |
|--|--|
| <input type="checkbox"/> Public car park | <input type="checkbox"/> Nearby street |
| <input type="checkbox"/> Office car park | <input type="checkbox"/> Other |

Q7 What time do you normally arrive at work?

Q8 What time do you normally leave work?

Q9 If you usually drive to work, how do you travel on days when your car isn't available?

- | |
|--|
| <input type="checkbox"/> I book the day off |
| <input type="checkbox"/> I work from home |
| <input type="checkbox"/> A friend/relative gives me a lift |
| <input type="checkbox"/> A work colleague gives me a lift |
| <input type="checkbox"/> I walk |
| <input type="checkbox"/> I cycle |
| <input type="checkbox"/> I use public transport |
| <input type="checkbox"/> I use my motorbike / scooter |
| <input type="checkbox"/> I take a taxi |
| <input type="checkbox"/> I use another car |
| <input type="checkbox"/> Other - Please Specify |

Please turnover

Q10 Please indicate whether you have any of the following benefits available at your workplace?

- ☐ Cycle to Work Scheme
- ☐ Interest free season ticket loan
- ☐ Discounts at local bike shops
- ☐ Bicycle User Group
- ☐ Pool bikes
- ☐ Dr Bike Sessions
- ☐ Lift sharing scheme
- ☐ Car club vehicles
- ☐ Electric Vehicle Charging Points
- ☐ Access to changing and showers facilities
- ☐ Flexible working/Home working

Q12 Are there any limiting factors stopping you from travelling by a mode you would otherwise want to use? Tick any that are relevant.

- ☐ Child care
- ☐ School run
- ☐ Lack of affordable public transport
- ☐ Lack of available public transport
- ☐ Personal safety
- ☐ Other – Please specify

Q11 Please indicate which benefits you have used in the past 12 months:

- ☐ Cycle to Work Scheme
- ☐ Interest free season ticket
- ☐ Discounts at local bike shops
- ☐ Bicycle User Group
- ☐ Pool bikes
- ☐ Dr Bike Sessions
- ☐ Lift sharing scheme
- ☐ Car club vehicles
- ☐ Electric Vehicle Charging Points
- ☐ Changing/shower facilities
- ☐ Flexible working/Home working

Thankyou for completing this survey.
Your response will help to improve travel choices from Henley Business Park

Data Protection

Any information you give to us will be held securely and in accordance with the rules on data protection. We will treat personal details as private and confidential and safeguard them. We will not disclose them to anyone unconnected with this consultation/ application unless you have consented to their release or in certain circumstances where, (1) we are legally obliged to do so; (2) disclosure is necessary to enable us to deal with your enquiry; (3) where "legitimate interests" are relied on in relation to specific processing operations. For more information on privacy and how we use, process, protect and destroy personal data and in relation to Data Subjects' Rights please refer to our Privacy Notice and Privacy Policy at XXXX

TN02 Phase 1 Traffic Survey - Summary

Project:	Hamble Traffic Study	Office:	Southampton
Project N°:	A111484	Prepared by:	Graham Sutton
Client:	Hamble Parish Council	Approved by:	Mark Ambler
Date:	January 2019	Status:	For Information
Subject:	TN02 Phase 1 Traffic Survey - Summary		

1 Summary

- 1.1 WYG have been commissioned to review the local background traffic in Hamble and in consideration of emerging local developments. The key aims are (1) to identify where there may be potential for improvements to the highway and public realm for the benefit of residents and (2) to provide a robust reference point for informed engagement with key stakeholders including; The Solent Local Enterprise Partnership, Hampshire County Council, Eastleigh Borough Council and Highways England.
- 1.2 This survey has also been used to support WYG's review of the Transport Assessment submitted for GE Aviation's proposed development of 148 residential dwellings on their site at Kings Avenue.
- 1.3 Baseline traffic surveys were undertaken on behalf of GE by their traffic consultant Markides to inform the traffic modelling within their TA, which included modelling seven junctions in isolation. The GE surveys were used to determine the existing traffic characteristics, such as traffic volumes, HGV proportions and network peak hours. The traffic survey data was not included as part of the GE TA and therefore could not be verified.
- 1.4 WYG commissioned an Automatic Traffic Count (ATC) from 4th to 10th December 2018. This was undertaken by a specialist independent survey company and involved placing two rubber tubes across the carriageway of Hamble Lane in the vicinity of the allotments, which were linked to a recording box. The location is shown on **Figure 1.1**.

Figure 1.1 Location of Survey Adjacent to Allotments on Hamble Lane





- 1.5 From this, the total traffic flows across the week were recorded, along with the composition of traffic (e.g. the split of cars/buses/HGVs etc), and average and 85th percentile speeds (i.e. the speed below which 85% of traffic was travelling).
- 1.6 The results of the data were compared to those of the GE surveys, and found that peak hour traffic volumes were comparable to those recorded by GE.
- 1.7 However, it was found that Hamble Lane is subject to an extended peak period, particularly in the morning, running from 0600-1000.
- 1.8 This is notably early and appears to result from shift workers travelling southbound into businesses in Hamble.
- 1.9 The data provides detail on travel patterns within Hamble, and will be supplemented by further studies to take place over the coming months.
- 1.10 This data can then be used to engage with Hampshire County Council and Eastleigh Borough Council to identify potential improvement schemes to alleviate traffic issues in Hamble, and produce a list of highways schemes that Hamble Parish Council can promote for the benefit residents and businesses within Hamble.
- 1.11 It would also provide evidence to support representations for improvement schemes to be funded by GE and other future developments should they be granted planning consent.
- 1.12 A brief summary of the key findings of the initial traffic survey are presented in **Section 2**.



2 Traffic Profile

2.1 The typical weekday profiles are shown in **Figures 2.1** and **2.2**.

Figure 2.1 Southbound Traffic Flows

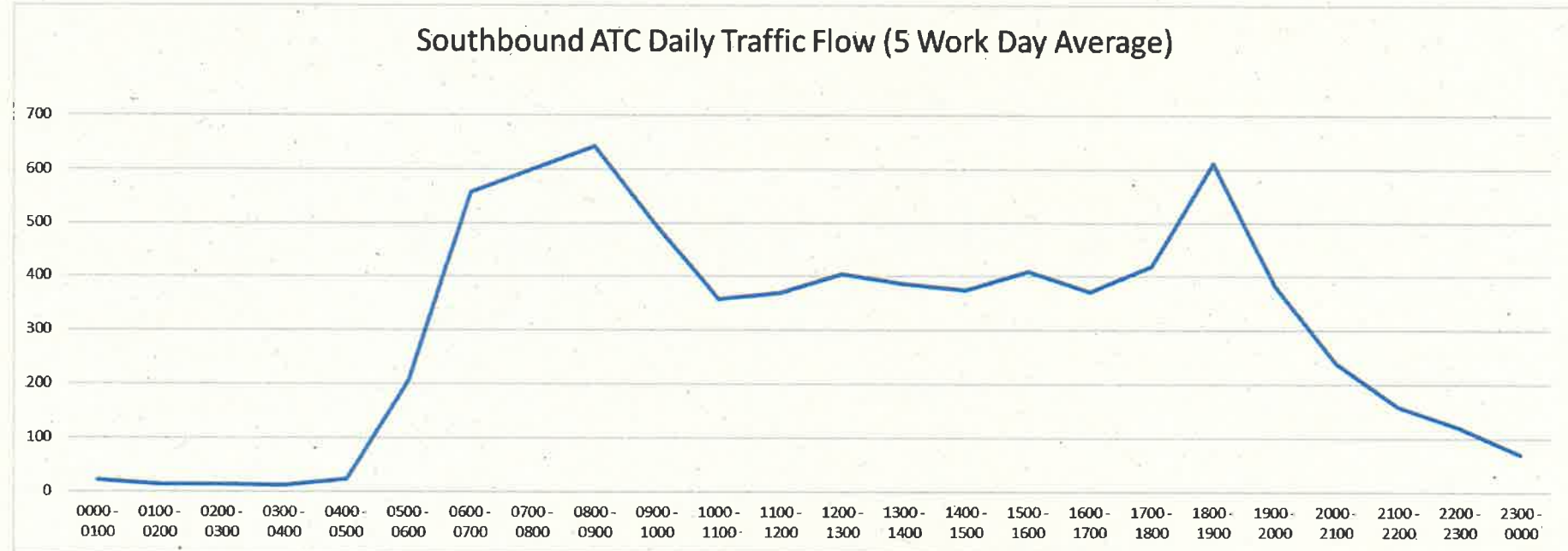
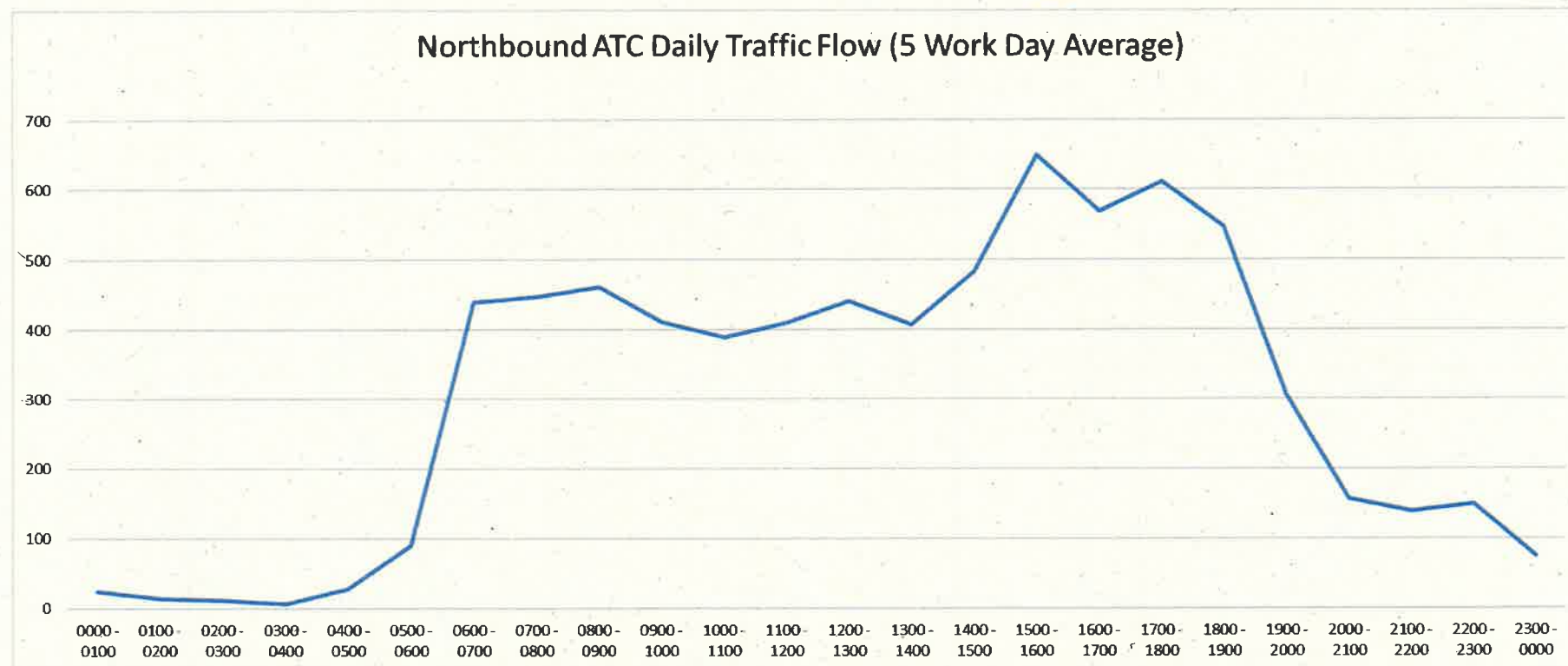




Figure 2.2 Northbound Traffic Flows



- 2.2 A summary of the daily traffic flows for the busiest day (Thursday 6th December) are shown in Table 2.1.

Table 2.1 Summary of Daily Traffic Flows (Thursday 6th December)

Time	Northbound Flow (All Vehicles)	Southbound Flow (All Vehicles)	Total Flow (All Vehicles)
0000 - 0100	22	24	46
0100 - 0200	15	13	28
0200 - 0300	14	18	32
0300 - 0400	7	14	21
0400 - 0500	29	20	49
0500 - 0600	90	255	345
0600 - 0700	509	605	1114
0700 - 0800	435	606	1041
0800 - 0900	448	667	1115
0900 - 1000	436	461	897
1000 - 1100	422	347	769
1100 - 1200	408	387	795
1200 - 1300	397	390	787
1300 - 1400	350	315	665
1400 - 1500	476	402	878
1500 - 1600	648	445	1093
1600 - 1700	525	316	841
1700 - 1800	646	387	1033
1800 - 1900	574	619	1193
1900 - 2000	305	403	708
2000 - 2100	142	260	402
2100 - 2200	160	178	338
2200 - 2300	164	121	285
2300 - 0000	54	65	119
0700 - 1900	5765	5342	11107
0600 - 2200	6881	6788	13669
0600 - 0000	7099	6974	14073
0000 - 0000	7276	7318	14594

- 2.3 The data shows that typical two-way flows in the peak hours are in the order of 1,100 vehicles, and daily two-way flows are around 14,000 vehicles.

2.4 Traffic speeds are summarised in Table 2.2.

Table 2.2 Summary of Recorded Traffic Speeds

Direction	Average Speed (mph)	85 th Percentile Speed (mph)
Northbound	31.0	36.2
Southbound	30.9	35.2

2.5 Average speeds are in the order of 31mph, and 85% of drivers are typically doing under 35-36mph.

Accident Analysis

2.6 No accident data was presented or reviewed in the GE TA. An extract from the Crashmap database is shown in Figure 2.3 which shows the incidents that have occurred in the last five years.

Figure 2.3 Personal Injury Accidents in Hamble



- 2.7 A full review of accident data would normally be provided as part of a TA. Given the cluster of accidents at key junctions (Hamble Lane / Kings Avenue, Hamble Lane / Satchell Lane and Hamble Lane / Hound Road) this should be reviewed in detail by GE and any existing highway safety issues identified, and mitigation measures proposed.

3 Next Stages

- 3.1 Further traffic surveys should be undertaken to provide further information. This may include further ATCs within Hamble, such as near the employment area on Ensign Way, which would allow commercial traffic volumes to be calculated. Travel surveys could also be distributed to local businesses and residents, to gain a clearer picture of typical travel patterns.
- 3.2 Crucially, further clarity is needed from GE regarding their proposals. In particular, the design for a new access junction with Hamble Lane should be produced with an accompanying Road Safety Audit.



Similarly, proposals for the Hound Road / Hamble Lane roundabout, to incorporate Satchell Lane, should be presented.

- 3.3 Discussions with Hampshire County Council and Eastleigh Borough Council should continue, being informed by additional surveys and the further information required from GE and their transport consultant.



Development Management

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

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

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



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

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Trees Location

Number	8
Suffix	
Property name	
Address line 1	Deanfield Close
Address line 2	
Address line 3	
Town/city	Hamble-Le-Rice
Postcode	SO31 4JJ

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

Easting (x)	447666
Northing (y)	107005

Description

Land to rear of above address i.e. 8 Deanfield Close, Hamble, Hampshire, SO31 4JJ

2. Applicant Details

Title	Mr
First name	Yuk-ki
Surname	Wong
Company name	
Address line 1	8
Address line 2	Deanfield Close
Address line 3	

2. Applicant Details

Town/city	<input type="text" value="Hamble-Le-Rice"/>
Country	<input type="text"/>
Postcode	<input type="text" value="SO31 4JJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

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

3. Agent Details

No Agent details were submitted for this application

4. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? ☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☒ No

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below

Tree species (and the number used on the sketch plan) and description of works.

Where trees are protected by a Tree Preservation Order you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in the same place.

The tree is protected by tree protection order TPO 125-E. It is a sycamore tree.
We recently applied for planning permission to top the tree (PP-07114827) and this was a successful application.

The work was carried out by Jon Curtis NDA BTec Tree Surgery. He has advised that it would be better to pollard the tree. This is because the trunk has bifurcated and it has spread out (including over a public pathway) and it is competing with space with adjacent trees. Pollarding it would also make it look nicer.

Therefore, although the tree has been topped as per previous planning permission, we wonder whether we could pollard it.

6. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please note: If none of the proposed work involves trees covered by a TPO, please answer 'No' to the two questions below

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall ☐ Yes ☒ No

6. Trees - Additional Information

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

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

☐ Yes ☒ No

If Yes, you are required to provide for

Subsidence

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

Other structural damage (e.g. drains walls and hard surfaces) Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? ☒ Yes ☐ No

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

We are providing a document which shows the location of the tree (Tree_sketchmap.docx)

7. Tree Ownership

Is the applicant the owner of the tree(s)?

☐ Yes ☒ No

If No, please provide the address of the owner (if known and if different from the tree location):

Name/Company

Title:	<input type="text" value="Other"/>
Other:	<input type="text" value="Hamble Parish Council"/>
First name:	<input type="text"/>
Surname:	<input type="text"/>
Company name:	<input type="text"/>

Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Memorial Hall"/>
Address line 1	<input type="text" value="2 High Street"/>
Address line 2	<input type="text" value="Hamble-le-Rice"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Southampton"/>
Postcode	<input type="text" value="SO31 4JE"/>

Contact Details

Primary number	<input type="text" value="02380453422"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text" value="headgroundsman@hamblepc.org.uk"/>

3. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number

TPO 125-E

3. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Trees - Declaration

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

Date (cannot be pre-application)

08/12/2018



8 Deanfield Close,
Hamble SO31 4JJ

This is the tree

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)'.
Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

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



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require further clarification, please contact the Local Planning Authority directly.

When printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help-text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>	
Last name:	<input type="text"/>			
Company (optional):	<input type="text" value="MARINA DEVELOPMENTS LTD."/>			
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:
House name:	<input type="text" value="OUTLOOK HOUSE"/>			
Address 1:	<input type="text" value="HAMBLE POINT"/>			
Address 2:	<input type="text" value="SCHOOL LANE"/>			
Address 3:	<input type="text" value="HAMBLE"/>			
Town:	<input type="text" value="SOUTHAMPTON"/>			
County:	<input type="text" value="HAMPSHIRE"/>			
Country:	<input type="text" value="UNITED KINGDOM"/>			
Postcode:	<input type="text" value="SO 31 4NB."/>			

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>	
Last name:	<input type="text"/>			
Company (optional):	<input type="text" value="CANORD CLIFFS ARCHITECTS"/>			
Unit:	<input type="text"/>	House number:	<input type="text" value="28"/>	House suffix:
House name:	<input type="text"/>			
Address 1:	<input type="text" value="HAVEN ROAD"/>			
Address 2:	<input type="text" value="CANROAD CLIFFS"/>			
Address 3:	<input type="text"/>			
Town:	<input type="text" value="POOLE"/>			
County:	<input type="text" value="DORSET"/>			
Country:	<input type="text" value="UNITED KINGDOM"/>			
Postcode:	<input type="text" value="BH13 7LP"/>			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

TEMPORARY SITING OF PORTABLE OFFICE ACCOMMODATION
FOR 3 YEAR PERIOD,
(RENEWAL PERMISSION P/15/77469)

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

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

02/2016

(date must be pre-application submission)

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

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

02/2016

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: MERCURY MARINA

Address 2: SATCHELL LANE

Address 3: HAMBLE

Town: SOUTHAMPTON

County: HAMPSHIRE

Postcode (optional): SO31 4HQ

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

Easting: Northing:

Description:

5. Pre-application Advice

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

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. 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)

7. Waste Storage and Collection

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

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☐ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

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

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Do Not Know
Walls	METAL PANELS. (GREY/OLIVE GREEN/NAVY BLUE)	METAL PANELS (GREY/OLIVE GREEN/NAVY BLUE)	<input type="checkbox"/>	<input type="checkbox"/>
Roof	(FLAT).	(FLAT)	<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	GENERAL MARINA CAR PARKING		
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

1. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant *NONE.*

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

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

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

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

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

12. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer *EXISTING YARD DRAINAGE SYSTEM.*

14. Existing Use

Please describe the current use of the site:

MARINA BOATYARD + SUPPORTING SERVICE ACCOMMODATION.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land 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

16. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d) =

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d) =

Total proposed residential units (A + B + C + D + E) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d) =

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						

Totals (a + b + c + d) =

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand 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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2					
Financial and professional services	<input type="checkbox"/>				
A3					
Restaurants and cafes	<input type="checkbox"/>				
A4					
Drinking establishments	<input type="checkbox"/>				
A5					
Hot food takeaways	<input type="checkbox"/>				
B1 (a)				30.0	30.0,
Office (other than A2)	<input type="checkbox"/>				
B1 (b)					
Research and development	<input type="checkbox"/>				
B1 (c)					
Light industrial	<input type="checkbox"/>				
B2					
General industrial	<input type="checkbox"/>				
B8					
Storage or distribution	<input type="checkbox"/>				
C1					
Hotels and halls of residence	<input type="checkbox"/>				
C2					
Residential institutions	<input type="checkbox"/>				
D1					
Non-residential institutions	<input type="checkbox"/>				
D2					
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total				30.0	30.0,

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify		<input type="checkbox"/>			

9. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	2		
Proposed employees	2		

10. Hours of Opening

If 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
Office	8.00 - 16.00	8.00 - 16.00		

11. Site Area

Please state the site area in hectares (ha)

0.01

22. 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:

none

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

3. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

ther:

Other:

mount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Date (DD/MM/YYYY)

10-01-2018

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 certifies that I have, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which the application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

--	--	--

24. Ownership Certificates and Agricultural Land Declaration (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

☐

The correct fee:

☐

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

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

Signed - Applicant:



Date (DD/MM/YYYY):

10.01.2019

(date cannot be pre-applied)

27. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

Telephone numbers

Extension number

29. 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)

☒ Agent

☐ Applicant

☐ Other (if different from agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

PROPOSED SITING OF TEMPORARY OFFICE
ACCOMMODATION,
MERCURY MARINA, SATCHELL LANE, HAMBLE

DESIGN AND ACCESS STATEMENT

1. SUMMARY

The proposal seeks renewed Consent for the temporary siting of an office unit adjoining the north boundary of the Marina Boatyard, to accommodate a marine-related business activity operating from the Marina premises.

2. LOCATION AND ACCESS

- 2.1 Mercury Marina is situated on the west bank of the River Hamble Estuary, 1.0km upstream (north) of Hamble Village Centre; and comprises an extensive ownership totalling 20.8ha (53 acres) with waterfrontage of 0.6km.
- 2.2 The waterfront can be considered as 3 sections; the central being occupied by a large and open surfaced Boatyard area of 1.4 ha (3.5 acres) adjoining a large dredged basin alongside the estuary and accommodating 326 pontoon berths. There is a modest block of Marina Service accommodation to the north side waterfront, but primarily the area is reserved for boat handling/storage and seasonal customer car parking.
- 2.3 The northern end section accommodates a small group of industrial buildings, with open end margin adjoining the converging Badnam Creek which remains in largely natural state.
- 2.4 The southern downstream section comprises a substantial area of reclaimed foreshore created by the deposition of dredged sediments from the formation of the Marina Basin in the 1970s. This area, now known as 'The Mound' remains undeveloped with natural colonisation.
- 2.5 The site is accessed by a narrow single roadway connecting to Satchell Lane to the south-west, and which follows the higher ground bordering the foreshore from Hamble Village before turning inland to meet the incoming B3397 connecting North to the A27 and M27. Satchell Lane is sinuous and fairly narrow, but provides direct access to the Village centre where there is a range of local shops and community facilities; and frequent direct local bus services to Southampton City Centre. The latter offers extensive range of retail, community and leisure facilities, and mainline rail connections to London, Portsmouth, the Midlands and Heathrow/Gatwick Airports. Local rail services between Portsmouth and Southampton can be accessed at Hamble Station adjacent the junction of Satchell Lane and the B3397 1.5 km (1ml) west of the Marina.

- 2.6 The majority of site users are reliant upon private car transport, there being no public transport routed along Satchell Lane. Boat movements are mainly by water; although some are transferred by road haulage.
- 2.7 The Marina forms one of a group along the Hamble Estuary, which is one of the main centres of Marine Leisure along the South Coast, and consequently attracting significant seasonal activity. However, the area also supports an appreciable local Marine Industry and related skilled employment. The Hamble Estuary provides a sheltered haven adjoining the Solent and Southampton Water, which is consequently very attractive for sailing tuition activities.

3. EXISTING SITE AND DEVELOPMENT

- 3.1 The Boatyard forms a large open area extending back from the waterfront quayside on very gentle slope towards the incoming access road and the main Marina entrance. Midway along the quayside is a Hoist Dock served by mobile hoist transferring boats between the basin and land storage. Although seemingly large, the Boatyard area is, in fact, not especially generous for the size and capacity of the Marina Basin and associated berthing.
- 3.2 As well as accommodating winter period boat storage and seasonal car parking, the area also needs to accommodate allocation of permanent car parking partially related to use of the adjacent service facilities; whilst area adjoining the Hoist Dock needs to remain clear for transfer and boat handling operations. Consequently, the working Boatyard area is fairly constrained, and for which reason service and ancillary support accommodation has been confined to the small section of upstream quayside clear of the main working area, and also along side margins.
- 3.3 Although there is a disused slipway and some available margins on the northern end section of the site, direct connection is obstructed by the intrusion of an area of separate ownership. This, coupled with ecological considerations, has precluded any extension of the Boatyard and related accommodation in this direction. Likewise, any downstream expansion has been precluded by 'The Mound'.
- 3.4 The existing permanent accommodation is extremely limited, and inadequate for a Marina of this size and attractive location within a major centre of marine leisure. The present accommodation is able to support only basic service facilities, a small Chandlery and Marina Office, and modest Bar/Dining facility. There is, however, some scope for possible further support accommodation set against the side boundaries, that to the south side already arranged with temporary premises for a Boat-training provider operating from the Marina. A further small temporary accommodation is approved set along the western boundary, but the north side remains generally open. Adjoining the disused slipway at the northern end of the site is a small group of mainly elderly and indifferent industrial buildings functioning independent of the Marina and Boatyard, but obviously sharing same access from Satchell Lane.

- 3.5 Given the very limited available margins, there is difficulty in accommodating present businesses providing support services to berth-holders or activities conducted from the Marina. In the circumstances, pending establishment of any longer-term site development strategy, temporary arrangements consequently need to be considered to maintain legitimate support services' providers on the site.

4. PLANNING POLICY CONTEXT

- 4.1 The western shoreline of the Hamble Estuary forms part of Eastleigh Borough and is accordingly subject of overall saved Policies of the Eastleigh Local Plan 2001-2011 First Alteration (2004), and newly emerging Eastleigh Borough Local Plan 2011-2029 and related appraisal documentation and considered within context of National Planning Policy Guidelines (2012/2018). This identifies Mercury Marina within a Countryside Strategic Gap, as well as relevance to waterfrontage Policy. The upstream section of the site intrudes into designated environmental margin bordering Badnam Creek and its associated inter-tidal foreshore. Excepting the section immediately adjoining the Boatyard, the main body of the downstream Mound area is subject of SINC designation. The central section of the site, comprising the Boatyard, main quayside and industrial area, is identified subject of General Boatyard Policy 140E; with allowance for extension of this Policy area into the adjoining portion of The Mound (as excluded from SINC designation).
- 4.2 Saved Policy 140E recognises established Boatyard and Marina sites and uses, but to ensure retention in such use imposes a general restriction to marine-related use. Although some relaxation to accommodate a small proportion of varied use may be considered, this is advised exceptional and requiring specific justification. Under this Policy, existing use is safeguarded and supported, and appropriate marine-related development associated with existing activity is considered acceptable in principle. The Policy recognises that there is legitimate need for accommodation for activities and businesses related to Boatyard and Marina facilities and support services.
- 4.3 The upstream area has recognised long-established but unrestricted industrial use, but the present accommodation is in generally poor condition and of indifferent quality. Option for a replacement industrial development was earlier secured, but implementation precluded by restricted use Condition discouraging funding support, and consequently Consent now lapsed. An associated proposal for upgrading the access road remains currently approved under Permission F/16/78751.
- 4.4 The existing quayside accommodation along upstream end of the Boatyard waterfrontage maintains marine-related uses in support of the Marina operations compliant with requisite earlier Planning Consents. The Boat Training accommodation at the downstream end of the waterfrontage is subject of current Temporary Permission F/15/77681.

4.5 Whilst it had been earlier hoped that sufficient margin for new permanent accommodation could be released by enlargement of the Boatyard into the adjoining Mound area, Environmental constraints precluded adequate extent being secured, and consequently compromising scope for additional development, and in which circumstances present demand can only be addressed by temporary arrangements utilising peripheral margins.

4.6 In this context, requirement for any improved or additional accommodation to suit existing marine-related businesses operative from the site can only be currently addressed by temporary arrangements, and for which earlier Consent under Permission F/15/77464 addressed a small accommodation sited against the north side boundary of the Boatyard. This Permission has now expired, and in the circumstances, renewal for a further temporary period is accordingly now sought.

5. DEVELOPMENT PROPOSAL

5.1 The proposal considers a temporary accommodation for an existing Marina/Boatyard services provider operating from the site, arranged as portable office unit sited alongside the northern boundary of the Boatyard, upslope from the Marina Services building.

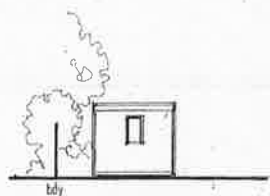
5.2 The accommodation is provided as a standard 10.0m x 3.0m office unit, set close to and parallel to the existing boundary fence and hedge/tree screening, and facing onto the Boatyard. The positioning utilises the existing peripheral margin of the surfaced Boatyard, and does not compromise the existing boundary screening. The office would continue to be used solely for conduct of the related commercial activity.

5.3 The location is obviously set back from the waterfront, and given the intervening use of the Boatyard area for both Boat and Car Parking, the temporary siting against the boundary has little visual impact upon the waterfrontage or estuarial aspects, the latter in any case limited to downstream angle and obscured behind large mass of berthed boats. Within the Boatyard, the accommodation is set against the boundary enclosure and any impact further and significantly subdued by boat and car parking.

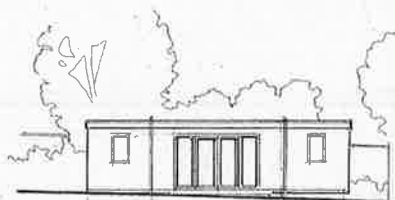
5.4 Aspects are accordingly essentially restricted to within the Boatyard, and well-removed from the waterfront. The unit is sited parallel to the boundary, arranged with central glazed doors opening into a small reception space. External colour finishes were earlier envisaged of darker tone (Grey/Olive Green/Navy Blue or similar) to ensure more discreet impact and consistency with the adjoining back-cloth.

6. IMPACT OF PROPOSED DEVELOPMENT

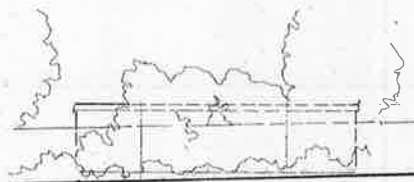
- 6.1 With the proposed maintained siting and arrangement, coupled with envisaged darker colouring, the unit could not be conspicuous or able to prompt concerns of any intrusive impact. Use would remain in support of a Marina-based activity, and accordingly consistent with currently identified Boatyard Sites Policy.
- 6.2 On the basis that this existing large Marina provides only very limited supporting services accommodation, the introduction of a small temporary arrangement would not represent any unjustifiable over-intensification of use prejudicial to adjoining Countryside/Green Belt considerations, and use would continue to be supportive of the recognised Leisure uses of the site.
- 6.3 In the circumstances, it is considered that this proposal is satisfactory as a temporary arrangement, appearing wholly consistent with relevant Planning Policy, and retention for a further temporary period not prompting any demonstrable harm or cause for concerns.



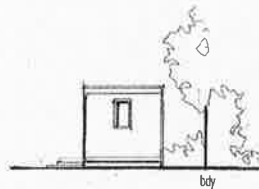
EAST ELEVATION 1:100



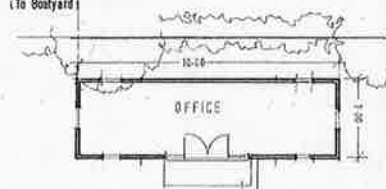
SOUTH ELEVATION 1:100
(To Boatyard)



NORTH ELEVATION 1:100
(To boundary)

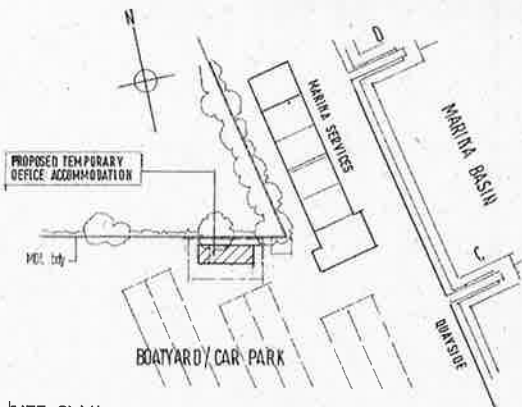


WEST ELEVATION 1:100



PLAN 1:100

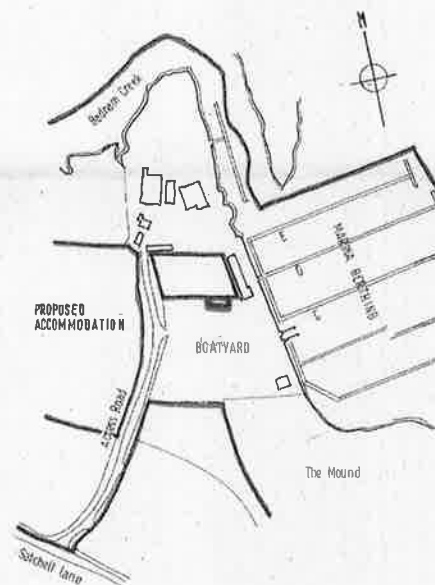
0 8M



SITE PLAN

1:500

0 30m



Location Plan

1:2500

This drawing is the copyright of the Architect and should not be copied or reproduced without the written consent of the Architect. The written conditions apply and do not vary.



MARINA DEVELOPMENTS

project
Prop. Temporary Accommodation
MERCURY MARINA
Satchell Lane - Hamble

type
Scheme Proposal

CANFORD CLIFFS ARCHITECTS
28 Haven Road Canford Cliffs
Poole Dorset BH13 7LP
TELEPHONE 01202 788192
FACSIMILE 01202 766375

scale 1:100/500 date 10-2015

project	no	drg	no	rev
2841		1		

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

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



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require further clarification, please contact the Local Planning Authority directly.

When printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	MARINA DEVELOPMENTS LTD.		
Init:		House number:	
		House suffix:	
House name:	OUTLOOK HOUSE.		
Address 1:	HAMBLE POINT		
Address 2:	SCHOOL LANE		
Address 3:	HAMBLE		
Town:	SOUTHAMPTON		
County:	HAMPSHIRE		
Country:	UNITED KINGDOM		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	CANKORD CLIFFS ARCHITECTS.		
Unit:		House number:	2B
		House suffix:	
House name:			
Address 1:	HAVEN ROAD		
Address 2:	CANKORD CLIFFS.		
Address 3:			
Town:	POOLE		
County:	DORSET		
Country:	UNITED KINGDOM		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

TEMPORARY SITING OF 3 YEAR PERIOD OF PAIR
OF SINGLE STOREY SALES OFFICE UNITS.
(ORIGINAL A/15/77471).

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

☒ Yes

☐ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

11/2001

(date must be pre-application submission)

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

☒ Yes

☐ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

11/2001

(date must be pre-application submission)

Reference no. of permission in principle being
relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: HUNTSMAN ROAD

Address 2: HAMBLE POINT

Address 3: HAMBLE

Town: SOUTHAMPTON

County: HAMPSHIRE

Postcode (optional): SO31 4ND

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

Easting: Northing:

Description:

5. Pre-application Advice

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

☐ Yes

☒ No

If Yes, please complete the following information about the advice
you were given. (This will help the authority to deal with this
application more efficiently).

Please tick if the full contact details are not
known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. 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)

7. Waste Storage and Collection

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

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

Is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent?

☐ Yes

☒ No

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

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Do Not
Walls	VERTICAL BOARDING (BLACK).		<input type="checkbox"/>	<input type="checkbox"/>
Roof	(FLAT).		<input type="checkbox"/>	<input type="checkbox"/>
Windows	METAL (BLACK).		<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	EXISTING MARINA CAR PARKS.		
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			

1. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

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

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

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?

Protected and priority species:

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

Designated sites, important habitats or other biodiversity features:

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

Features of geological conservation importance:

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

For 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

12. Assessment of Flood Risk

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

- ☒ Yes ☐ No

If Yes, you will need to submit a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Existing Use

Please describe the current use of the site:

MARINA BOUTYARD
INDUSTRIAL ESTATE

Is the site currently vacant?

- ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- ☐ Yes ☒ No

Land 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

16. Trade Effluent

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

- ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						g
Flats/maisonettes	<input type="checkbox"/>						h
Sheltered housing	<input type="checkbox"/>						i
Bedsit/studios	<input type="checkbox"/>						j
Cluster flats	<input type="checkbox"/>						k
Other	<input type="checkbox"/>						l
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						m
Flats/maisonettes	<input type="checkbox"/>						n
Sheltered housing	<input type="checkbox"/>						o
Bedsit/studios	<input type="checkbox"/>						p
Cluster flats	<input type="checkbox"/>						q
Other	<input type="checkbox"/>						r
Totals (a + b + c + d + e + f) =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						s
Flats/maisonettes	<input type="checkbox"/>						t
Bedsit/studios	<input type="checkbox"/>						u
Other	<input type="checkbox"/>						v
Totals (a + b + c + d) =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						w
Flats/maisonettes	<input type="checkbox"/>						x
Bedsit/studios	<input type="checkbox"/>						y
Other	<input type="checkbox"/>						z
Totals (a + b + c + d) =							

Total proposed residential units (A + B + C + D + E) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						A
Flats/maisonettes	<input type="checkbox"/>						B
Sheltered housing	<input type="checkbox"/>						C
Bedsit/studios	<input type="checkbox"/>						D
Cluster flats	<input type="checkbox"/>						E
Other	<input type="checkbox"/>						F
Totals (a + b + c + d + e + f) =							

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						G
Flats/maisonettes	<input type="checkbox"/>						H
Sheltered housing	<input type="checkbox"/>						I
Bedsit/studios	<input type="checkbox"/>						J
Cluster flats	<input type="checkbox"/>						K
Other	<input type="checkbox"/>						L
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						M
Flats/maisonettes	<input type="checkbox"/>						N
Sheltered housing	<input type="checkbox"/>						O
Bedsit/studios	<input type="checkbox"/>						P
Cluster flats	<input type="checkbox"/>						Q
Other	<input type="checkbox"/>						R
Totals (a + b + c + d + e + f) =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						S
Flats/maisonettes	<input type="checkbox"/>						T
Bedsit/studios	<input type="checkbox"/>						U
Other	<input type="checkbox"/>						V
Totals (a + b + c + d) =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						W
Flats/maisonettes	<input type="checkbox"/>						X
Bedsit/studios	<input type="checkbox"/>						Y
Other	<input type="checkbox"/>						Z
Totals (a + b + c + d) =							

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN OR LOSS OF RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total) =

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>	120.			
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
Total		120.			

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify		<input type="checkbox"/>			

9. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	9		
Proposed employees	4		

10. 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
SALES OFFICES	9.00 - 17.00.	9.00 - 17.00	10.00 - 16.00.	

11. Site Area

22. 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:

NONE

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

Signed - Applicant:

Date (DD/MM/YYYY)

10.01.2019

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* and/or agricultural tenant** of any part of the land or building to which the application relates.

"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

--	--	--

24. Ownership Certificates and Agricultural Land Declaration (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
 - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
- * "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
 - All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.
- * "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to a identified scale and showing the direction of North:

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

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

Signed - Applicant:

Date (DD/MM/YYYY):

01.01.2019

(date cannot pre-apply)

27. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Extension number

29. 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)

☒ Agent

☐ Applicant

☐ Other (if different from agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

PROPOSED BOAT SALES OFFICES (TEMPORARY)
HAMBLE POINT MARINA, HAMBLE

DESIGN AND ACCESS STATEMENT

1. SUMMARY

The proposal relates to siting a pair of existing office accommodation units at Hamble Point Marina for a further temporary period.

2. LOCATION AND ACCESS.

- 2.1 Hamble Point is situated at the mouth of the Hamble River Estuary on the northern shore of Southampton Water; 8 km (5 miles) downstream of Southampton City Centre. The site occupies part of a low-lying peninsular extending from the western foreshore of the estuary and formed in the lee of a former shingle spit projecting into the estuary. Behind, the ground rises gently to a low plateau, on the flank of which Hamble Village is located with water-frontage to the estuary 1.5 km (1 mile) upstream of the site.
- 2.2 The main body of the peninsular remains in natural and part inter-tidal condition, and now constitutes Hamble Common, providing a public amenity facility. The end section adjoining the estuary mouth has been extended by reclamation of former inter-tidal marsh, and now supports a sizeable industrial estate and Marina/Boatyard occupying an area of 6.4 ha (16 acres) and an attached Marina Basin accommodating 220 pontoon berths.
- 2.3 The original site development related to establishment of a Marine Aviation premises on ground reclaimed behind the spit, subsequently developed with industrial accommodation, but without significant raising of ground levels. A subsequent upstream expansion to accommodate a large boatyard and further accommodation, with quayside to the estuary and a marina basin, was able to secure higher levels. Consequently, the site still perpetuates a higher and lower level section, although the latter is now provided with raised bund protection to the waterfront. A further extension forward of the spit into Southampton Water has now been properly consolidated and provided with a screening mound. The boundary of the higher set boatyard area to the Common is also provided with a screening mound barrier.
- 2.4 Access to the site is via a single road (School Lane) traversing the Common, and immediately within the site diverting into one road (Firefly Road) following the line of the spit to the end of the peninsular; and a second road (Huntsman Road) diverging to the quayside and Marina.

- 2.5 Although a significant industrial and commercial premises providing appreciable local employment, the site is detached from the main centre of Hamble Village and has no public transport service connections. Primary access to the site is therefore reliant upon private car transport. There is a footway connection to Hamble Village either via School Lane or traversing the Common, involving a 1.5km (1 mile) walking distance, and connecting to frequent local bus services to Southampton City Centre. The Village provides a limited, but adequate range of local services, with larger supermarket a further 5km (3 miles) north and obviously an extensive range of services in Southampton City Centre.

3. EXISTING DEVELOPMENT.

- 3.1 The site has long-established use for Industrial, Boatyard and Marina activities, and is a major centre of the Marine Industry on the Hamble River, supporting specialist skilled marine-related businesses. The main Industrial accommodation is concentrated on the older lower-lying area, whilst the main Marina and Boatyard activities occupy the adjoining higher section with quayside to the estuary frontage at the head of the incoming Huntsman Road. The boatyard covers the whole margin along the common boundary, with a hoist dock and lift-out facilities on the attached portion of the quayside.

- 3.2 The main area of the quayside forms an open area accommodating a waterfront car park, and providing access to the pontoon berthing. There are a couple of small buildings and a larger commercial building, (Saltmakers House) fronting the quayside, with a larger shed partly accommodating a Chandlery set to the rear adjoining Huntsman Road. Opposite the Chandlery is a pair of small single storey buildings subject of Temporary Consent, providing accommodation for brokerage businesses with sales space in the adjoining area of the Lower Yard.

4. PLANNING CONTEXT.

- 4.1 Overall Policy is being addressed by the emerging Policies of the Eastleigh Local Plan 2011-2029 and currently saved Policies of the Eastleigh Local Plan First Alteration (2004), within which the site is designated as a Boatyard use category area subject of Policy 118E. This recognises the present use and establishes presumption for majority marine-related use.

- 4.2 In the context of earlier discussions and a previous development scheme considered under Outline Permission 19237/042, the general principles of an overall site development were recognised, as well as increased quota of industrial and commercial floorspace. Envisaged new and replacement accommodation was proposed located on the present lower yard industrial area, adjacent the main site entrance and adjoining the quayside and waterfrontage.

- 4.3 In anticipation of implementation of progressive redevelopment, a number of obsolete industrial buildings in the lower yard were removed, and some older floorspace refurbished, and temporary arrangements effected to accommodate certain existing site users. The latter provisions included the pair of temporary office units alongside Huntsman Road, for which Consent was maintained under earlier Permission F/15/77471.
- 4.4 More recently submitted proposals for progression of the quayside area redevelopment were unfortunately obstructed by inability to secure consent for the critical waterfrontage component, a situation now continued compromised by continued uncertain commercial climate. In the circumstances, any current progression remains precluded, and existing temporary accommodation arrangements consequently maintained for a further period.
- 4.5 Accordingly, the earlier temporary office accommodation along Huntsman Road is now required maintained to support existing marine-related business activities, and for which renewed consent is therefore now sought. Given that overall Planning Policy remains essentially unchanged and supports such use on the site, coupled with temporary duration, it is considered that further extension of temporary consent would not contradict any current Planning Policy considerations.

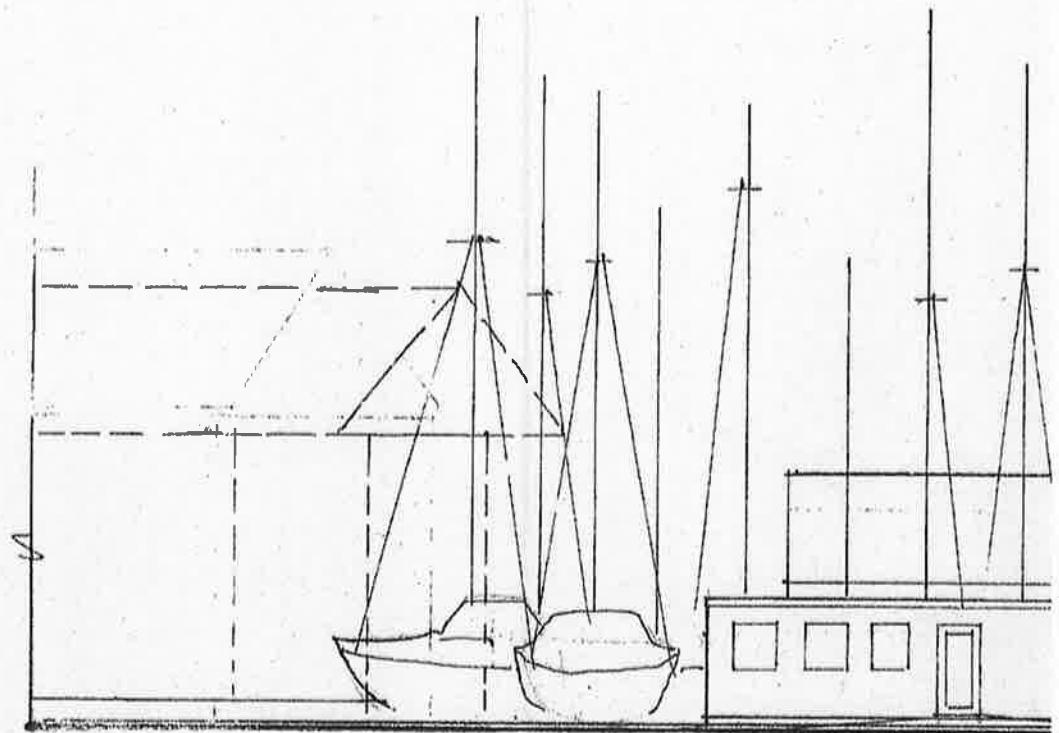
5. PROPOSED DEVELOPMENT

- 5.1 The proposal seeks further 3 year period of retention of the existing single storey temporary accommodation for occupancy of existing marine-related commercial businesses related to Brokerage activities based on the adjacent yard. The existing car parking alongside Huntsman Road is maintained.
- 5.2 The accommodation is provided in a pair of units of approximately 62m² each, sited parallel to the road frontage, and consequent of the lower-set yard area to rear thereby elevated to the adjacent Sales and Boat Display area behind. The buildings are, by comparison with the generally larger scale of the majority of the site development, extremely modest and inconsequential and visual impact is minimal.
- 5.3 In practice, the visual character and scale of Huntsman Road is dominated by the adjacent larger buildings and substantial bodies of land-stored boats, whilst being sufficiently set back from the waterfrontage to exert no impact upon any aspects from the estuary. The buildings are viewed against a general backcloth of boats, and larger industrial buildings beyond. Whilst recognised likely unsuitable as permanent accommodation solutions, the buildings nevertheless represent a tolerable temporary arrangement pending availability of future permanent accommodation.

- 5.4 The siting is convenient for existing car parking, and close to the main commercial centre of Hamble Point Marina, and remains clear of the main industrial and working boatyard areas, and is accordingly considered most appropriate for this marine-related business activity.

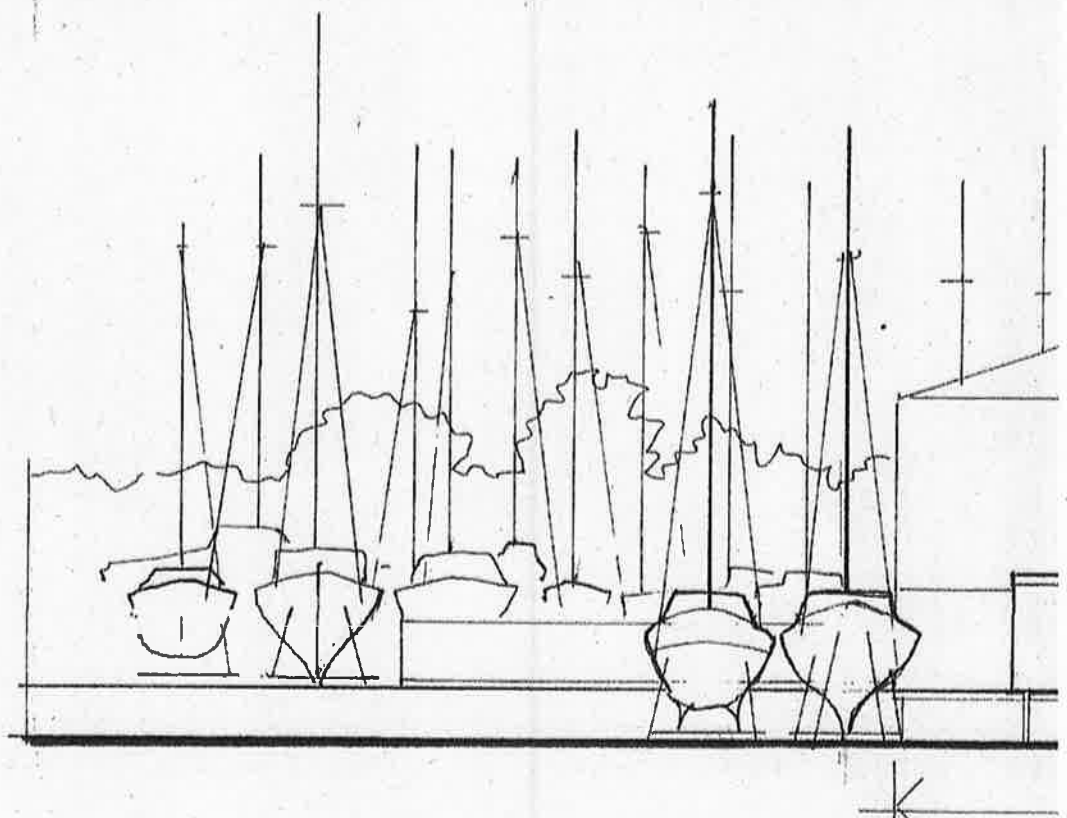
6. IMPACT OF PROPOSED DEVELOPMENT

- 6.1 Retention of the existing accommodation for a further temporary period would maintain the present occupancy and use entirely supportive of the current Boatyard Policy. As such, effect of maintained use is beneficial, offering contribution to the significant Marine Industry based on the Hamble River Estuary, and supporting appreciable level of skilled employment.
- 6.2 The accommodation is of discreet and modest scale, imposing negligible visual impact upon Huntsman Road and adjoining Boatyard areas, and without any intrusion into aspects from the estuary or quayside area. Given the nature and overall scale of the site, any impact is effectively inconsequential.
- 6.3 Nevertheless, the buildings present a practicable accommodation and a character not inappropriate for the situation and considered reasonable as a temporary provision.



Unit 2

ELEVATION TO ROAD (NW)
 1: 200



PROPOSED BOAT SALES OFFICES (TEMPORARY)
HAMBLE POINT MARINA, HAMBLE

FLOOD RISK ASSESSMENT

1. The proposal concerns the retained siting of a pair of small office units at Hamble Point Marina, for a further temporary period.
2. Hamble Point Marina is a sizeable Marine Industry Estate with Boatyard and adjoining Marina Basin, occupying a land area of 6.4 ha. (16 acres) situated at the end of a low-lying peninsular at the mouth of the Hamble River Estuary on the northern shore of Southampton Water. The site is of triangular shape, with 2 sides forming water-frontage faces to Southampton Water and the estuary, and exposed to prevailing south-westerly winds and vulnerable to tidal surges.
3. The levels over the site and associated with the single approach road (School Lane) generally average 2.6 – 3.3m AOD, and although one section of the site is set at rather lower level, there is peripheral quayside and revetted bunding maintaining crest levels of generally 3.0 – 3.5m AOD.
4. Given its relative exposure and low level, the site would justify categorisation as a Flood Risk Zone 2 situation (medium/low risk), with current predictions prompting floor levels preferably set at 3.6 AOD minimum.
5. The older established development on the site generally falls slightly below the currently recommended level, whilst a proportion is noticeably lower. This situation is, however, fully recognised by the site operators, who have reinforced peripheral flood defences and installed drainage facilities to serve the lower-set areas. There is also an established warning and evacuation procedure, and conditions are obviously carefully monitored during vulnerable tidal and wind conditions. The existing installations have proved reliable to date, but it is recognised that future adjustment may be required. As a Marina establishment, the site normally accommodates at least several hundred boats, providing an adequate and effective option for any evacuation.
6. The situation pertaining to the site has been recognised and accepted, and the nature of much of the accommodation as Boatshed would not be unduly compromised by any incidence of flooding.

7. The two office units subject of consideration are single storey structures each of 62m² floorspace and used to accommodate Boat Sales and Brokerage uses. The buildings are sited alongside Huntsman Road, which connects the main quayside to the site entrance from School Lane and which is routed over the higher-set section of the site. The road maintains level of approximately 2.6m AOD, with the building floor levels at around 2.95m AOD. This floor level is comparable with general average on the higher section of the site, but significantly improved upon some of the older industrial accommodation.
8. Although set somewhat below the recommended longer-term level (3.6m AOD), the advised levels are not inconsistent with the general site situation, and are associated with only a short-term temporary arrangement. In the circumstances, given that the whole of this extensive site is low-lying and consequently prone to some possible risk, the buildings would secure a reasonable protection generally consistent with the higher level of the site. The situation also prompts existence of well-rehearsed emergency plans, in which circumstances it is considered that primary concerns of safety of the workforce and emergency evacuation are satisfactorily addressed.

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

EASTLEIGH

11 JAN 2019

BOROUGH COUNCIL

RW/PE/2255-28

10 January 2019

The Head of Development Management
Development Management Services
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir

TEMPORARY SITING OF SALES OFFICES, HUNTSMAN ROAD, HAMBLE POINT MARINA

Please find enclosed the following which is submitted in support of an Application for renewed Temporary Planning Permission for the above development:

- 1) 3 copies Planning Application Form with Certificate B Declaration.
- 2) 3 copies Drawing No. 2255/1A.
- 3) 3 copies Design and Access Statement.
- 4) 3 copies Flood Risk Assessment.
- 5) Cheque in sum £924 payable to Eastleigh Borough Council, calculated on basis of 125m² gross commercial floorspace.

This Application seeks a further 3 year period of Temporary Planning Consent for siting of a pair of Sales Office Units at Hamble Point Marina, currently authorised under Permission F/15/77471, and with particulars remaining unchanged.

Whilst the Applicant is obviously mindful of duration of earlier Temporary Consent, uncertainties of longer-term site development strategy and funding constraints unfortunately continue to compromise commitment to new permanent commercial floorspace in this location. This consequently prompts continued reliance upon temporary arrangements to maintain existing Marine-related business operative from the site. In this instance, location is well-within the main body of the site, obscured from both waterfront and any external aspects, and posing no adverse impact upon the Boatyard and Marine Industry environment. In these circumstances, retention of the temporary accommodation for a further period could not be considered prolonging any concerns and it is accordingly hoped that renewal will be favourably considered.

We trust that the enclosed information will be found adequate and satisfactory, but should any additional details or clarifications be felt necessary, please let us know.

Yours faithfully



R WARMINGTON
Director

Encs

Copy: MDL (Mrs P Hynd)

Development Management

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

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

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



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

Publication of applications on planning authority websites.

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

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Hound Corner Fruit Farm"/>
Address line 1	<input type="text" value="Hamble Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Netley Abbey"/>
Postcode	<input type="text" value="SO31 5FT"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="447405"/>
Northing (y)	<input type="text" value="108816"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="P"/>
Surname	<input type="text" value="Harding"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Hound Corner Fruit Farm"/>
Address line 2	<input type="text" value="Hamble Lane"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Netley Abbey"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	SO31 5FT
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Nicholas
Surname	Jenkins
Company name	Wildern Architecture Ltd
Address line 1	Middle House
Address line 2	3 Sampan Close
Address line 3	Warsash
Town/city	Southampton
Country	United Kingdom
Postcode	SO31 9BU
Primary number	07920260758
Secondary number	
Fax number	
Email	nicholas@jenkinsarchitecture.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Proposed new entrance to site

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

5. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A

5. Materials

Vehicle access and hard standing	
Description of proposed materials and finishes:	Tarmac

Other type of material (e.g. guttering) Fencing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Black metal fence and gates

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

OS Location Plan
Drawings 001, 101 and 102
Design and Access Statement

5. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Please refer to drawings

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Please refer to drawings

7. 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 numbers:

Please refer to drawings

3. Parking

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

3. 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

10. Pre-application Advice

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

☐ Yes ☒ No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
a) a member of staff
b) an elected member
c) related to a member of staff
d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role
☐ The applicant
☒ The agent

Title

Mr

First name

Nicholas

Surname

Jenkins

Declaration date (DD/MM/YYYY)

19/12/2018

☒ Declaration made

13. Declaration

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

Date (cannot be pre-application)

19/12/2018



Block Plan - As Existing 1:500

✓	Issued for Planning Application	NJ	11-12-18
Rev		By	Date

Wildern Architecture Ltd
Middle House, 3 Sampson Close,
Wansley, Southampton, SO31 9BU
07920 260758

Project
Hound Corner Fruit Farm, Hamble Lane,
Netley Abbey, Southampton, SO31 5FT
Client
Mr P Harding

Title			
Block Plan - As Existing			
Date	Dec 18	Drawn By	NJ
Job No.	W18-022	Drawing No.	001
		Scale	1:500@A1
		Revision	*



Block Plan - As Proposed 1:500

Issue for Planning Application	NJ	11-12-18
Rev	By	Date
Wildem Architecture Ltd Middle House, 3 Sempin Close, Wansash, Southampton, SO31 9BU 07620 260758 Project Hound Corner Fruit Farm, Hamble Lane, Netley Abbey, Southampton, SO31 5FT Client Mr P Harding		
Title Block Plan - As Proposed		
Date Dec 18	Drawn By NJ	
Job No. W18-022	Drawing No. 101	Scale 1:500@A1
		Revision

DESIGN AND ACCESS STATEMENT

PROPOSED NEW VEHICULAR ACCESS FROM HAMBLE LANE

at

**Hound Corner Fruit Farm
Hamble Lane
Netley Abbey
Southampton
SO31 5FT**

for

MR & MRS P HARDING

by

Nicholas Jenkins

December 2018

1.0 THE EXISTING SITE

- 1.1 Hound Corner Fruit Farm is a detached house located on Hamble Lane close to the roundabout with Hound Road. The site also includes a separate annexe building that is located west of the main house.
- 1.2 Vehicular access into the site is currently via a turning point close to the roundabout with Hound Road. The access and driveway are owned by SSE who have their substation opposite the turning point. My clients have right of way over the driveway to enter their site via a black metal sliding gate.
- 1.3 My clients are experiencing more and more difficulties in being able to safely use the access point due to its close proximity to the roundabout and the continuing build up of traffic in the area. When travelling east along Hamble Lane towards the roundabout, my clients indicate to leave the highway in order to access the driveway. However, this often causes confusion for the drivers behind them, as they believe my clients are indicating to take the left hand junction on the roundabout. This often results in the cars behind not slowing down quick enough as they are not expecting my clients to be turning left before they reach the roundabout.
- 1.4 There is a combined cycle lane and footpath which runs along Hamble Lane. Due to the tight angle at which my clients have to manoeuvre into the driveway from the highway, this can be quite hazardous, especially in the winter months. Whilst carrying out this manoeuvre my clients unfortunately had an accident with a cyclist who did not have any lights, so they were not visible to my clients when they were turning their vehicle. This combined with the fact that my clients were also nervously watching the cars behind them to make sure they were slowing down, created a very dangerous situation.
- 1.5 The existing access point is within walking distance to the Hamble School. On a regular basis at the end of the school day, my clients have been unable to use the turning as the driveway is blocked by parents waiting to pick up their children. This has resulted in my clients having to continue driving on to the roundabout or along Hamble Lane and then returning in the hope that one or all of the parked vehicles has left so that they can access the driveway.
- 1.6 On a regular basis the turning point is blocked by large vehicles owned by SSE who need to maintain the substation on a 24 hour basis. This has resulted in my clients having to either wait on the highway until the vehicles have been moved, or they have to pull up on to the grass verge and then get the attention of the driver. Both scenarios are very inconvenient for my clients and in this particular location also extremely dangerous.



Fig.1 – Photograph taken from the pavement on Hamble Lane looking east towards the roundabout with Hound Road.



Fig. 2 – Photograph taken from the grass verge opposite the site looking east towards the roundabout with Hound Road.



Fig. 3 – Photograph taken from the grass verge opposite the site looking north-east with the house at Hound Corner Fruit Farm visible through the trees.



Fig. 4 – Photograph taken from the grass verge opposite the site looking north-east towards the proposed location for the new access.



Fig. 5 – Photograph taken from the grass verge opposite the site looking north-east towards the proposed location for the new access.



Fig. 6 – Photograph taken from the grass verge opposite the site looking north towards the proposed location for the new access (annexe building visible through the trees).



Fig. 7 – Photograph taken from the grass verge opposite the site looking north-west towards the proposed location for the new access.



Fig. 8 – Photograph taken on the pavement opposite the site looking west along Hamble Lane.



Fig. 9 – Photograph taken from the roundabout looking north-west towards the existing turning and access point (SSE substation on right).



Fig. 10 – Photograph taken from the roundabout looking west along Hamble Lane with the existing turning and access point on the right.



Fig. 11 – Photograph taken from the pavement close to the roundabout looking west along Hamble Lane with the existing turning and access point on the right.



Fig. 12– Photograph taken from the driveway looking south-east towards the roundabout with Hound Road (existing turning/access point in foreground).

2.0 PROPOSAL

- 2.1 The proposal is to create a new vehicular access along Hamble Lane to access Hound Corner Fruit Farm. The proposed access will provide a much safer entrance to the site for both my clients and third parties.
- 2.2 The proposed access point will be between an existing lamppost and a bollard which are shown on the photos above and the submitted drawings. There is a measurement of 11800mm between the 2 objects and the proposed entrance will be central to them. There will be a new dropped kerb to allow vehicles to easily access and leave the highway. Some of the trees in this area will be removed to allow for a hard standing area and black metal fencing, as well as to help provide the appropriate sight lines. The sight lines will enable drivers exiting the site to see clearly for oncoming traffic, as well as for pedestrians and cyclists.
- 2.3 The proposed new entrance will be located over 100m away from the roundabout with Hound Road, compared to 30m which the existing turning point measures. The increased distance from the roundabout will enable my clients to manoeuvre in and out of the site without causing any confusion to other drivers. When my clients are travelling east along Hamble Lane, when they indicate to turn left into the new entrance, the distance will be far enough away from the roundabout, so as to avoid any doubt as to their intentions.
- 2.4 Due to the distance that the new entrance will be located from Hamble School, it is envisaged that it will too far away to be used for picking up or dropping off children. The new entrance will also be clearly identified as an access point into a residential property.
- 2.5 The proposed new entrance will comprise of an area of hard standing which will be wide enough to allow 2 vehicles to pass one another. This will avoid vehicles having to exit the site before another vehicle waiting to turn into the site can do so. There will be a set of black metal gates which will be set far enough back into the site to allow vehicles to exit the highway and not have to wait on the pavement whilst the gates open.
- 2.6 The existing turning/access point will need to be retained as it comes under the ownership of SSE and therefore cannot be closed off by my clients. However, upon gaining planning permission my clients fully intend to use the new entrance due to the reasons given in this document.

3.0 ACCESS

- 3.1 Disabled Access – The proposals will not have any adverse impact on disabled occupants or visitors.
- 3.2 Car Parking – There is currently car parking on site for at least 8 vehicles and the proposals will have no adverse impact on this.

4.0 CONCLUSION

- 4.1 My clients wish to relocate the vehicular access point in order to reduce the adverse impact that the existing access has on the quality of their living environment, as well as for their general safety. My clients are experiencing an increasing sense of danger by using the existing access and it appears to be only a matter of time before a very serious accident occurs. Therefore, my clients would urge the Council to help prevent such incidences by supporting this application.

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 approval of reserved matters following outline approval. Town and Country Planning (Development Management Procedure) (England) Order 2015

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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Land to the north of Cranbury Gardens"/>
Address line 1	<input type="text" value="Bursledon"/>
Address line 2	<input type="text" value="Southampton"/>
Address line 3	<input type="text" value="Hampshire"/>
Town/city	<input type="text"/>
Postcode	<input type="text" value="SO31 8FB"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="447629"/>
Northing (y)	<input type="text" value="110369"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="c/o agent"/>
Company name	<input type="text" value="Taylor Wimpey UK Ltd"/>
Address line 1	<input type="text" value="c/o agent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	Louise
Surname	Cutts
Company name	Wessex Planning Ltd
Address line 1	Meadowsweet Cottage
Address line 2	Morleys Lane
Address line 3	Ampfield
Town/city	Romsey
Country	United Kingdom
Postcode	SO51 9BJ
Primary number	07940033645
Secondary number	
Fax number	
Email	louiseCutts@wessexplanning.com

4. Development Description

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

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for up to 45no. dwellings including public open space, landscaping and vehicular access from land to the north & Hamble Lane, pedestrian link to Hamble Lane. All detailed matters except for access reserved

Reference number	O/15/76883
------------------	------------

Date of decision (date must be pre-application submission)

09/06/2017

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment

4. Development Description

impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Layout, Scale, Appearance, Landscaping and Discharge of Conditions 9 and 17 (Arboricultural Impact Assessment, Method Statement and Tree Protection Fencing) and Condition 15 (Noise Assessment and Mitigation).

EIA screening was carried out by the Council, confirming that no Environmental Statement was required.

Has the work already started? ☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

LP.01 REV A,
LAND150214 LP-01 B,
LAND150214 IMP01 J,
327702/001 P1 (access plan),
Design and Access Statement Revision A

Please list all drawing numbers submitted with this application for approval

See Planning Design and Access Statement

If applicable, please state the reasons for any changes to the original drawings

6. 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

7. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	David
Surname	Huckfield
Reference	Q/18/84640

Date (Must be pre-application submission)

21/12/2018

Details of the pre-application advice received

See Planning, Design and Access Statement

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

3. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

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 (cannot be pre-application)

17/01/2019

David Huckfield
Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9N

17 January 2019

Wessex Planning Ltd
Meadowsweet Cottage
Morleys Lane
Ampfield
Romsey
SO51 9BJ
louisecutts@wessexplanning.com
Tel: 07940 033645

Dear David

Reserved Matters Application for 45 dwellings on Land to the North of Cranbury Gardens, Bursledon, pursuant to outline application reference O/15/76883, and discharge of Condition 9 and 17 (Arboricultural Impact Assessment, Method Statement and Tree Protection), and Condition 15 (Noise Assessment and Mitigation).

Following our helpful pre-application discussions, I enclose the reserved matters planning application for the construction of 45 dwellings on Land to the North of Cranbury Gardens, Bursledon.

With the principle of the development agreed, the details enclosed related to the following reserved matters:

- Layout
- Scale
- Appearance
- Landscaping

In addition, Condition 9 of outline permission O/15/76883 requires the submission of an Arboricultural Impact Assessment and Method Statement with the first reserved matters application. This is provided within this submission. These details can also be used to Discharge Condition 17 of the outline permission relating to tree protection details. Additionally, Condition 15 of the outline permission requires the submission of a Noise Assessment and Mitigation Measure report alongside the first reserved matters application. This report is also provided within this submission.

An associated Discharge of Conditions application will follow shortly relating to all other details.

Importantly, Condition 2 of outline permission O/15/76883 requires that the development should begin no later than the expiration of two years from the date of the outline permission. The outline permission was granted on 9th June 2017, so requiring commencement by 9th June 2019.

In order to ensure compliance with this condition, the applications for Reserved Matters and the Discharge of Conditions have been disaggregated (excepting Conditions 9, 17 and 15). This has allowed the earlier submission of the Reserved Matters in order to achieve an early committee date if required. Whilst the Discharge of Condition application will follow shortly, it is equally imperative that the conditions discharge receives your earliest attention to allow commencement of development by 9th June 2019.

The consequence of not achieving the Reserved Matters or Discharge of Conditions permissions by this date is significant. In these circumstances, a new full application would be required to be prepared, submitted, registered, validated, consulted upon, considered, assessed and decided upon, prior to a new Section 106

which would require negotiation, agreement and endorsement. This would involve significant delay in terms of the delivery of the new homes, negatively affecting Eastleigh's housing delivery trajectory.

Accompanying this application are the following:

- Application Form
- Application Fee of £20,790
- Planning, Design and Access Statement
- Updated preliminary ecological appraisal
- Noise Report
- Arboricultural Impact Assessment and Method Statement (including tree protection fencing)
- Hard Landscaping Plan
- Soft Landscaping Plan
- Planting Palette
- Landscape Management Plan
- Location Plan HWB-MCB-ZZ-ZZ-DR-A-0200-D5-P1
- Site Layout Plan HWB-MCB-ZZ-ZZ-DR-A-0230-D5-P2
- Garden Areas Plan HWB-MCB-ZZ-ZZ-DR-A-0235-D5-P1
- Affordable Tenure Plan HWB-MCB-ZZ-ZZ-DR-A-0233-D5-P1
- Refuse Management Plan HWB-MCB-ZZ-ZZ-DR-A-0234-D5-P1
- Materials and Boundary Treatment Plan HWB-MCB-ZZ-ZZ-DR-A-0231-D5-P1
- Illustrative Street Scenes HWB-MCB-ZZ-ZZ-DR-A-0260-D5-P1
- HouseType Plans:

Apartments

HWB-MCB-ZZ-ZZ-DR-A-0141-D5-P1
 HWB-MCB-ZZ-ZZ-DR-A-0140-D5-P1
 HWB-MCB-ZZ-ZZ-DR-A-0139-D5-P1
 HWB-MCB-ZZ-ZZ-DR-A-0138-D5-P1
 HWB-MCB-ZZ-ZZ-DR-A-0137-D5-P1

Houses

HWB-MCB-ZZ-ZZ-DR-A-0136-D5-P1 - AA43
 HWB-MCB-ZZ-ZZ-DR-A-0106-D5-P1 – NA32 (front gable)
 HWB-MCB-ZZ-ZZ-DR-A-0105-D5-P1 – NA32 (side gable)
 HWB-MCB-ZZ-ZZ-DR-A-0150-D5-P1 – Garages Bin and Bikes Store
 HWB-MCB-ZZ-ZZ-DR-A-0109-D5-P1 – NA34 (terraced)
 HWB-MCB-ZZ-ZZ-DR-A-0107-D5-P1 – NA34 (side gable)
 HWB-MCB-ZZ-ZZ-DR-A-0110-D5-P1 – NA42 (side gable)
 HWB-MCB-ZZ-ZZ-DR-A-0108-D5-P1 – NA34 (terraced)
 HWB-MCB-ZZ-ZZ-DR-A-0111-D5-P1 – NA42 (front gable)
 HWB-MCB-ZZ-ZZ-DR-A-0130-D5-P1 – PT22
 HWB-MCB-ZZ-ZZ-DR-A-0113-D5-P1 – NA41
 HWB-MCB-ZZ-ZZ-DR-A-0112-D5-P1 – NA40
 HWB-MCB-ZZ-ZZ-DR-A-0132-D5-P1 – PT22 + bins
 HWB-MCB-ZZ-ZZ-DR-A-0135-D5-P1 – AA22
 HWB-MCB-ZZ-ZZ-DR-A-0134-D5-P1 – AA22
 HWB-MCB-ZZ-ZZ-DR-A-0133-D5-P1 – PT22 + bins

- Parking Schedule – 60643 Heron Walk – Bursledon – Parking Schedule – Site Layout - P2
- Garden Areas Schedule - 60643 Heron Walk – Bursledon – Garden Areas Schedule – Site Layout P2

- Accommodation Schedule - 60643 Heron Walk – Bursledon – Accommodation Schedule – Site Layout - P2

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd



LIST OF DECISIONS

F/18/83873 - PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE-LE-RICE

Two storey replacement building.

MEETING DATE: 24/09/2018

Comments: The Committee supported this planning application

15/01/2019 – Permit (Delegated Decision)

H/18/84149 - 23 Deanfield Close, Hamble-Le-rice, Southampton SO31 4JJ.

Single storey side extension and loft conversion to include 2 no. front and 1 no. rear dormers.

Objected to planning permission opposed on the grounds that the rear dormer windows make the building out of proportion with adjoining properties and the roof height excessive.

11/12/2018 - Withdrawn By Applicant

L/18/84128 Ferryside Cottage, The Green, Green Lane, Hamble-Le-rice, Southampton SO31 4JB.

Replacement chimney flue exit to facilitate the installation of a log burner.

The Council declined to comment on this application.

23 Nov 2018 - Grant Listed Building Consent (Delegated Decision)

T/18/84166 - 4 SYLVAN LANE, HAMBLE, SO31 4QG

1 no. Holm Oak - Fell.

Object unless felling is absolutely necessary because the tree is dead, diseased or dangerous.

10/12/2018 - Refuse Tree Consent For

1. Reason: The proposed 1 no. Holm Oak - Fell, is considered unjustified and will be of detriment to the local area. The works would thus result in an adverse impact upon the visual amenity and screening of the surrounding area.
2. Note to applicant: The information submitted was not satisfactory to support this application.

LIST OF DECISIONS

H/18/84184 18 OAKWOOD WAY, HAMBLE, SOUTHAMPTON, SO31 4HJ

Two storey front and first floor front and rear extensions.

Object to the application on the basis of the bulk and appearance of the side elevation. Also, the development is too large for the site.

30 Nov 2018 - Permit (Delegated Decision)

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/01 RevA.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

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

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 5 of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), Eastleigh Borough Council takes 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.

NC/18/84242 Mere House, The Green, Green Lane, Hamble-Le-Rice, Southampton SO31 4JB.

Notification of intent to fell 1 no. Beech.

Object to the application and requested that a survey be commissioned on the tree, and that it should only be felled if diseased or dangerous.

30 Nov 2018 - Raise No Objection To (Delegated Decision)

Both objections have been considered. The objection concerned over property damage as a result of this tree being removed is irrelevant as the tree is no adjacent to any other property.

LIST OF DECISIONS

T/18/84380 - 9 TUTOR CLOSE, HAMBLE, SO31 4RU

1 no. Oak (T1) - Reduce and reshape by up to 2m. Crown raise by approx. 5m.

MEETING DATE: 10/12/18 (Council)

To stipulate minimal work only should be carried out if necessary.

10 Jan 2019 - Consent To Tree Works For Delegated Decision

1. The tree works hereby consented shall be completed within 2 years of the date of this permission and shall be carried out in accordance with the approved details and to British Standard for Tree Work BS3998:2010
2. Note to Applicant: It is considered that, subject to compliance with the conditions attached to this permission, the proposed tree works are acceptable because they will not materially harm the character of the area, the amenity of neighbours or highway safety, and are in accordance with the policies and proposals of the development plan and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

Note to applicant: All works hereby consented should be carried out by a suitably qualified and insured tree surgeon. A copy of the decision notice should be given to the Tree Surgeon.

Note to applicant: Deadwood may be removed at any time without an application.

Note to applicant: Please be advised that the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994 protect ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees.

Note to applicant: The granting of consent does not give the applicant or their agent a legal right to enter land without the owner's permission.

Note to applicant: Advice regarding overhead utilities should be sought with the relevant service provider prior to commencing works.

Note to applicant: Please follow current recommended Bio-security measures - Further advice can be found at <https://www.trees.org.uk/News-Blog/News/Biosecurity-in-Arbiculture-and-Urban-Forestry-Po>

Note to applicant: Deadwood within trees provides a rich and important habitat; it can be a natural part of the trees life cycle. Consider retention of deadwood where it is safe to do so.

LIST OF DECISIONS

H/18/84449 - 2 Barton Drive, Hamble SO31 4RE

Single storey side and first floor rear extensions with fenestration alterations.

MEETING DATE: 10/12/18 (Council)

The Council **objected** to the application on the grounds that there were no plans showing front elevations.

08/01/2019 – Permit (Delegated Decision)

1. The development hereby permitted shall start no later than three years from the date of this decision.

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

2. The development hereby permitted shall be implemented in accordance with the following plans numbered: WAL 181, WAL 182, WAL 183 Rev A, WAL 184 Rev A, WAL 185 and WAL 186.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing adjoining building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. The first floor window in the western elevation shall be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), Eastleigh Borough Council takes 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.

LIST OF DECISIONS

H/18/83832 - 76 ASTRAL GARDENS, HAMBLE, SO31 4RY **SINGLE STOREY AND TWO STOREY REAR EXTENSION**

MEETING DATE: 10/12/18 (Council)

COMMENTS: Council left the decision to the officers

02/01/2019 – Permit (Delegated Decision)

1. The development hereby permitted shall be implemented in accordance with the following plan numbered: MT/1547/1 rev A rec/d 20.12.18 for proposed elevations and floor plans only and MT/1546/1 rev A rec/d 15.8.18 for existing elevations and floor plans only.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. The first floor ensuite window on the side elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and thereafter permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), Eastleigh Borough Council takes 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.

6. Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner, and has been determined on the basis of the site plan shown on drawing MT/1547/1 rev A, rec/d 20.12.18.

A/18/84369 - HAMBLE COMMUNITY SPORTS COLLEGE, SATCHELL LANE, HAMBLE, SO31 4NE

Display of 1no externally illuminated fascia sign

MEETING DATE: 14/01/19 (Council)

Comments: Members decided not to comment.

16/01/2019 - Consent To The Advert Display

LIST OF DECISIONS

~~T/18/84529 - PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE LE RICE~~

1 no. willow. Prune overhanging branches back from the road to enable yachts to pass through safely.

APPLICATION WITHDRAWN