

Development Management

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

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

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



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Land off the B397"/>
Address line 1	<input type="text" value="Hound"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text" value="Eastleigh"/>
Town/city	<input type="text" value="Hampshire"/>
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="447423"/>
Northing (y)	<input type="text" value="108944"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Rob"/>
Surname	<input type="text" value="Newberry"/>
Company name	<input type="text" value="Balanced Grid Solutions Ltd"/>
Address line 1	<input type="text" value="Lambourne House"/>
Address line 2	<input type="text" value="7 Western Rd"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Romford"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	<input type="text" value="RM1 3LD"/>
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

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Bethany"/>
Surname	<input type="text" value="Kington"/>
Company name	<input type="text" value="Enzygo Ltd"/>
Address line 1	<input type="text" value="Enzygo Ltd."/>
Address line 2	<input type="text" value="The Byre"/>
Address line 3	<input type="text" value="Woodend Lane"/>
Town/city	<input type="text" value="Wotton-under-Edge"/>
Country	<input type="text"/>
Postcode	<input type="text" value="GL12 8AA"/>
Primary number	<input type="text" value="01454269237"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="bethany.kington@enzygo.com"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Occupied by unused, old polytunnels

Is the site currently vacant?

Yes No

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

7. Materials

Does the proposed development require any materials to be used?

Yes No

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

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Not applicable

Description of proposed materials and finishes:

Mesh type steel fencing on steel support posts 2.4m high. A locked access gate will be provided

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Existing access off the highway

Description of proposed materials and finishes:

The internal access road from the existing highway junction will consist of a single carriageway of a hardcore MOT type 1 construction.

Other type of material (e.g. guttering) Battery containers

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

The battery cabins will consist of green metal cabins (sheet steel) with a number of doors in the same colour and material as the walls.

Walls

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

N/A

Roof

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

N/A

Windows

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

N/A

7. Materials

Doors

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

N/A

Lighting

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Downward pointing access lights will be provided at each module

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

Design and Access Statement
CRM.353.002.PL.D.004

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

Is a new or altered vehicular 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

10. 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'.

11. 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?

11. Assessment of Flood Risk

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Other

n/a to application

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

14. Waste Storage and Collection

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

- Yes
- No

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

- Yes
- No

15. Trade Effluent

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

- Yes
- No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

17. All Types of Development: Non-Residential Floorspace

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

18. Employment

Will the proposed development require the employment of any staff? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

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	Unknown
Other	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

20. 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:

The batteries will be connected via underground cables. During times when energy supply exceeds demand, the batteries would charge. During times when energy demand exceeds supply, the batteries would release energy to the nearest substation.

Is the proposal for a waste management development? Yes No

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 it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. 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?

- The agent
- The applicant
- Other person

23. Pre-application Advice

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

Yes No

24. 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?

25. Ownership Certificates and Agricultural Land Declaration

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 this 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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	JOHN CARMELO ARTURI and PAULINE MARY ARTURI
Number	
Suffix	
House Name	Hound Corner Nursery
Address line 1	Old Netley
Address line 2	
Town/city	Southampton
Postcode	SO31 5FT
Date notice served (DD/MM/YYYY)	26/03/2019

Name of Owner/Agricultural Tenant	Stuart Jarvis
Number	
Suffix	
House Name	Hampshire CC Highways
Address line 1	The Castle
Address line 2	
Town/city	Winchester
Postcode	SO23 8UD
Date notice served (DD/MM/YYYY)	26/03/2019

25. Ownership Certificates and Agricultural Land Declaration

Person role

- The applicant
 The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Bethany"/>
Surname	<input type="text" value="Kington"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="26/03/2019"/>

Declaration made

26. Declaration

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

Date (cannot be pre-application)



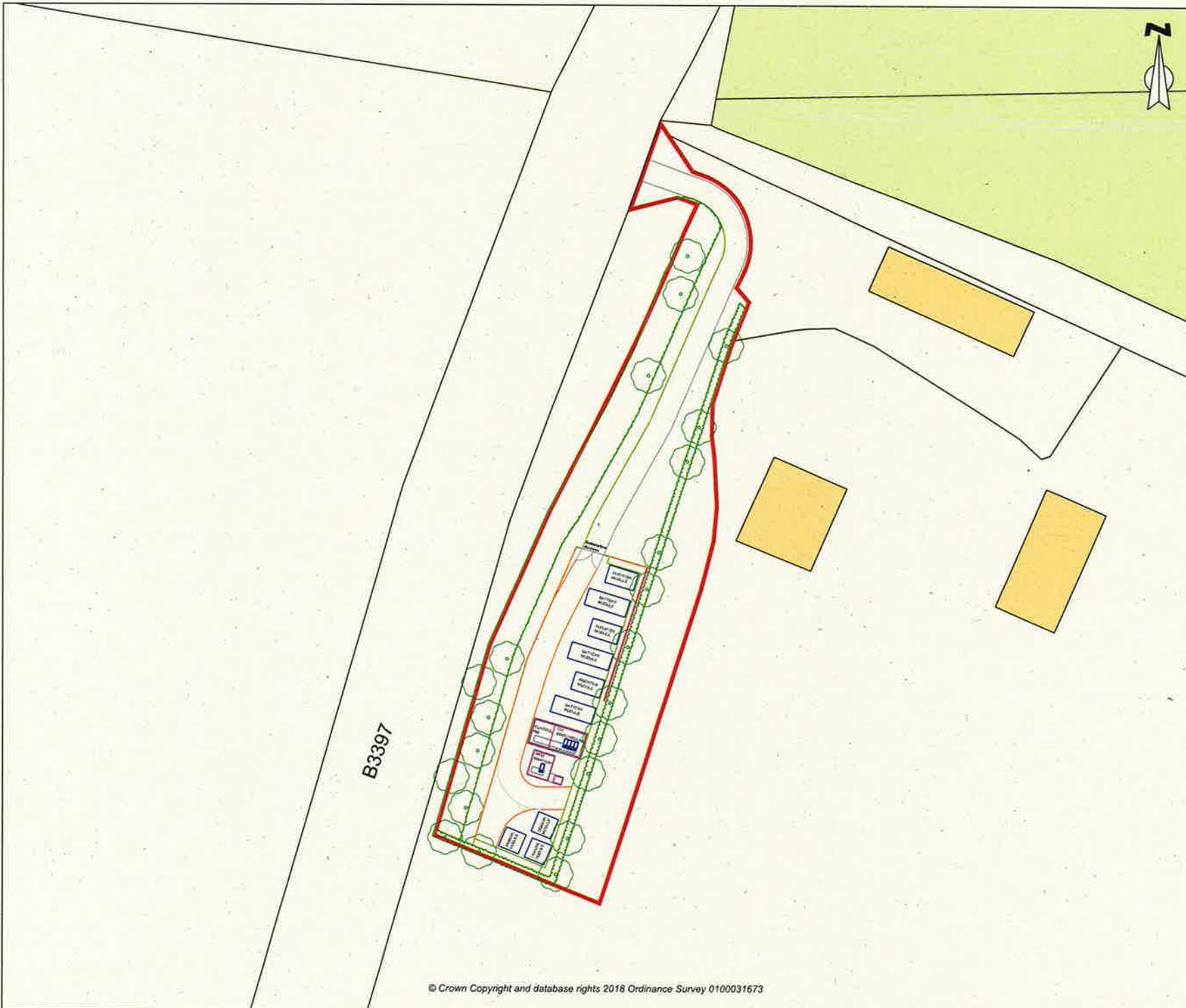
Key

- Site Boundary
- Ownership Boundary



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S50 2AA

CLIENT:		Balanced Grid Solutions
SCALE:	PROJECT REF:	
1:2,000@A3	CRM.353.002	
DRAWN:	CHECKED:	DATE:
KR	KP	August 2019
PROJECT:		
Hamble Lane Netley battery energy storage facility		
TITLE:		
Site Boundary Plan		
DRAWING NO:		
CRM.353.002.PL.D.002		



Key



Site Boundary



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:

Balanced Grid Solutions

SCALE:

1:500@A3

PROJECT REF:

CRM.353.002

DRAWN:

KR

CHECKED:

KP

DATE:

August 2019

PROJECT:

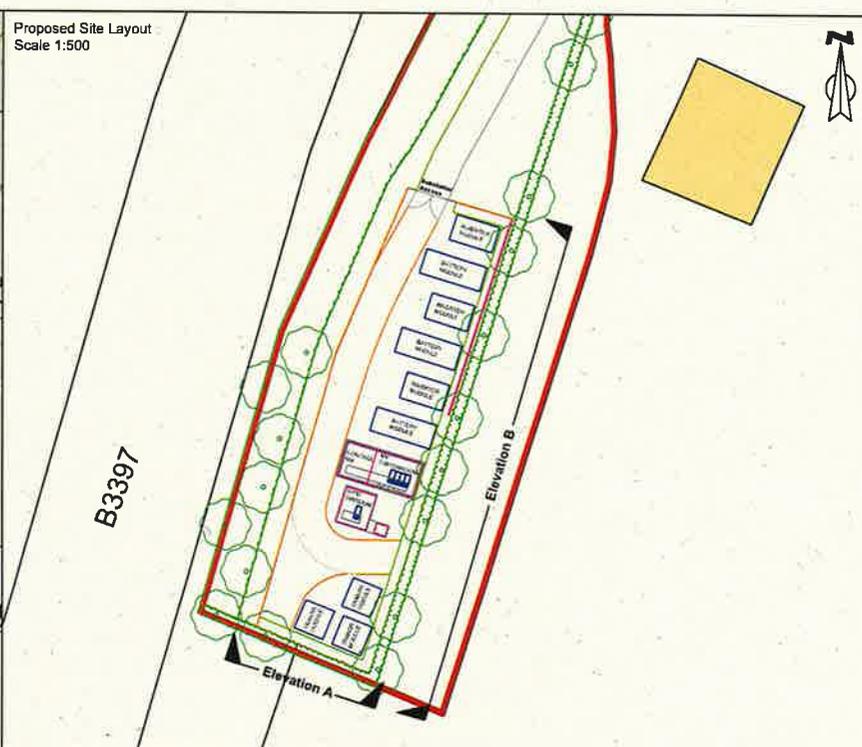
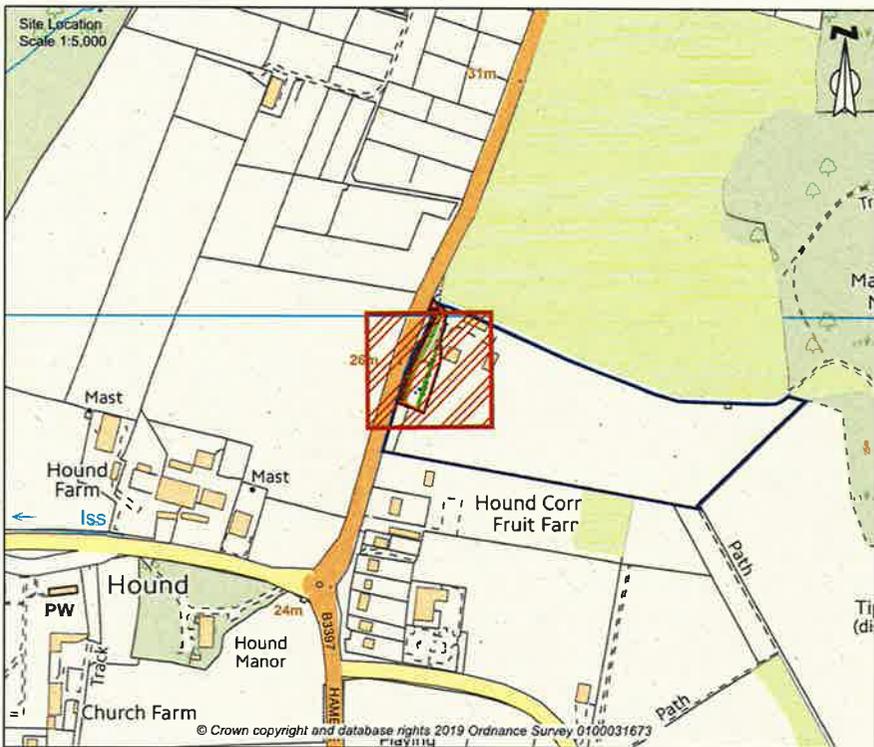
Hamble Lane Netley battery energy storage facility

TITLE:

Site Layout Plan

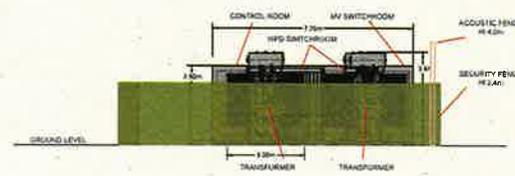
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CRM.353.002.PL.D.003

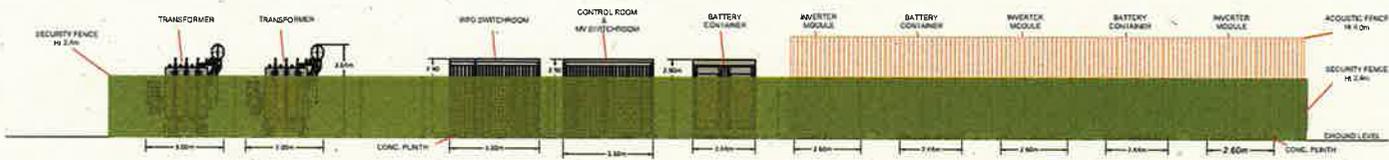


Key
 Application Site Boundary

Elevation A Scale 1:200



Elevation B Scale 1:200



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT: Balanced Grid Solutions	
SCALE: As Shown@A3	PROJECT REF: CRM.353.002
DRAWN: KR	CHECKED: KP DATE: August 2019
PROJECT: Hamble Lane Netley battery energy storage facility	
TITLE: Site Elevation Plan	
DRAWING NO: CRM.353.002.PL.D.004	

HAUNT NURSERY, HAMBLE LANE, NETLEY

BATTERY STORAGE FACILITY - LANDSCAPE STRATEGY

LANDSCAPE AND VISUAL APPRAISAL

Enzygo undertook a site visit 6th March 2018 to understand the site conditions, the relationship of the site to its context and the potential visual impacts of the proposals. This has informed the evolution of the landscape strategy:

LANDSCAPE CHARACTER

The whole of the site is located within the 'Netley, Bursledon and Hamble Coastal Plain' [LCA 9D] the key characteristics of which are:

- "Gently undulating and flat landform with a gentle slope to the coastline ending in a low sea wall above the shingle beach.
- A wooded coastal margin, small wooded stream valleys, a central area of farmland with open character and a suburban feel to much of the area.
- Patchwork of ecological habitats and woodland.
- Extremely fertile agricultural soils on the open coastal plain.
- Areas of former sand and gravel and landfill restoration.
- Market gardening, nurseries and horticulture are frequent land uses.
- A landscape which had a well-developed medieval field pattern around the small hamlets and huge area of common in the north at the end of the 19th century – now largely overwritten by modern fields and development.
- Frequent views over Southampton water.
- Busy road and minor lane network of slow-moving traffic.
- Adjacent coastal biodiversity sites designated for their bird habitats.
- Important historic buildings set within designed grounds."

The site does not lie within, or in close proximity to, any designated landscape. The closest Conservation Area is located at Netley Abbey, over 2km west of the site beyond Netley village.

VISUAL AMENITY

View of the proposed site would be restricted to locations in close proximity south and east of the site. Views from the north [see Photo 3] and west are entirely screened by the mature hedgerows and trees along the sewage treatment track and Hamble Lane. Views from locations within Hound, including the Grade II* Church of St Mary and Grade II Hound [Hall] Farmhouse are also screened by the intervening vegetation. Views east are limited to locations on the local PRoW network within 250-300m of the site, beyond which the sloping topography associated with the River Hamble and woodlands mean that there are no views of the site.

Viewpoint 1 – Access track to Thames water Sewage Treatment Plant [Photo. 1]. Although this is not a PRoW it can be accessed via a stile and links with the PRoW network associated with Mallards Moor. Located approximately 280m east of the site, view across open field towards the site, view partially screened by existing bungalow and farm structures.

Viewpoint 2 – Bridleway No.9 [Photo. 2]. Located approximately 290m south and east of the site, views through immature hedgerow across open field towards the site, view partially screened by existing bungalow and farm structures.

Viewpoint 3 – Footpath 8A [Photo. 3]. Located approximately 240m east of the site on the adjacent field. Views of the site are entirely screened from view by the mature, overgrown hedgerow and trees on the northern edge of the sewage treatment access track.

Viewpoint 4 – Southern Site Boundary [Photo. 4]. Located approximately 55m south of the site, this view represents potential views from the adjacent properties. Any view of the site from these properties would be oblique and would be greatly screened by the existing screen planting on the southern field boundary.

LANDSCAPE MITIGATION

The mitigation proposals would include the retention, protection and enhancement of the existing hedgerow along Hamble Lane maintaining and improving its overall character and managing it for longevity. Additional hedgerows and trees, using locally indigenous species to increase species diversity, will be planted along the eastern and southern boundaries to assist in screening the site from locations to the south and east.

Woodland Mix:

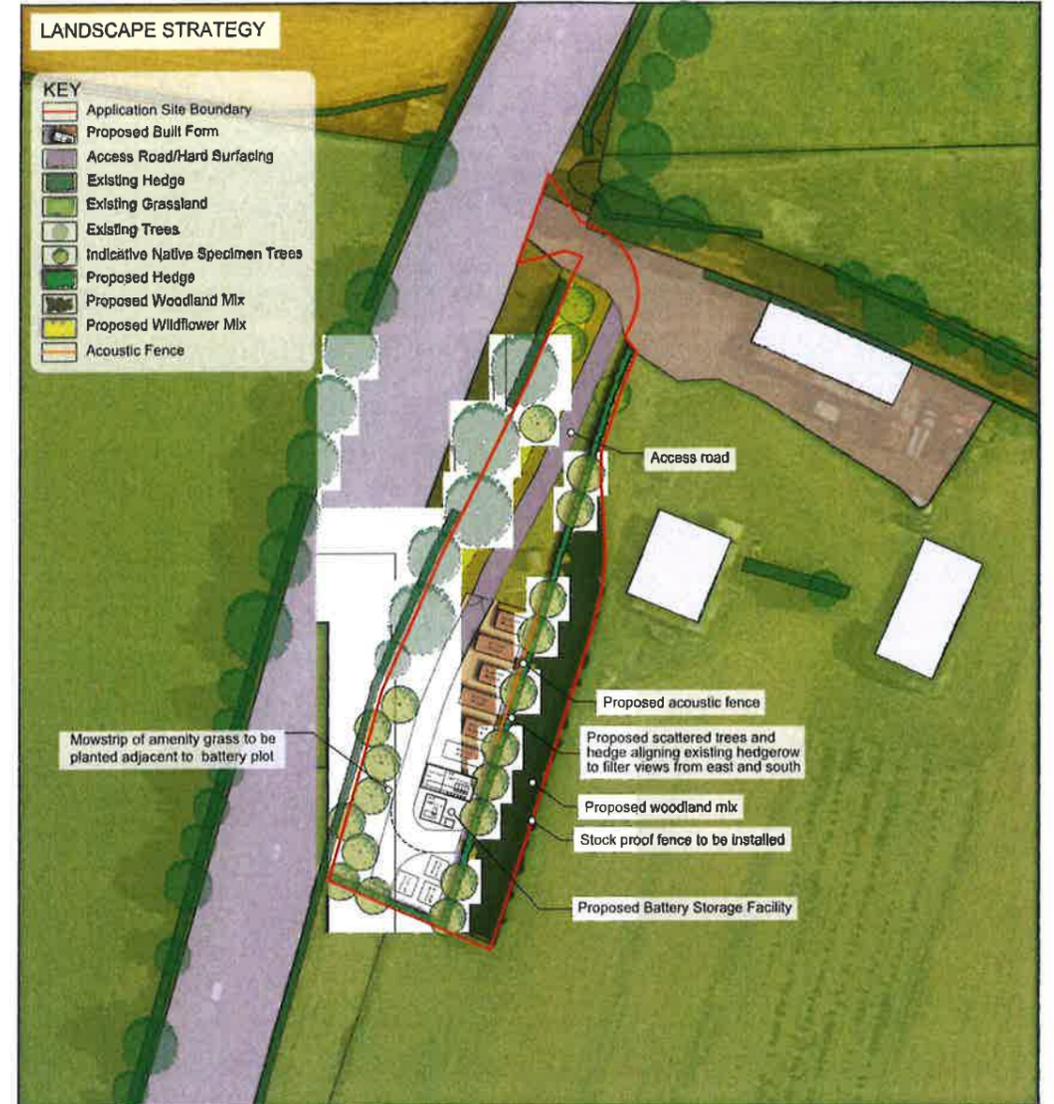
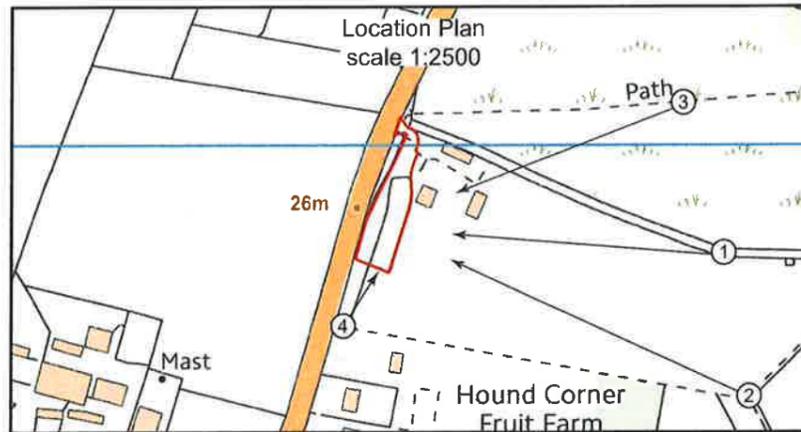
Species	Quantity	Size
<i>Acer campestre</i>	5%	60-80
<i>Betula pendula</i>	5%	60-80
<i>Crataegus monogyna</i>	30%	60-80
<i>Corylus avellana</i>	20%	60-80
<i>Ligustrum vulgare</i>	10%	60-80
<i>Prunus spinosa</i>	15%	60-80
<i>Rosa canina</i>	5%	60-80
<i>Sorbus aucuparia</i>	7%	60-80
<i>Taxus baccata</i>	3%	60-80

Hedgerow Species Mix [example]:

Species	Quantity	Size	Specification
<i>Crataegus monogyna</i>	50%	60-80	1+1; Transplant - seed raised
<i>Corylus avellana</i>	20%	60-80	1+1; Transplant - seed raised
<i>Ligustrum vulgare</i>	10%	60-80	0/2; Cutting; branched; 3 breaks
<i>Prunus spinosa</i>	15%	60-80	1+1; Transplant - seed raised; branched; 2 breaks
<i>Rosa canina</i>	5%	60-80	1+1; Transplant - seed raised; branched; 3 breaks

Individual/ Species Trees

<i>Acer campestre</i>	Regular Standard: 8-10cm Girth, 2.50-3.00m Height, 1.75-2.00m Clear Stem
<i>Betula pendula</i>	Regular Standard: 8-10cm Girth, 2.50-3.00m Height, 1.75-2.00m Clear Stem
<i>Quercus robur</i>	Regular Standard: 8-10cm Girth, 2.50-3.00m Height, 1.75-2.00m Clear Stem



Viewpoint 2a Taken from Hamble Lane - wireline view

Existing View

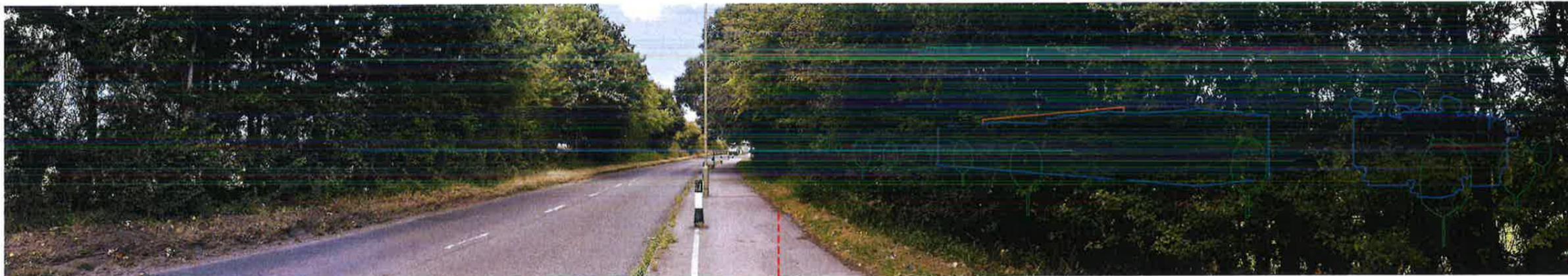
Hamble Lane

Existing vegetation along Hamble Lane



Approx. extent of site

View including proposed development - year 1



Approx. extent of site

View including proposed development - year 15

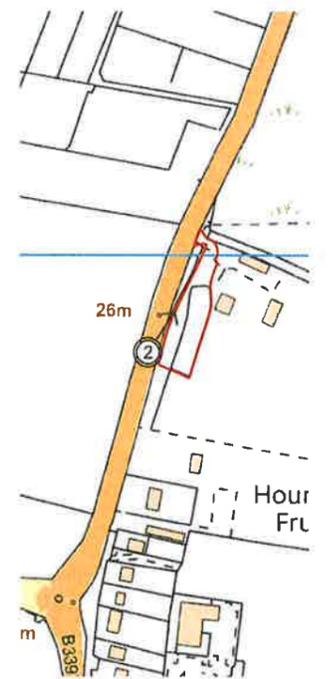


Approx. extent of site

Viewpoint Details:

Viewpoint ID: 2a
 Map Co-ordinates: SU 4740108918
 Height at Ground Level: 28m AOD
 Approx. Distance to Site: 6m
 Direction of Site: South west of the site
 Date of Photo: 19/07/19
 Weather Conditions: Sunny
 Surveyor: SH
 Angle of View: 90°
 Distance from Viewer: 500mm

Viewpoint Location Plan



Revision Details

Notes

PAPER SIZE A1	PROJECT NO. CRM.353.002
DATE August 2019	DRAWING NO. CRM.353.002.LA.D.00.004
DRAWN NP	CHECKED CG

PROJECT Hamble Lane, Netley
DRAWING TITLE Viewpoint 2a - Including 3D Photomontage
CLIENT Balanced Grid Solutions Ltd

Viewpoint 2 Taken from Hamble Lane

Existing View



View including proposed development - year 1



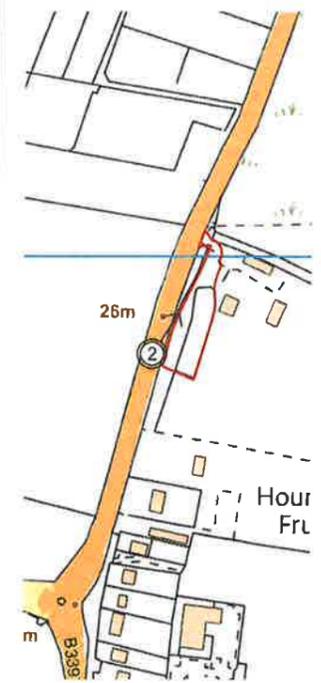
View including proposed development - year 15



Viewpoint Details:

Viewpoint ID: 2
 Map Co-ordinates: SU 4740108918
 Height at Ground Level: 28m AOD
 Approx. Distance to Site: 6m
 Direction of Site: South west of the site
 Date of Photo: 19/07/19
 Weather Conditions: Sunny
 Surveyor: SH
 Angle of View: 90°
 Distance from Viewer: 500mm

Viewpoint Location Plan



Viewpoint 1 Taken from Bridleway N 9

Existing View

Vegetation on Hamble Lane Existing farm structure and bungalow Hedge and vegetation along farm track



Approx. extent of site

View including proposed development - year 1



Approx. extent of site

View including proposed development - year 15



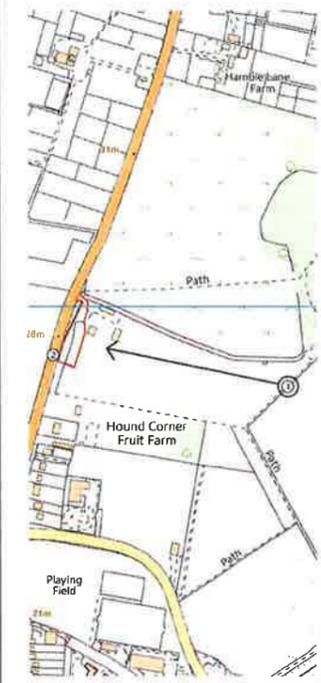
Approx. extent of site

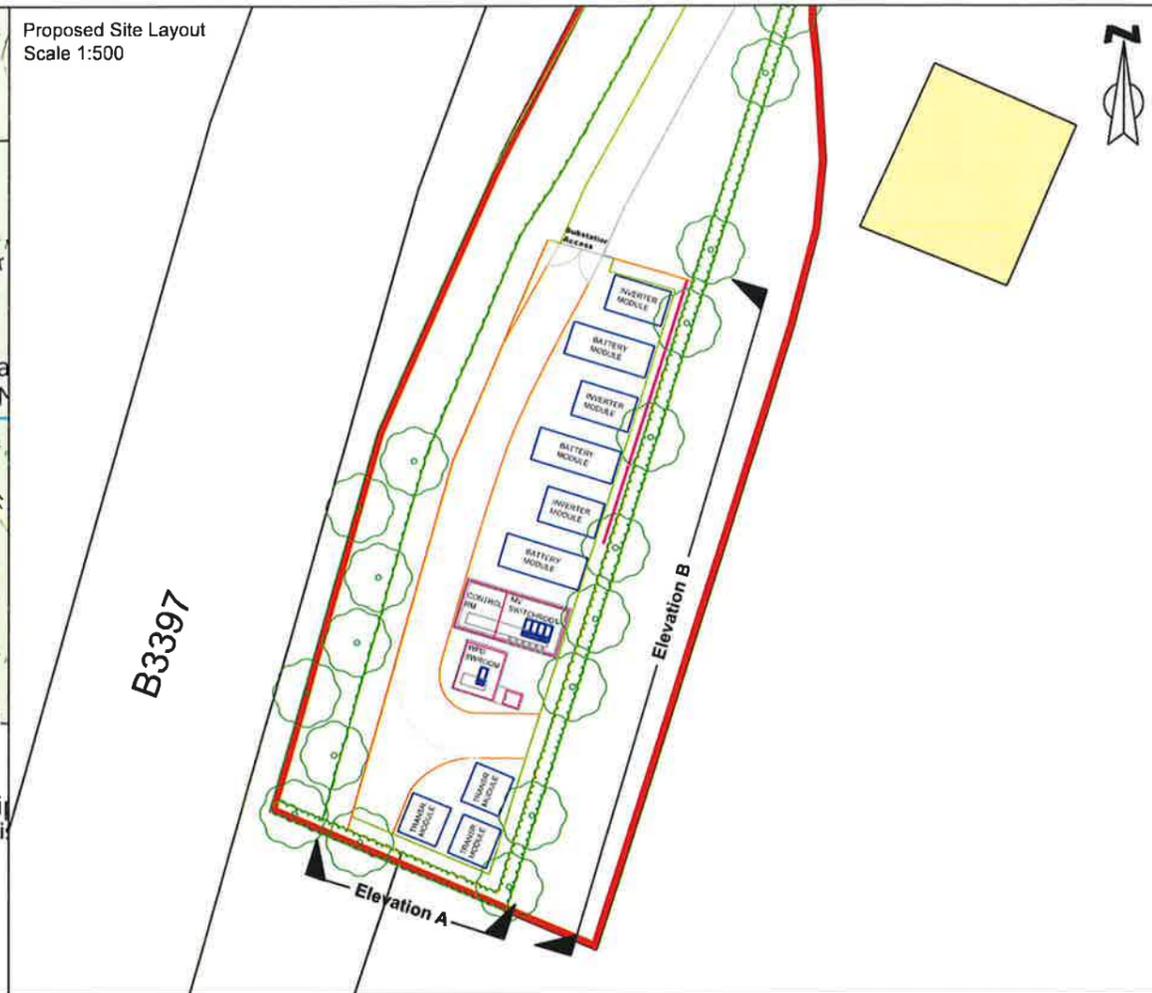
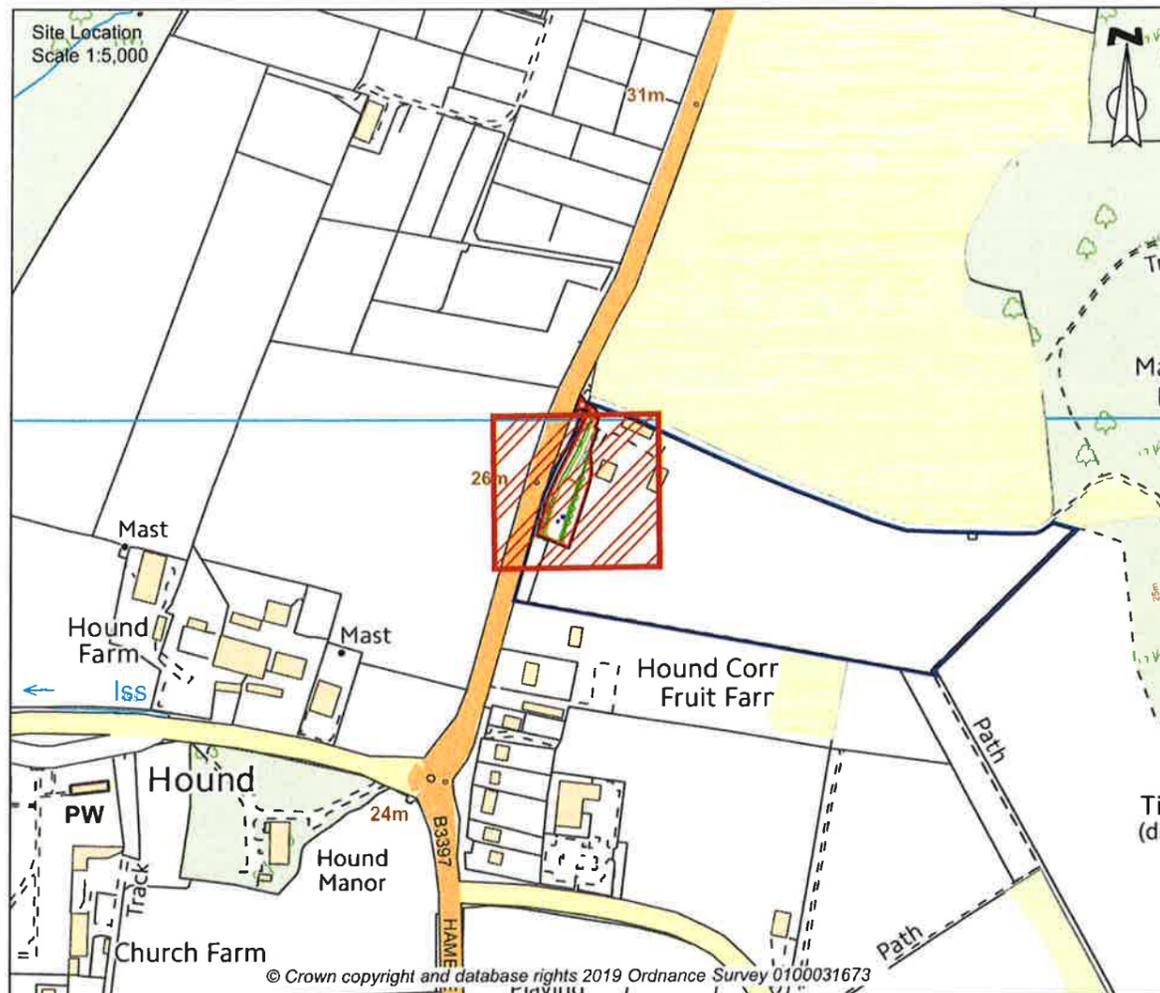
Viewpoint Details:

Viewpoint ID: 1
 Map Co-ordinates: SU 47762 08879
 Height at Ground Level: 29m AOD
 Approx. Distance to Site: 322m
 Direction of Site: East of the site

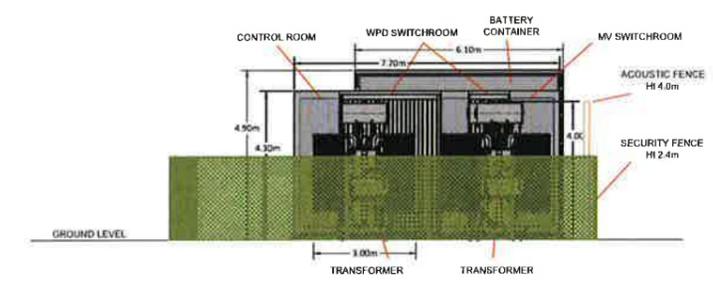
Date of Photo: 19/07/19
 Weather Conditions: Sunny
 Surveyor: SH
 Angle of View: 90°
 Distance from Viewer: 500mm

Viewpoint Location Plan

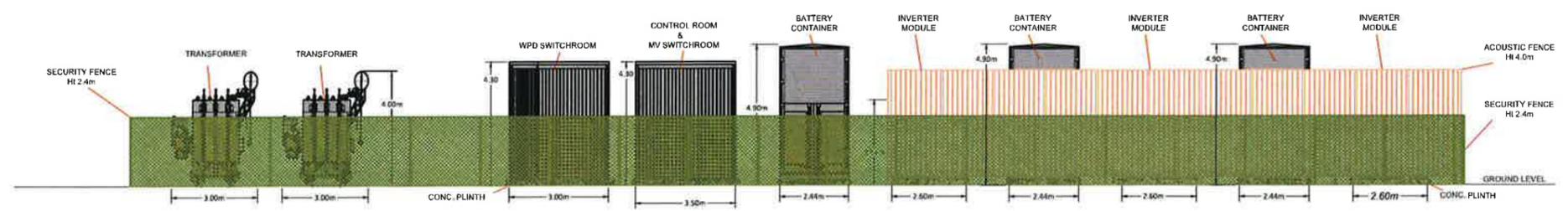




Elevation A Scale 1:200



Elevation B Scale 1:200



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
Balanced Grid Solutions

SCALE: **As Shown@A3** PROJECT REF: **CRM.353.002**

DRAWN: **KR** CHECKED: **KP** DATE: **September 2019**

PROJECT:
Hamble Lane Netley battery energy storage facility

TITLE:
Site Elevation Plan

DRAWING NO:
CRM.353.002.PL.D.004



Planning Statement

Hamble Lane Battery Energy Storage Facility

Land off Hamble Lane, Hamble, Hampshire

For:

Balanced Grid Solutions Ltd

CRM.353.002.PL.R.001.A



Contact Details:

Enzygo Ltd.
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: lee.searles@enzygo.com
www: enzygo.com

Planning Application for the development of a battery energy storage facility at Land off Hamble Lane, Hound, Hampshire

Project:	CRM.353.002
For:	Balanced Grid Solutions Ltd
Status:	Final
Date:	March 2019
Author:	Bethany Kington Senior Planning Consultant
Reviewer:	Lee Searles Director of Planning

Disclaimer:

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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159
Registered Office Stag House Chipping Wotton-Under-Edge Gloucestershire GL12 7AD

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DRAWINGS

Drawings	Title
CRM.353.002.PL.D.001	Site location plan
CRM.353.002.PL.D.002	Site boundary plan
CRM.353.002.PL.D.003	Site layout plan
CRM.353.002.PL.D.004	Elevations

1 INTRODUCTION

1.1 Introduction

1.1.1 This Planning Statement supports a planning application made by Balanced Grid Solutions Ltd (BGS) for a Temporary Planning Permission (for 25 years) to undertake development works required for the construction of a battery energy storage facility at land off Hamble Lane, Hound, Hampshire. The facility would draw energy from the Grid when demand is low and supply is high, and store it for release when required in periods of higher demand.

1.1.2 The battery energy storage facility would make an important contribution to ensuring a consistent and reliable energy supply, particularly during the transition to increased dependency on renewable energy. By storing energy when demand is low and releasing it over periods of extreme demand, the development will help the energy sector cope with the peaks in supply and demand that the energy sector faces on a daily basis.

1.1.3 The site is located within a small piece of land adjacent to the B3397. The site is currently partly occupied by unused polytunnels, and fences with brambles growing on them. The site location and site context is shown within drawings CRM.353.002.PL.D.001 and CRM.353.002.PL.D.002.

1.1.4 The Applicant, BGS is a specialist consultancy in the renewable energy sector. The applicant has worked closely with the landowner to identify a suitable site for the proposed development. This is strongly influenced by the availability of a grid connection, which is required for such facilities to operate.

1.1.5 This planning statement sets out the following:

- Details of the background and the application site;
- Consideration of national planning policy and the local development framework;
- Environmental considerations

1.2 The Format of this Planning Application

1.2.1 The Planning Application contains the following documents:

- Completed Planning Application Forms;
- Completed Ownership Certificates;

- This Planning Statement, assessing the application in accordance with planning policy and containing information in support of the planning application.
- A Design and Access Statement, which considers how the proposed development is suitable for the site and its setting, and demonstrates that it can be adequately accessed;
- Supporting drawings, plans and figures;
- Preliminary Risk Assessment;
- Preliminary Ecological Appraisal;
- A Landscape Strategy Plan.

2 SITE DESCRIPTION

2.1 Introduction

- 2.1.1 The application site is located within the administrative district of Eastleigh, which lies within Hampshire County. The site is centred at Grid Reference SU 47423 08944, with the nearest postal code being SO31 5FT.
- 2.1.2 The application site is just off the B397, and lies between Hamble-le-Rice, Netley and Bursledon. The site occupies 0.1 hectares of land, as shown within the redline boundary plan (CRM.353.002.PL.D.002).
- 2.1.3 The B3397 lies to the west of the application site. Hound Nurseries lies to the north, and beyond this, undeveloped land. Undeveloped land also lies to the east of the site. To the south is an area of undeveloped land, a row of trees/ vegetation, and beyond this, a residential property.
- 2.1.4 Potential impacts of the proposed development on all surrounding land uses, residential properties and commercial properties will be considered throughout this Planning Statement.

2.2 Site Access

- 2.2.1 The application site lies within land which is not currently accessible to the public. Part of the wider field is occupied by a small farm shop, and this area is accessible to the public.
- 2.2.2 The application site itself is occupied by a number of old, unused polytunnels, and a fence with brambles growing on it (see images below). The site would be cleared to accommodate the development proposed.



Figure 1. Application site

- 2.2.3 There are no Public Rights of Way that run within the application site.
- 2.2.4 The site benefits from an existing access onto the highway (figure 2), and this would be utilised as part of the proposed development. Vehicle movements associated with the proposed

development are very low (no more than one per week). Further details regarding site access is provided within the Design and Access Statement accompanying this application.



Figure 2. Existing site access

2.3 Site History

2.3.1 A review of the LPA's planning portal shows no historic planning applications within the proposed redline planning application boundary.

2.4 Sensitive Receptors in the vicinity of the site

2.4.1 The landowner lives within the wider site, located approximately 65 m from the proposed development.

2.4.2 Beyond this, the nearest residential property is located to the south of the site, approx. 75m from the site compound. There is a row of vegetation between this property and the application site, and further planting is proposed as part of this application (please see the Landscape Strategy Plan).

2.4.3 There are a number of small commercial activities within proximity of the site. The development would not interfere with these in any way.

2.4.4 A review of the statutory and non-statutory designated sites within the locality has been undertaken using the Multi Agency Geographic Information for the Countryside (Magic) database operated by Defra. This demonstrates that the following national nature conservation, landscape and other designations are within 3km of the application site:

- The site is not subject to any national statutory or non-statutory designations;
- Within 1km of the site lie the following designations:
 - A Ramsar site

- A SSSI
 - A Special Area of Conservation
 - A Special Protected Area
 - Two listed buildings
 - A Registered Park and Garden
- The above designations relate largely to an area approximately 850m east of the site, associated with the Solent. The closest listed building lies 300m south-west of the site.
- 2.4.5 The proposed development occupies a very small area (1023 sqm) and has no emissions associated with it. As such, impacts on surrounding designations are not anticipated. Nevertheless, where relevant designations will be considered within technical assessments accompanying this application.

2.5 Flood Risk

- 2.5.1 The application site is located within Flood Zone 1, and outside of floor risk from rivers or the sea, surface water, and flooding from reservoirs. Given that the site area is below 1ha, there is no requirement for a Flood Risk Assessment to be undertaken.

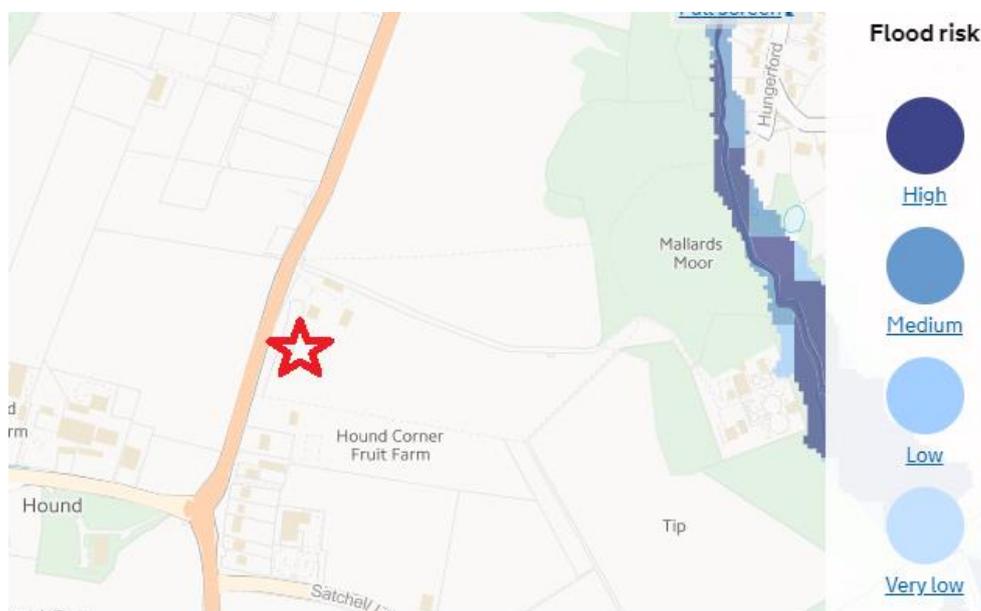


Figure 3. Flood risk

2.6 Planning Allocations / Designations

- 2.6.1 Eastleigh Borough Council are in the process of preparing their Local Plan (2016-2036). Subject to the examination stage, this will be adopted in Spring 2019. Despite not being adopted, the emerging Local Plan does hold some weight, and will be reviewed as part of this planning application.
- 2.6.2 Until the emerging Local Plan is adopted, the current planning policy against which applications should be addressed is the Eastleigh Borough Local Plan review (2001-2011). A full review of planning policy is provided within Chapter 5 of this Planning Statement.

2.7 Site Suitability

- 2.7.1 Energy storage facilities are dependent on a point of connection to the National Grid, and can only be connected to the Grid where there is sufficient capacity and the connection is viable. The site has been chosen because of its proximity to a point connection to the south of the site, that has sufficient capacity for the proposed development.
- 2.7.2 The small scale of the development is appropriate for the site and will not cause wider environmental or amenity impacts or conflict with local planning policies. The proposal does not give rise to traffic generation or ecological impacts. Additional planting will be provided to ensure landscape and visual impacts are acceptable. As such the proposed temporary use of the site to meeting important national energy objective and the absence of other impacts makes the proposal sustainable development.
- 2.7.3 Chapter 5 of the Planning Statement demonstrates that the proposed development is consistent with national and local planning policy.
- 2.7.4 In terms of environmental impacts, Chapter 6 of the Planning Statement considers the potential impacts of the proposed development and concludes that any potential adverse environmental impacts can be fully addressed.

3 PROPOSED DEVELOPMENT

3.1 Introduction

3.1.1 This Planning Statement supports a planning application for the works required to develop and operate an energy storage facility for a temporary period of 25 years. The area covered by the planning application is illustrated in the Site Boundary Plan (CRM.353.002.P.D.002).

3.2 Introduction to Energy Storage

3.2.1 Energy storage is the capture of energy produced at one time for use at a later time. For use on the electricity grid, there is currently energy storage being used largely in the form of pumped-storage hydroelectricity, as well as other notable examples such as hydroelectric and battery storage.

3.3 The Importance of Energy Storage

3.3.1 National Grid has a licenced obligation to control frequency within the limits specified in the 'Electricity Supply Regulations' (i.e. $\pm 1\%$ of the nominal system frequency (50.00Hz)) except in exceptional circumstances.

3.3.2 System frequency continuously changes and is controlled by real-time balance between system demand and generation. Too much demand, or too much generation, can lead to blackouts and brownouts. Therefore, it is critical that National Grid has backup mechanisms in place to counter any unexpected frequency change. At this grid-scale, energy storage is perfect for providing any electricity network with power and energy on short notice to help match the supply with the demand.

3.3.3 In addition to contributing to the existing changes in energy demand, the facility will support the transition to a low carbon economy. The adoption of large-scale renewable energy has brought- and will continue to bring- a range of challenges for the grid operator to manage such volumes of intermittent generation. Energy storage facilities such as battery storage will provide a complementary technology alongside other renewables to meet these challenges.

3.4 Development and Technology

3.4.1 The technology utilised in the battery storage facility is based on lithium-ion technology. Lithium ion batteries are the types of batteries often found in laptops, mobile phones, and electric vehicles. This type of technology is well developed and established.

3.4.2 Compared to alternatives such as lead-acid batteries, lithium-ion technology has a high energy density, low standby losses, longer duration, and operates at a wider range of temperatures. In addition, lithium-ion batteries have a response time of milliseconds, allowing energy to be released almost immediately as the National Grid requires it.

3.5 **Battery Storage: The Environment**

3.5.1 A report by the Low Carbon Network Fund concluded that displacing carbon-intensive peaking generation plants results in large carbon savings for the UK. It was found that with the 6 MW of battery storage capacity available at the Easter Power Networks plc trial battery system at Leighton Buzzard, CO₂ emissions savings are at 1.7 ktonnes of CO₂ when fully integrated, equating to 283 tonnes CO₂/MW. In the same report, using a model to 2040 and the conservative estimate of 2GW storage capacity by that time, the model calculated CO₂ savings of 588 ktonnes, with an associated saving of £13.1m, which translates to 294 tonnes CO₂/MW, £22.279/t.CO₂, and therefore £6,550.026/MW – this excludes the traded carbon price.

3.5.2 The technology of choice for battery storage is the very energy-dense lithium-ion technology. Lithium-ion technology is extremely safe, and each system is equipped with both automatic fire detection and suppression systems. The batteries are installed within shipping containers on top of individual concrete pads, and give off zero emissions, do not suffer from seepage, have very low levels of noise pollution and can be coloured to match the surrounding landscape.

3.5.3 Battery storage systems take up very little space. Installing battery storage can reduce the need for further generation plants being installed, and being so small and emission-free, these systems are ideal for supporting our national electricity network with minimal impact.

3.5.4 Further consideration of the environmental impacts associated with the proposed development are provided within Chapter 6 of this Planning Statement.

3.6 **Battery Storage: Financial**

3.6.1 Based on the work done at Leighton Buzzard's Smarter Network Storage battery storage project, it has been estimated that if the conservative estimate of around 2GW of battery storage is deployed at distribution level by 2040, the net benefits would amount to around £0.7 million. These benefits stem from savings in network investment, value from supporting system balancing, displacing peaking generation capacity and reduced cost of curtailment of low-carbon generation.

3.6.2 Installing systems that save the taxpayers' money, whilst also minimising environmental impacts and making the electricity system more secure all at the same time is what battery energy storage is able to offer and is why it is a key part to the future of electricity networks.

3.7 Site Layout

3.7.1 A detailed site layout is shown in drawing CRM.353.002.P.D.003.

3.7.2 Access into the site would be from north-west, off Hamble Lane. The development would utilise an existing access, as shown within figure 1.

3.7.3 The proposed facility would consist of the following:

- 3 X Battery Modules;
- 3 X Inverter Modules;
- 3 X Transformer Modules;
- Control/ Switch room;
- WPD Switch room;
- Access road;
- Security fence, 2.4m in height.

3.7.4 All of the above will be mounted on concrete footings. There will be sufficient space between concrete footings to allow maintenance vehicle access, and to aid fire safety.

3.7.5 The site will be connected to the National Grid via underground cables.

3.7.6 Fencing around the perimeter will ensure the site is safe. An appropriate level of landscaping will be provided. This will be detailed in a landscape plan.

3.7.7 The Design and Access Statement accompanying this application sets out further details of how the site will look, and how it will be accessed.

3.8 Hours of Construction and Operation

3.8.1 The overall construction programme will be approximately 4-6 months, with construction restricted to 08:00 to 20:00 Monday to Friday and 08:00 to 17:00 Saturday and Sunday.

3.9 Employment

- 3.9.1 During the site establishment and construction phases of the development, the number of workpeople on the site will be a maximum of 10.
- 3.9.2 No staff will be based on site, which will be managed remotely, but the site will be visited on a fortnightly basis for maintenance.
- 3.9.3 The local economy will benefit from the Business Rates payable on the new hereditament.

3.10 Environmental Impact Assessment

- 3.10.1 The Town & Country Planning (Environmental Impact Assessment) Regulations 2011 set out in Schedule 1 those developments for which an Environmental Impact Assessment (EIA) is mandatory and, in Schedule 2, those where an EIA may be required.
- 3.10.2 The proposed development does not fall within Schedule 1; therefore, an EIA is not a mandatory requirement.
- 3.10.3 Within Schedule 2 the development does not fall specifically within one category. However, Paragraph 3 (Energy Industry) and Paragraph 10 (Infrastructure Projects) are the most appropriate to this development. Within Paragraph 3 of the most appropriate columns (a-e), the lowest threshold for requiring an EIA is if the development area exceeds 0.5 hectares, the area of new building or structures exceeds 500sqm, or a new building/deposit is within 100m of any controlled waterway. The later threshold relates to the storage of material, which is not applicable to this development. Within Paragraph 10 the most appropriate columns (a-b) have a threshold of 5 hectares (increased from 0.5 hectares within the 2015 EIA amendment).
- 3.10.4 The proposed development has an area of approximately 0.1 hectares. Therefore, it is well the thresholds set out in Schedule 2.
- 3.10.5 Based on this, along with the very limited impacts associated with the proposal, the development does not constitute EIA.

4 PLANNING HISTORY

4.1 Introduction

4.1.1 This chapter details the planning history of the site and identifies any prospective planning applications on the planning application site or on adjacent land which may need to be considered.

4.2 Planning History

4.2.1 A search of Eastleigh Borough Council's planning application webpage identifies no historic planning applications within the planning application redline area.

4.2.2 A review of historic maps and plans scatter buildings across the wider site historically, and earthworks further afield.

5 PLANNING POLICY

5.1 Introduction

5.1.1 This chapter considers the proposed development against the relevant national policies, the Development Plan and other material considerations relevant to the proposal.

5.2 National Planning Policy

- National Planning Policy Framework (NPPF) (2012)
- National Policy Statement for Electricity Networks Infrastructure (EN-1) (2011)

5.3 Local Planning Policy

- The Eastleigh Borough Council Local Plan 2001-2011
- The Emerging Local Plan 2016-2036 (due to be adopted Spring 2019)

National Planning Policy Framework

5.3.1 The National Planning Policy Framework 2018 (NPPF) is the current national planning policy document in England. Chapter 1 of the NPPF identifies that applications for planning permission are required to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance we do not consider that material considerations indicate otherwise, and therefore the proposal should be considered against local planning policy. An assessment of the proposed development against local planning policy is provided later within this chapter.

5.3.2 Chapter 2 identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...'* These three overarching objectives are economic objectives, social objectives, and environmental objectives.

5.3.3 In terms of achieving economic objectives, the development would contribute to achieving a consistent and reliable supply of energy, which is essential for economic growth. Regions with a good energy supply will be more attractive to businesses, and investment in the area by businesses will contribute to further, indirect economic growth. Furthermore, by supporting the transition to renewable energy, the development will contribute to the economic benefits associated with the renewable sector. This includes significant numbers of jobs, reducing the

economic impacts associated with climate change, and a medium to long term reduction in energy costs associated with renewable energy.

- 5.3.4 Furthermore, the development comprises decentralised energy, which is associated with more efficient energy generation due to reduced transmission line losses. Increased energy efficiency will contribute to economic benefits.
- 5.3.5 In terms of achieving social objectives, a good and consistent energy supply is essential in achieving strong, vibrant and healthy communities. A reliable energy supply is required to ensure there are sufficient houses, and businesses choose to invest in the area. Attracting businesses into the region will contribute to providing jobs, and wider investment will result in healthy communities.
- 5.3.6 In addition, by supporting the transition to renewable energy, the development will contribute to reducing emissions associated with dependency on fossil fuels. In this sense, the development will contribute to achieving healthy communities.
- 5.3.7 In terms of achieving environmental objectives, relevant technical assessments have been undertaken including a preliminary ecological assessment and a phase 1 risk assessment. These assessments demonstrate that the proposal can be made acceptable from an environmental perspective, and the development will not result in significant, adverse environmental impacts.
- 5.3.8 Overall, it can be demonstrated that the proposed development will comprise sustainable development and is thus consistent with the NPPF.
- 5.3.9 Chapter 6 sets out the national framework for building a strong, competitive economy. This requires planning policies to *'...help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local businesses needs and wider opportunities for development...'* *'Planning policies should: seek to address potential barriers to investment, such as inadequate infrastructure...'*
- 5.3.10 The proposed development would contribute to increasing energy security within the region, by providing a facility which would store electricity during times when energy demand outstrips supply, and release this when demand is higher than supply. A secure, reliable and resistant energy network is essential to attract investment, and secure economic growth. Therefore, the proposed development will contribute to building a strong, competitive economy, by contributing to energy security.

- 5.3.11 Specifically, the NPPF identifies the need for sufficient infrastructure to be in place to support investment. This application would provide the energy infrastructure required to increase energy security.
- 5.3.12 Chapter 11 sets out the framework for making effective use of land. This requires decisions to ‘promote an effective use of land meeting the need for homes and other uses...’.
- 5.3.13 Planning policies should ‘encourage multiple benefits from both urban and rural land...’. The proposed development is located on a small portion of land which is not accessible to the public. The development would not adversely impact upon the existing site uses. The development would provide an efficient use of this land.
- 5.3.14 The site location has been selected due to its proximity to the grid connection, which is the key consideration when identifying such sites.
- 5.3.15 Chapter 12 relates to achieving well-designed places. The proposed development is industrial in nature; and is located within a highly screened site. The development is consistent with the site and surrounding land uses.
- 5.3.16 Chapter 14 relates to meeting the challenges of climate change, flooding and coastal change. Par 148 states that *‘The planning system should support the transition to a low carbon future in a changing climate... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions...’*.
- 5.3.17 Par 150 states that *‘New development should be planned for in ways that:... can help to reduce greenhouse gas emissions...’*
- 5.3.18 Par 151 states that *‘To help increase the use and supply of renewable and low carbon energy and heat, plans should: provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)...’*
- 5.3.19 Par 154 states that *‘When determining planning applications for renewable and low carbon development, local planning authorities should:*
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
 - b) approve the application if its impacts are (or can be made) acceptable . Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities*

should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas'

- 5.3.20 The above extracts demonstrate the Government's commitments to supporting low carbon developments. The proposed development is consistent with the NPPFs definition of low carbon (Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels)). As such, there is no requirement for the applicant to demonstrate the need for the proposed development.
- 5.3.21 In terms of ensuring the impacts associated with the development are acceptable, this has been demonstrated through a detailed set of technical assessments.
- 5.3.22 Chapter 15 relates to conserving and enhancing the natural environment. This requires planning decisions to contribute to and enhance the natural environment by '*Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...recognising the intrinsic character and beauty of the countryside...minimising impacts on and providing net gains for biodiversity...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability....*'
- 5.3.23 The application site is appropriate for the proposed location. The site is well screened and is currently occupied by old, unused polytunnels. Additional landscaping will be provided as part of this planning application.
- 5.3.24 Relevant technical assessments have been undertaken, and these confirm that there are no significant impacts that would prevent the grant of planning permission for the proposed development.
- 5.3.25 Chapter 16 relates to the conservation and enhancement of the historic environment, and this states that heritage assets should be conserved in a manner appropriate to their significance. Par 189 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Specifically, '*The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*'
- 5.3.26 The application site relatively isolated from heritage assets, with the closest listed building circa. 300m from the site (Hound Farmhouse). This listed building is well screened by dense vegetation, and the application site would not be visible from here. Overall, no adverse heritage impacts are anticipated.

- 5.3.27 A full review of the 2018 NPPF has been undertaken, to demonstrate that the proposed development is consistent with the framework. The following chapters were not considered relevant to this application, for the following reasons:
- 5.3.28 Chapter 5 relates to delivering homes. The proposed development is not located within or adjacent to an area of land allocated for the development of homes, and thus this application would not conflict with the delivery of homes.
- 5.3.29 Chapter 7 relates to the vitality of town centres. The application site is located outside of a town centre, and therefore this chapter is not relevant.
- 5.3.30 Chapter 8 relates to healthy and safe communities. This seeks to achieve healthy, inclusive and safe places. The proposed development is for infrastructure not accessible to the public. This chapter is not relevant to the proposed development.
- 5.3.31 Chapter 9 relates to sustainable transport. The proposed development has a very low number of vehicle movements associated with it, likely less than one per week. This will be for maintenance purposes only. Therefore, this chapter is not relevant to the proposed development.
- 5.3.32 Chapter 10 relates to communications infrastructure. The proposal is not for communications infrastructure, and thus this chapter is not applicable to the proposed development.
- 5.3.33 Chapter 13 relates to the Green Belt. This site is not located within or near the Green Belt.
- 5.3.34 Chapter 17 relates to facilitating the sustainable use of minerals. The application site is not located within a mineral safeguarding area, and therefore this chapter isn't relevant.
- 5.3.35 **Overarching National Policy Statement for Energy (EN-1)**
- 5.3.36 The overarching National Policy Statement for Energy (EN-1) is part of a suite of NPSs issued by the Secretary of State for Energy and Climate Change. It sets out the Government's policy for delivery of major energy infrastructure. EN-1 was written prior to any viable method of storing electricity being developed, and therefore energy storage is not considered directly in the statement. However, the principles which support energy storage are considered, and therefore EN-1 is applicable to this development.
- 5.3.37 Paragraph 3.3.11 states that *'...the more renewable energy generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. If fossil fuel plant remains the most cost-effective means of providing such back-up, particularly at short notice, it is possible that even*

when the UK's electricity supply is almost entirely decarbonised we may still need fossil fuel power stations for short periods when renewable output is too low to meet demand...'

5.3.38 Paragraph 3.3.12 states that '*...it is therefore likely that increasing reliance on renewables will mean that we need more total electricity capacity than we have now, with a larger proportion being built only or mainly to perform back-up functions.*'

5.3.39 Paragraph 3.3.31 states that '*The Government...still envisages back up capacity being necessary to ensure security of supply until other storage technologies reach maturity.*'

5.3.40 **Assessment** – EN-1 refers mainly to back-up facilities. These are similar in principle to storage facilities, in that they allow the energy network to cope with the peaks and troughs in energy supply and demand. EN-1 identifies the importance of these facilities, and therefore the development is consistent with the statement.

Local Planning Policy

5.3.41 Within the Eastleigh Borough Council emerging Local Plan policies map, the proposed development site is subject to a number of designations, as shown within Figure 4 below. These include:

- Outside of the Urban Edge (S2) (outlined in black)
- Within the countryside (S7) (yellow background)
- Within the gap (S8) (green diagonal lines)
- Within a HCC Minerals Safeguarding Area (grey dashes)

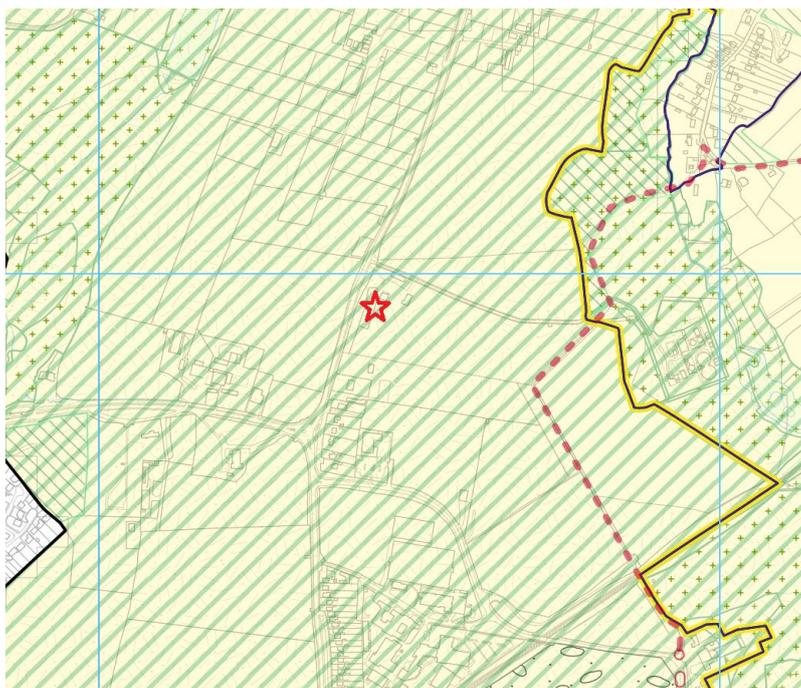


Figure 4. Location of site within emerging Local Plan

- 5.3.42 Policy S7 relates to ‘New development in the countryside’. This states that *‘There is a presumption against new development in the countryside, subject to other policies of this Local Plan...Planning permission will be granted for new development in the countryside provided it is related to: ...essential public utilities (policy DM9).’*
- 5.3.43 *‘In permitting new development in the countryside the Borough Council will seek to: avoid impacts on the rural, woodland...the intrinsic character of the landscape...; avoid sterilisation of mineral resources.’*
- 5.3.44 Policy DM9 will be considered later within this chapter. In terms of impacts, the site boundary is very small (0.1ha) and the application is for temporary (25 years) consent. The development will thus not cause long term sterilisation of mineral resource.
- 5.3.45 In addition, the development is tucked into the corner of a field, and will replace existing unused polytunnels. The development includes additional landscaping to screen the site. It isn’t considered to cause adverse impacts on the character of the landscape. Overall, the development is considered to be consistent with Policy S7.
- 5.3.46 Policy DM9 relates to ‘Public utilities and communications.’ *‘The development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision. New development will*

only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers.

5.3.47 The proposed development is for energy infrastructure, and it therefore a public utility. This Planning Statement has previously set out the need for this type of infrastructure, and support at a national level. The development is not reliant on off-site utilities. Overall, the development complies with policy DM9.

5.3.48 Policy S8 relates to 'Protection of countryside gaps'. This states that *'In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met.'*

5.3.49 As above, the development is very small in scale, and is tucked into the corner of a field in the location of existing polytunnels. The development also includes additional planting to screen visual impacts. Based on this, the benefits of the scheme are considered to outweigh any potential impacts.

5.3.50 Policy DM4 relates to 'Zero or low carbon energy'. This states that *'The Borough Council will permit the development of infrastructure to: i. generate zero or low carbon energy; and/ or ii. make more efficient use of energy sources e.g. installations deploying combined heat and power (CHP technology); subject to general development criteria and provided that the development: has no significant adverse impact on the landscape or landscape features, biodiversity or heritage assets; b. does not involve the loss of land in public recreational use (see policy DM34); c. does not involve the permanent loss of the best and most d. valuable agricultural land.'*

5.3.51 The proposed development would store energy during times when generation exceeds demand, and this would then be released when demand exceeds generation. It therefore allows a more efficient use of energy, and thus meets the NPPF's definition of Low Carbon (*'Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels')*).

5.3.52 The development isn't considered to have a significant adverse impact on the landscape or landscape impacts. A preliminary ecological assessment demonstrates acceptability from an

ecological perspective. The site is distant from heritage assets. The land within which the development would be located is not accessible to the public. As the development is temporary (25 years), it would not result in the permanent loss of agricultural land. Furthermore, the very small land take means impacts in terms of loss of agricultural land are minor.

- 5.3.53 Overall, the development is consistent with the emerging Local Plan.
- 5.3.54 Until the emerging Local Plan considered above is adopted, the Eastleigh Borough Local Plan review (2001-2011) remains the current plan against which developments are assessed.
- 5.3.55 Within the adopted Local Plan the following policies are relevant: development in the countryside; loss of agricultural land; local gaps; and landscape improvement area. The latter has not been considered within the above review.
- 5.3.56 The proposed development incorporates additional landscaping into the site, and thus will be beneficial in terms of the landscape impacts. The development site is already well screened, and is occupied by old, unused polytunnels. Overall, the development is not considered to conflict with this policy.

6 ASSESSMENT OF ENVIRONMENTAL IMPACTS

6.1 Introduction

6.1.1 In this chapter, the potential environmental impacts of the proposed development are set out and considered in the context of the nature of the development; the characteristics of the area in which it is located; and in the context of the earlier review of national and local planning policies. The results of technical assessments relating to particular topics are also considered.

6.2 Traffic

6.2.1 During construction there will typically be two HGV movements per day except on days when the equipment will be delivered, when there will be approximately five HGV movements. We expect there to be five days in total when generator equipment will be delivered.

6.2.2 Once operational, vehicle movements will be restricted to the occasional maintenance vehicle. Therefore, impact on the local transport network will be minimal and no further assessment of traffic impacts is considered to be required.

6.2.3 The development will utilise an existing site access onto the highway. Therefore, there is no requirement for a new site access.

6.3 Air Quality

6.3.1 There will be no emissions associated with the facility itself. Therefore, an air quality impact assessment will not be required as part of the development.

6.3.2 In addition, the proposal will result in a negligible increase in vehicle movements. Owing to the small scale of the processes taking place and the periodic nature of the operation, further assessment of air quality impacts is not considered to be necessary.

6.4 Ecology

6.4.1 A Preliminary Ecological Assessment has been undertaken to assess the ecological value of the site and consider the impacts of the proposed development on ecological aspects within the site.

6.4.2 The ecological survey covered the wider area surrounding the site, and identified a number of ecological constraints, which, if unmitigated, could result in adverse impacts. Ecological

constraints include nearby woodland, potential habitats for bats and dormice, potential habitats for birds and common reptiles, and local designated sites. Much of this potential ecological value lies beyond the redline boundary. As such, avoiding such areas means that adverse impacts will not occur, and thus there will be no adverse impacts on this ecological value.

- 6.4.3 An opportunity for ecological enhancement has been identified through enhancing areas of native planting.

6.5 **Ground Conditions**

- 6.5.1 A Phase 1 Environmental Report has been prepared to assess the implications of any potential environmental risks, liabilities and development constraints associated with the proposed site. This considers potential impacts on human health, groundwater, surface water, environmental receptors, and building services.
- 6.5.2 The risk assessment concludes that all risks can be dismissed or considered negligible, due to either design mitigation measures proposed, or lack of sources.
- 6.5.3 Further investigations are recommended to confirm potential for gas generation and to inform foundation design.

6.6 **Noise**

- 6.6.1 Given the low noise impacts and the distance between the development and sensitive receptors (nearest residential receptor (beyond the landowner) is circa. 75m from the planning application boundary, adverse noise impacts are not anticipated.

7 CONCLUSION AND SUMMARY

- 7.1.1 This Planning Statement supports the proposed development of a battery energy storage facility.
- 7.1.2 This Planning Statement confirms that the proposed development is consistent with existing planning policy at a national and local level.
- 7.1.3 This Planning Statement concludes that the application site is considered suitable for the proposed battery energy storage development. All relevant planning policy and other material considerations have been considered and it is concluded the proposed development in the identified location is both appropriate and a suitable land use.



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Sheffield S36 2UH
Tel: 0114 321 5151

MANCHESTER OFFICE

76 King Street,
Manchester,
M2 4NH

Tel: 0161 413 6444

Please visit our website for more information.

enzygo.com

Gary,

I've reviewed the noise report and the comments made by Stuart previously.

The noise report by Enzygo concludes that daytime noise levels experienced at the nearest dwellings would be much less than the existing ambient noise levels and therefore not an issue. At night the site noise levels are predicted to be higher than the background noise levels by 1-2dBA which they consider to be a low impact. The management of the noise impact is achieved by the installation of an acoustic barrier of height 4m running along the northern half of the eastern site boundary. Without this barrier the noise impact at night at the nearest dwellings would be unacceptable. The report's author states that they have considered a 'worst case' scenario, however they have not provided details of what they consider to be a worst case in terms of modelling assumptions and operation of the site.

Reviewing Stuarts comments: he asked for the technical data sheets for the plant to be utilised on site, this has not been provided. We have asked for this so that we can establish if there are likely to be any tonal characteristics for the equipment being installed. As electrical switching equipment and transformers are proposed we would expect there to be some tonal element to the noise generated. The noise assessment carried out assumes that the noise will not be tonal. This potentially underestimates the impact of noise at night on the residential dwellings, as tonal noise attracts a rating penalty under the assessment method used.

He also asked that the HVAC units be situated on the sides of the units and facing away from the dwellings, from the report supplied it is not clear if this is indeed the case. Further, the report's author advises that the HVAC units would not be operational all of the time, rather they would operate to maintain the temperature inside the cabinets, however this cycling would attract a penalty under the noise rating standard used to assess the noise impact, which may be a worse 'worst case' than assuming 100% operation of these units.

Stuart advised that the Council would normally seek a '0 rating' for the noise impact, as opposed to a negative rating of 1 – 2 for the night time impact, as is indicated by the report. We would query why, considering the applicant has options to design the barrier to their requirements, that a barrier leading to a 0, or better, rating was not put forward?

He also commented that the design and construction of the barrier would be crucial in achieving the noise reduction included in the modelling, any shortfall in construction or modelling of the barrier will likely result in the night noise impact being considered as adverse.

The assessment method used to quantify noise impacts compares the likely noise level, plus any appropriate penalty, to the background noise level. Measurements of background noise carried out in 2019 and 2017 have been included, and an average value, 37 dBA, taken and used in the assessment. Looking at night time (which is the most sensitive), background noise levels have been measured on two occasions 21-06-2017, for 30 minutes, and overnight 31/05-01/06-2019 for approx. 3 hours. Background noise levels varied from 41 to 34 dBA, following a falling trend as the night progressed. This is a relatively short assessment period and shows a considerable variation in background noise levels. The assessment method for noise impact advises that representative noise levels be used, it questionable therefore whether we have sufficient data to establish with confidence a suitably representative background noise level. This is important because a lower background noise level would lead to a higher rating, if for example 34dBA was more representative, then by the methodology of the report this would lead to a rating of 5 which would be classed as an adverse noise impact, and further mitigation needed.

Similarly, by excluding any tonal element from the impact assessment, a lower rating is achieved. If tonal elements are present then the noise impact would be rated higher, and again classed as an

adverse impact. Taking several factors together, tonal noise, lower background and intermittency could potentially lead to a much higher adverse rating.

We have concerns that the modelling is not sufficiently transparent in terms of its approach, and particularly the worst case used. That tonal elements of the noise have been ruled out without provision of any supplier data to confirm that this is the case. That the background noise survey is short, and that a slightly lower background value would later the findings of the report. And the barrier design does not meet the nominal design criteria of a 0 rating, and therefore there is no tolerance should its performance not meet the design assumptions.

Our view is that it has not been established that the impact at night would be acceptable at the nearest dwellings, indeed, taking the report at face value it has not shown that a 0 rating will be achieved. We would also wish to receive clarification regarding the potential for tonal noise generation from the development, and if tonal noise is likely to be present the assessment must consider this carefully.

Until such time that the above matters are clarified to our satisfaction we are not able to support the proposal.

Regards

Neil Scott
Senior Pollution Control Officer
Service Delivery - Specialist Services - Environment
Ext: 8304
Mobile: 07467012360

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	27
Suffix	
Property name	
Address line 1	Old Priory Close
Address line 2	
Address line 3	
Town/city	Hamble-Le-Rice
Postcode	SO31 4QP

Description of site location must be completed if postcode is not known:

Easting (x)	448043
Northing (y)	106615

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Woolton
Company name	
Address line 1	27, Old Priory Close
Address line 2	
Address line 3	
Town/city	Hamble-Le-Rice
Country	

2. Applicant Details

Postcode	SO31 4QP
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	Les
Surname	Rosenthal
Company name	Rosenthal Design Services Ltd
Address line 1	25 Barnes wallis Road,
Address line 2	
Address line 3	
Town/city	Fareham
Country	
Postcode	PO15 5TT
Primary number	07889028734
Secondary number	
Fax number	
Email	info@rosenthalarchitectural.co.uk

4. Description of Proposed Works

Please describe the proposed works:

This is for a Side and Rear Extension as a wrap around. Flat roof with Glass flat Lanterns Fascia Grey aluminum Gray aluminum windows and doors in the extension to be gray aluminum.

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used?

Yes No

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

Walls	
Description of existing materials and finishes (optional):	Brick

5. Materials

Walls

Description of proposed materials and finishes:

Brick at front most of walls to be render
See drawing

Roof

Description of existing materials and finishes (optional):

Tiled

Description of proposed materials and finishes:

Flat Roof with Flat Glass lanterns

Windows

Description of existing materials and finishes (optional):

UPVC

Description of proposed materials and finishes:

New at rear Gray aluminum

Doors

Description of existing materials and finishes (optional):

Various

Description of proposed materials and finishes:

In extension Gray Aluminum

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Various

Description of proposed materials and finishes:

No Change

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Garage and Hard Standing

Description of proposed materials and finishes:

No Change

Lighting

Description of existing materials and finishes (optional):

Not Applicable

Description of proposed materials and finishes:

Not Applicable

Other type of material (e.g. guttering) guttering

Description of existing materials and finishes (optional):

Various

Description of proposed materials and finishes:

To match existing

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

Full set of Scaled Plan and Elevation Drawings including Location and Block Plan

6. 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

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

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

8. Parking

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

9. 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?

- 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

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**

* '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

12. Ownership Certificates and Agricultural Land Declaration

Title	Mr & Mrs
First name	
Surname	Wootton
Declaration date (DD/MM/YYYY)	07/08/2019

Declaration made

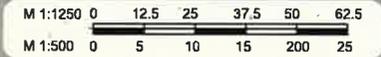
13. Declaration

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) 07/08/2019

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Location Plan

Mr & Mrs Wootton
27 Old Priory Close,
Hamble-Le-Rice,
Southampton,
SO31 4QP

Design 2A - 02.08.19

CLIENT NO: DRAWN: DS

JOB NO: DATE:
17.07.19

SCALE @ A3: shown PG NO: 07



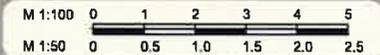
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Existing GF Plan

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27 Old Priory Close,
Hamble-Le-Rice,
Southampton,
SO31 4QP

Design 2A - 02.08.19

CLIENT NO:

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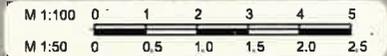
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Proposed GF Plan

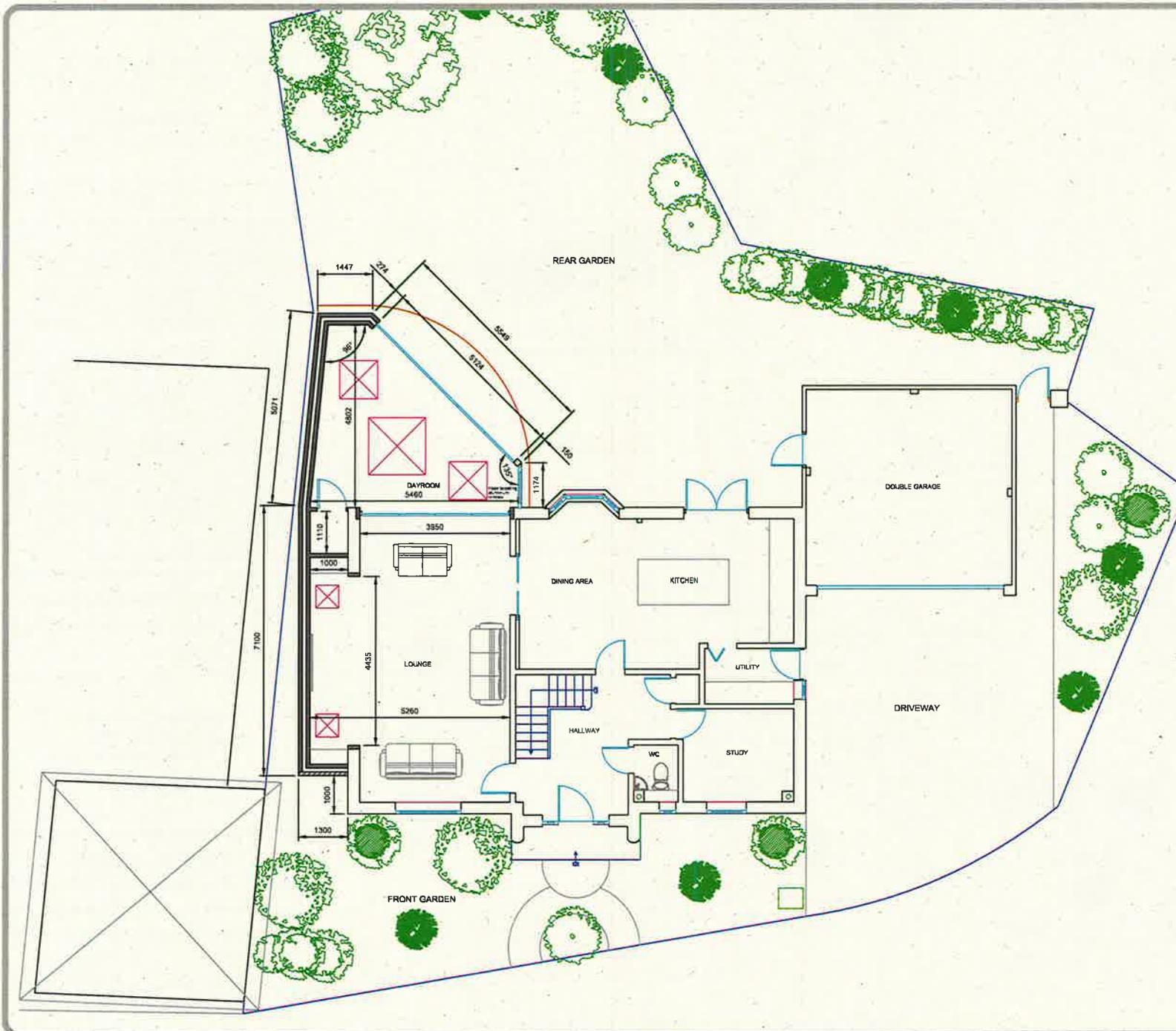
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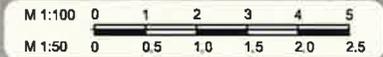
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Existing FF Plan

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27 Old Priory Close,
Hamble-Le-Rice,
Southampton,
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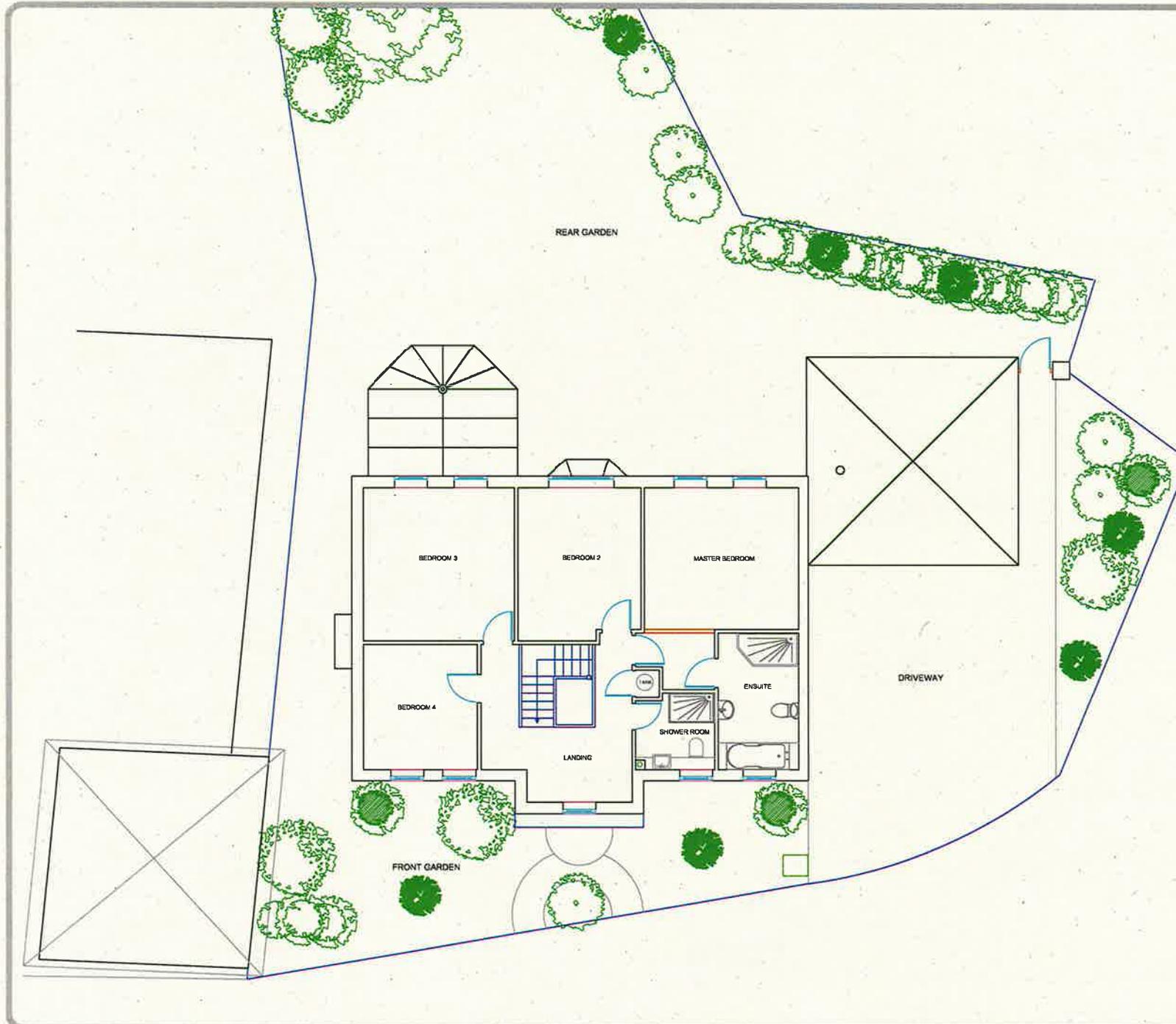
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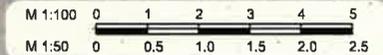
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Existing Elevations

Mr & Mrs Wootton
27 Old Priory Close,
Hamble-Le-Rice,
Southampton,
SO31 4QP

Design 2A - 02.08.19

CLIENT NO: DRAWN: DS

JOB NO: DATE:
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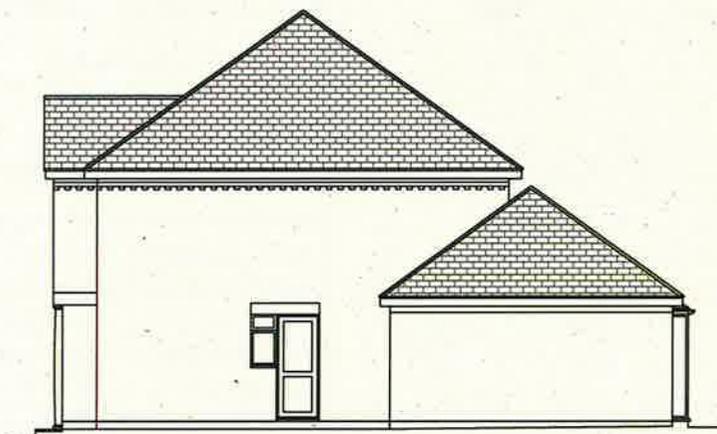
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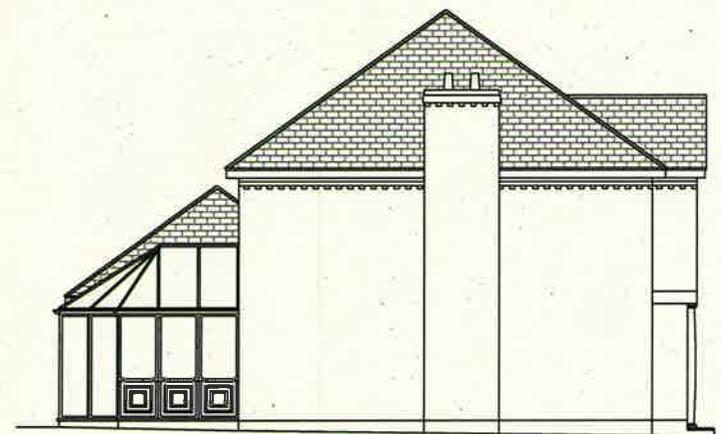
Front Elevation



Rear Elevation



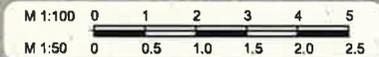
Right Side Elevation



Left Side Elevation

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Proposed Elevations

Mr & Mrs Wootton
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Hamble-Le-Rice,
Southampton,
SO31 4QP

Design 2A - 02.08.19

CLIENT NO:

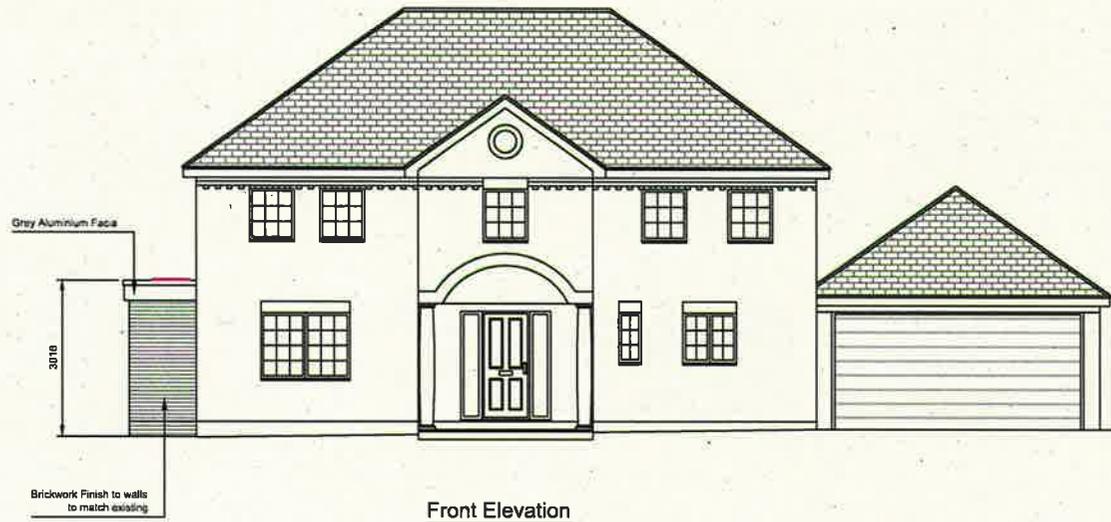
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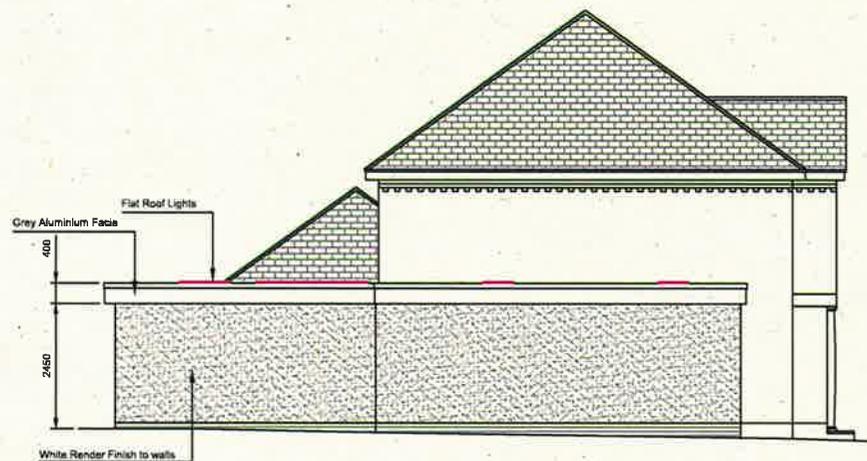
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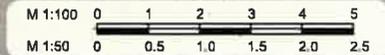
Front Elevation



Left Side Elevation

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- 2) This drawing should be considered preliminary, as it may form part of a planning application and/or be subject to Building Regulation approval. No building work should commence until the relevant approvals as required by law have been obtained.
- 3) This drawing if appropriate should be read in conjunction with the structural engineer's drawings and calculations and the Building Regulation specification. Any discrepancies found between associated documentation should be notified immediately in writing to Rosenthal Architectural Services for clarification prior to any building work and/or any off-site fabrication work being carried out.
- 4) Whilst every effort has been made to identify existing visible underground drainage/services, these are Assumption's and it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage/services prior to the carrying out of any excavation work. In some cases a build over Agreement is needed with the Water Authority, it is the homeowners responsibility and at the home owners cost. Any mains sewer found on site is the responsibility of the home owner and at risk of the build being altered or turned down by the water authority.
- 5) Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and/or any off-site fabrication work being carried out.
- 6) All works are to be carried out in accordance with current Building Regulations British Standards Codes of Practice manufacturers recommendations and to the approval of the Building Control Inspector including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management(CDM2015) regulations and current Health and Safety legislation.
- 8) These plans may be subject to "Planning & Building Regulation Approvals" or any other statute in law before the commencement of building works.



Proposed Elevations

Mr & Mrs Wootton
27 Old Priory Close,
Hamble-Le-Rice,
Southampton,
SO31 4QP

Design 2A - 02.08.19

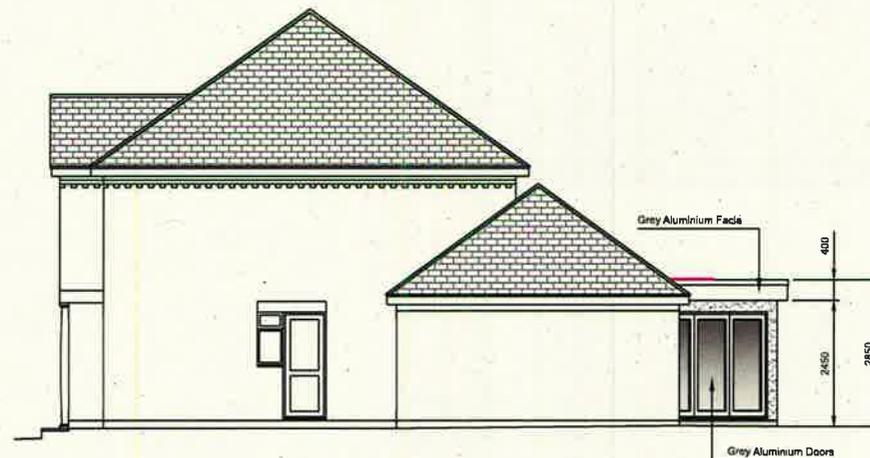
CLIENT NO: DRAWN: DS

JOB NO: DATE:
17.07.19

SCALE @ A3: 1:100 PG NO: 06



Rear Elevation



Right Side Elevation

Development Management

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

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

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



**Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Publication of applications on planning authority websites.

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

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Hamble Cliff House, Flat 11"/>
Address line 1	<input type="text" value="Westfield Common"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hamble-Le-Rice"/>
Postcode	<input type="text" value="SO31 4HY"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="446641"/>
Northing (y)	<input type="text" value="107278"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Gaye"/>
Surname	<input type="text" value="Perry"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Hamble Cliff House"/>
Address line 2	<input type="text" value="Westfield Common"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hamble-Le-Rice"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	SO31 4HY
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

Title	Mr
First name	Anthony
Surname	Brown
Company name	dwell design
Address line 1	Funtley Court
Address line 2	Funtley Hill
Address line 3	<input type="text"/>
Town/city	Fareham
Country	United Kingdom
Postcode	PO16 7UY
Primary number	01329717515
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	enquiries@dwell-design.co.uk

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Addition of kitchen extract flue to rear of roof parapet. Internal replanning.

Has the development or work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
- Grade I
- Grade II*
- Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes No

b) Demolition of a building within the curtilage of the listed building

Yes No

c) Demolition of a part of the listed building

Yes No

If the answer to c) is Yes

What is the total volume of the listed building? 6100

Cubic metres

What is the volume of the part to be demolished? 4

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

6

Year

1990

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The proposal is to remove internal walls and internal ashlar perimeter walls.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To access the volume of space concealed by the items noted above.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes No

b) works to the exterior of the building?

Yes No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

19018(pl)01_existing site plans

8. Listed Building Alterations

19018(pl)02_existing floor plan
19018(pl)03_existing elevations
19018(pl)04_proposed site plans
19018(pl)05_proposed floor plan
19018(pl)06_proposed section
Heritage and design and access statement revision B

9. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Internal Walls	
Please provide a description of existing materials and finishes:	Plasterboard lined timber partitions
Please provide a description of proposed materials and finishes:	Plasterboard lined timber partitions

Ceilings	
Please provide a description of existing materials and finishes:	Plasterboard lined timber framed ceilings
Please provide a description of proposed materials and finishes:	Plasterboard lined timber framed ceilings

Other type of material (e.g. guttering) Extract fan outlet	
Please provide a description of existing materials and finishes:	n/a
Please provide a description of proposed materials and finishes:	Domed plastic extract fan outlet

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

Yes No

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

19018(pl)01_existing site plans
19018(pl)02_existing floor plan
19018(pl)03_existing elevations
19018(pl)04_proposed site plans
19018(pl)05_proposed floor plan
19018(pl)06_proposed section
Heritage and design and access statement revision B

10. Site Area

What is the measurement of the site area?
(numeric characters only).

95

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

C3 dwelling

Is the site currently vacant?

Yes No

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

11. Existing Use

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

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

Is a new or altered vehicular 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

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

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

N/a all connections to remain as- is.

15. 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 water course
- Soakaway
- Main sewer
- Pond/lake

16. 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'.

17. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

18. Waste Storage and Collection

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

Yes No

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

Yes No

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

20. All Types of Development: Non-Residential Floorspace

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

Yes No

21. Employment

Will the proposed development require the employment of any staff?

Yes No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

23. 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:

Is the proposal for a waste management development?

Yes No

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 it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

25. Trade Effluent

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

Yes No

26. 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?

- The agent
 The applicant
 Other person

27. Pre-application Advice

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

Yes No

28. 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?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 this 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**

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Co-freeholders
Number	
Suffix	
House Name	n/a
Address line 1	Hamble Cliff House
Address line 2	Westfield Common
Town/city	Hamble-Le-Rice
Postcode	SO31 4HY
Date notice served (DD/MM/YYYY)	04/06/2019

Person role

- The applicant
 The agent

Title

First name

Surname

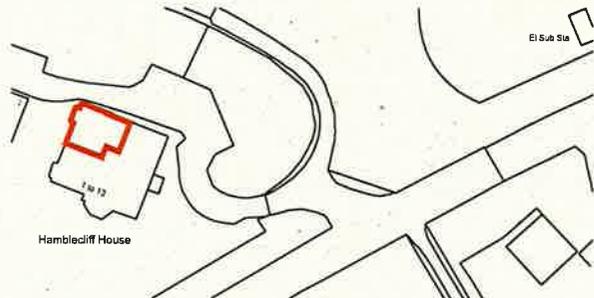
Declaration date

Declaration made

30. Declaration

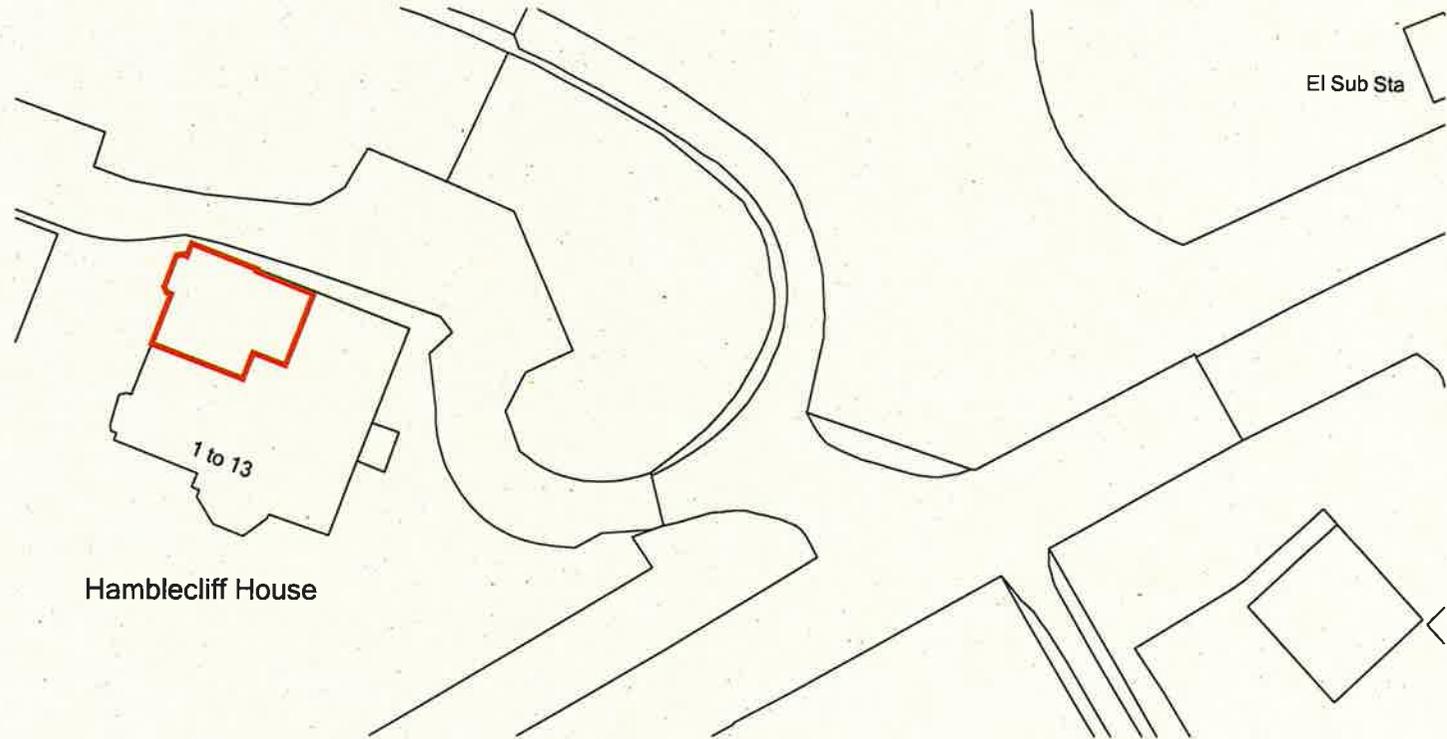
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

Date (cannot be pre-application)



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1 existing site plan
scale 1:1250 @ A3



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2 existing site plan
scale 1:500 @ A3

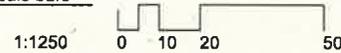


planning

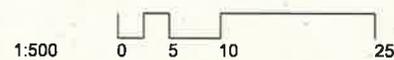
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this drawing is the property of:
dwell design
unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
-/-

scale bars



1:1250



1:500

scale
1:1250/ 1:500
@ A3

date
july 19

job name
11 hamble cliff
house

job number
19018

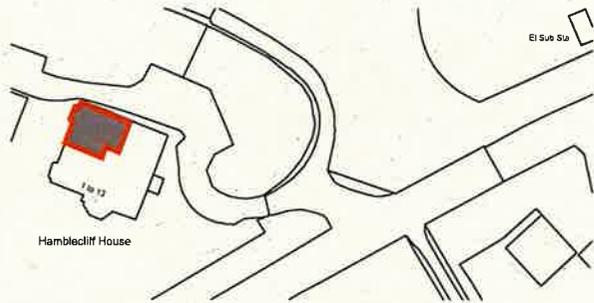
drawing number
(pl)01

dwell design
ltd

drawing name
existing site plans

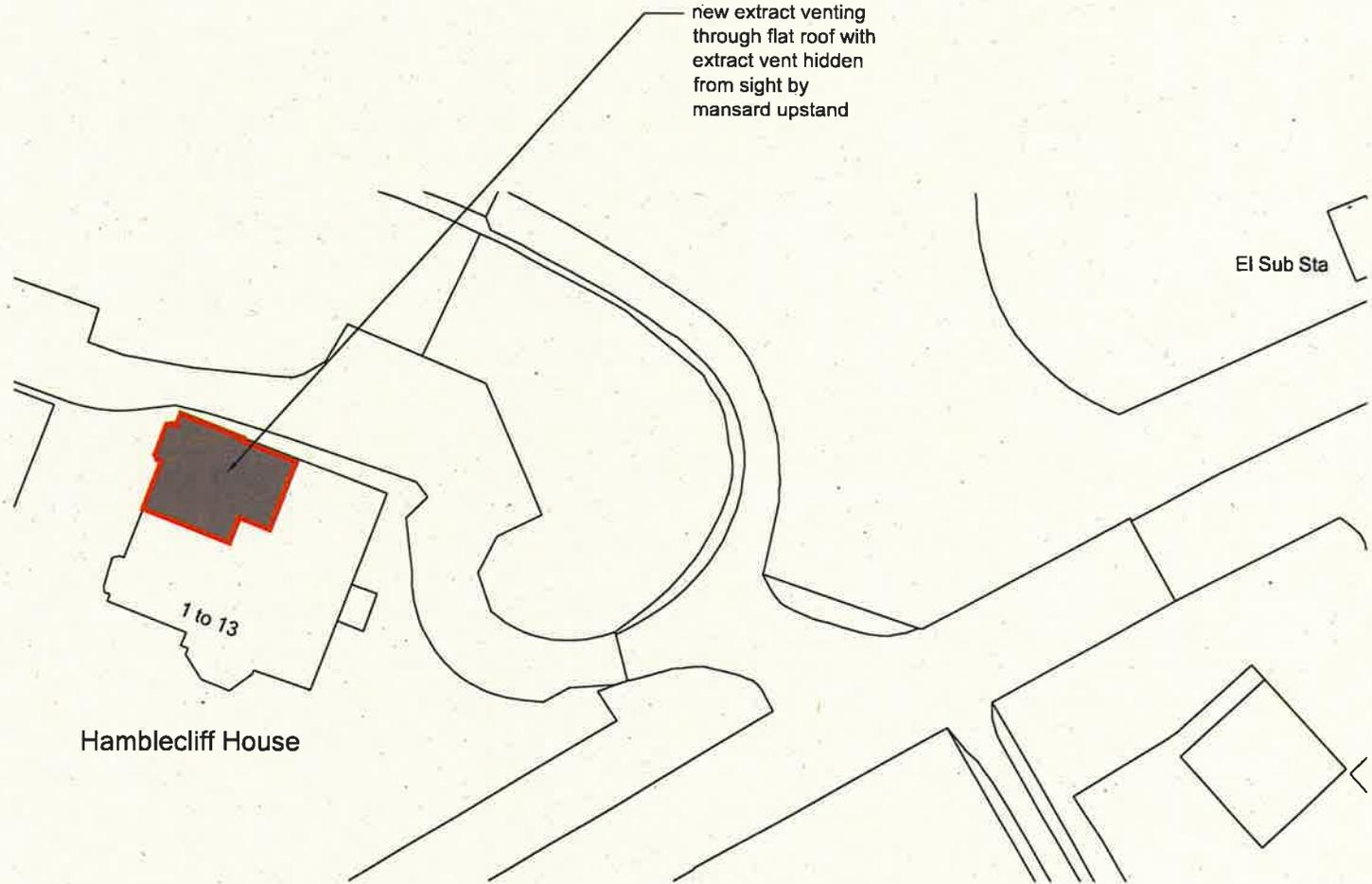
status
planning

revision
-



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1 proposed site plan
scale 1:1250 @ A3



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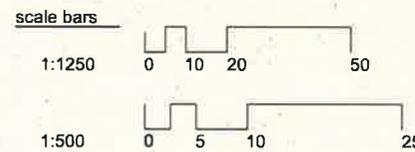
2 proposed site plan
scale 1:500 @ A3



planning

this drawing is not for construction
this drawing is the property of:
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unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
-/-



scale
1:1250/ 1:500
@ A3

date
july 19

job name
11 hamble cliff
house

job number
19018

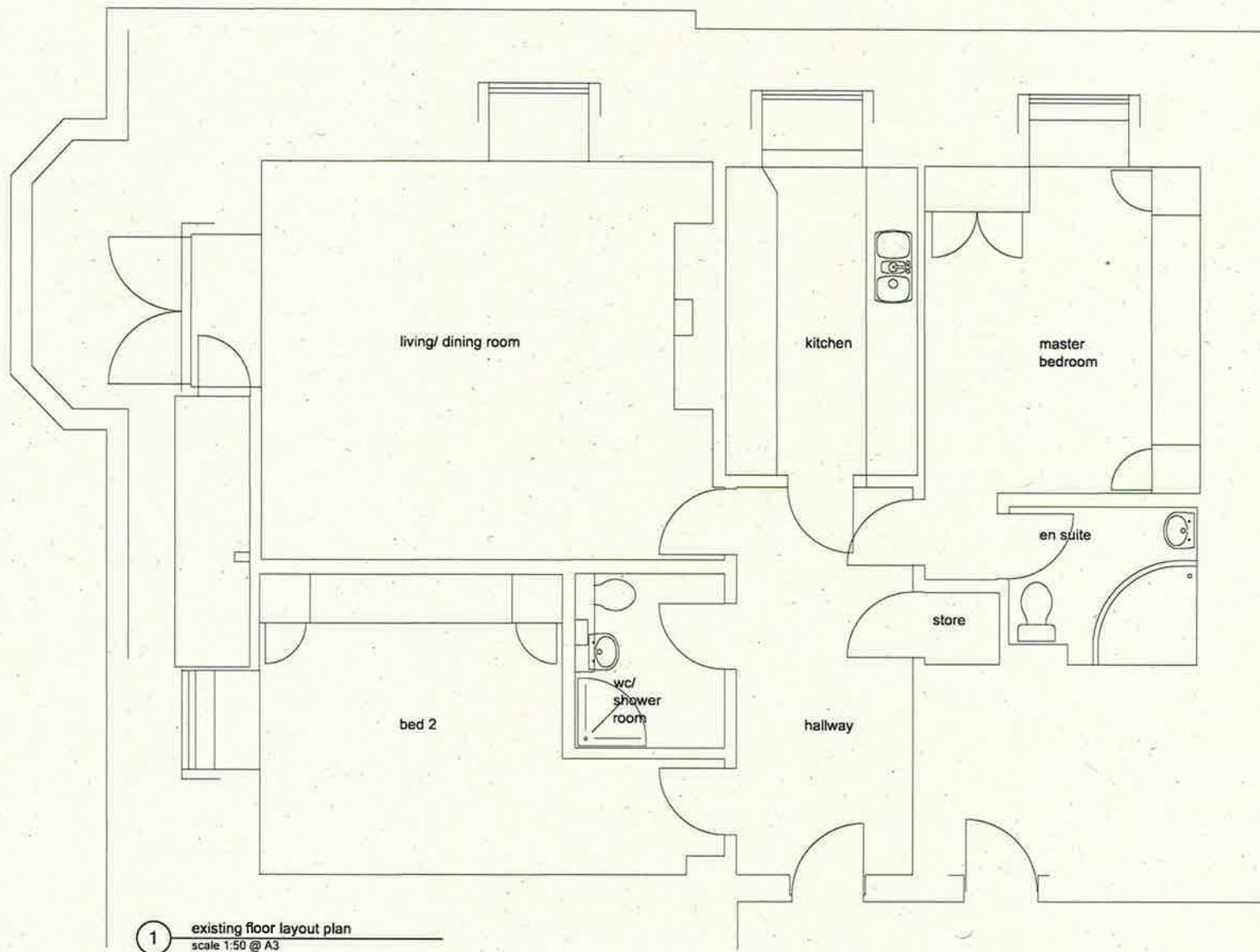
drawing number
(pl)04

drawing name
proposed site plans

status
planning

revision





1 existing floor layout plan
scale 1:50 @ A3

planning

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unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
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scale bars

1:50



scale
1:50 @ A3

job name
11 hamble cliff
house

dwell design
ltd

date
july 19

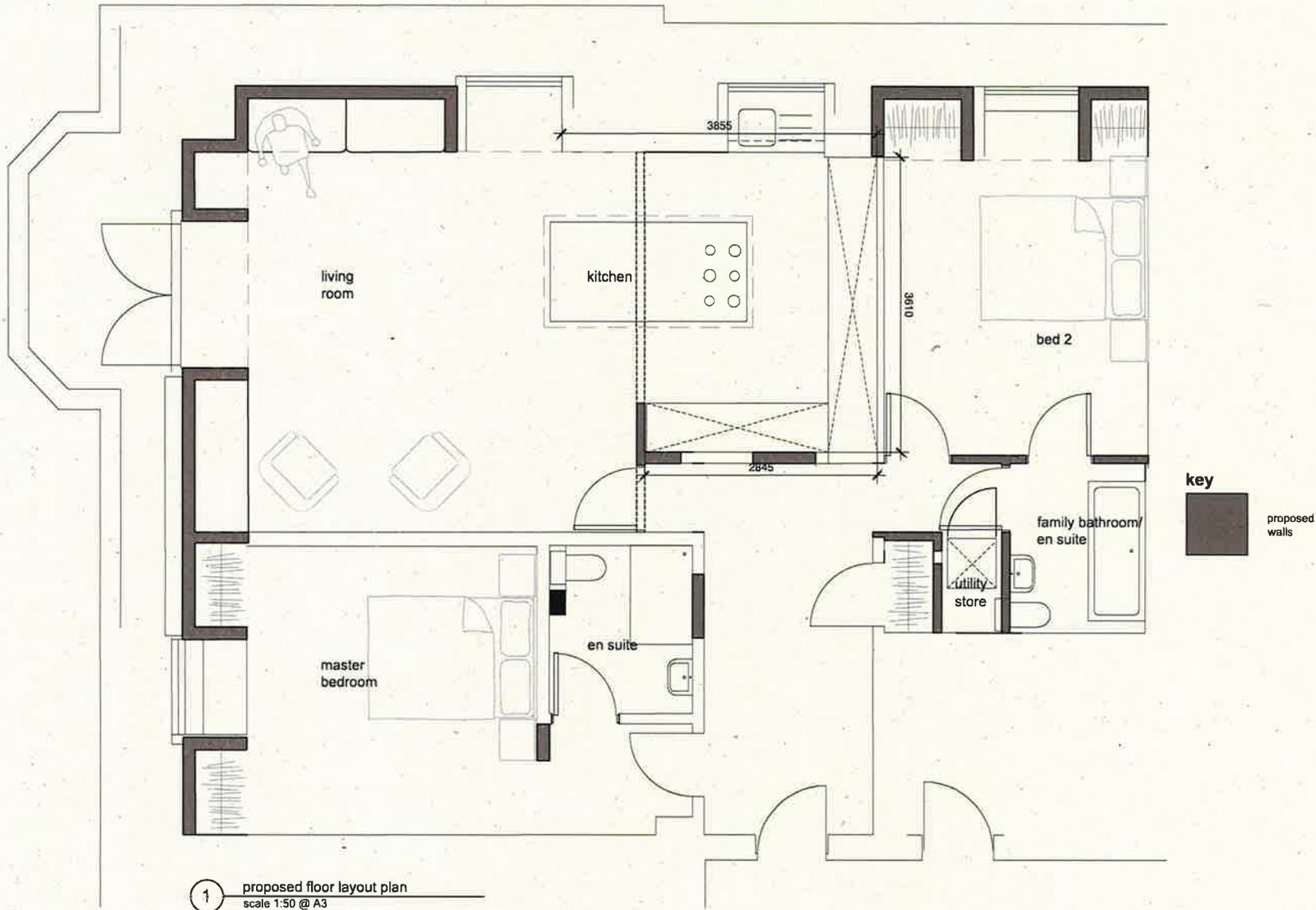
job number
19018

drawing number
(pl)02

drawing name
existing floor plan

status
planning

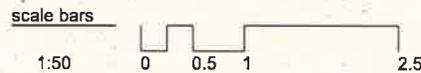
revision
-



planning

this drawing is not for construction
 this drawing is the property of:
 dwell design
 unit 8d,
 funtley court,
 funtley hill,
 fareham,
 po16 7uy

revisions
 a/12.08.2019/dimensions shown for kitchen area



scale
 1:50 @ A3

job name
 11 hamble cliff
 house

dwell design
 ltd

date
 july 19

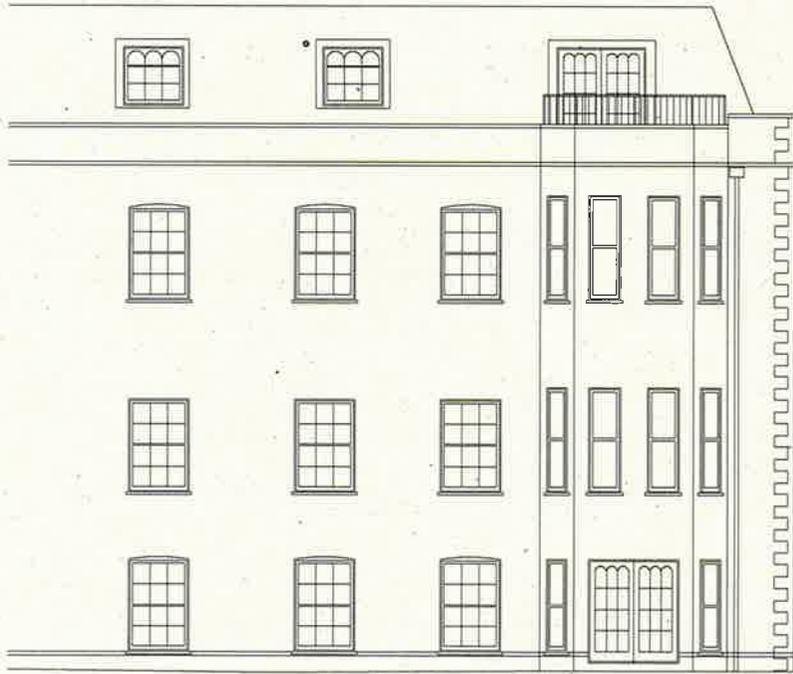
job number
 19018

drawing number
 (pl)05

drawing name
 proposed floor plan

status
 planning

revision
 a



1 existing northwest elevation
scale 1:100 @ A3



2 existing northeast elevation
scale 1:100 @ A3

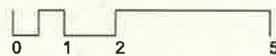
planning

this drawing is not for construction
this drawing is the property of:
dwell design
unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions

scale bars

1:100



scale
1:100 @ A3

job name
11 hamble cliff
house

date
july 19

job number
19018

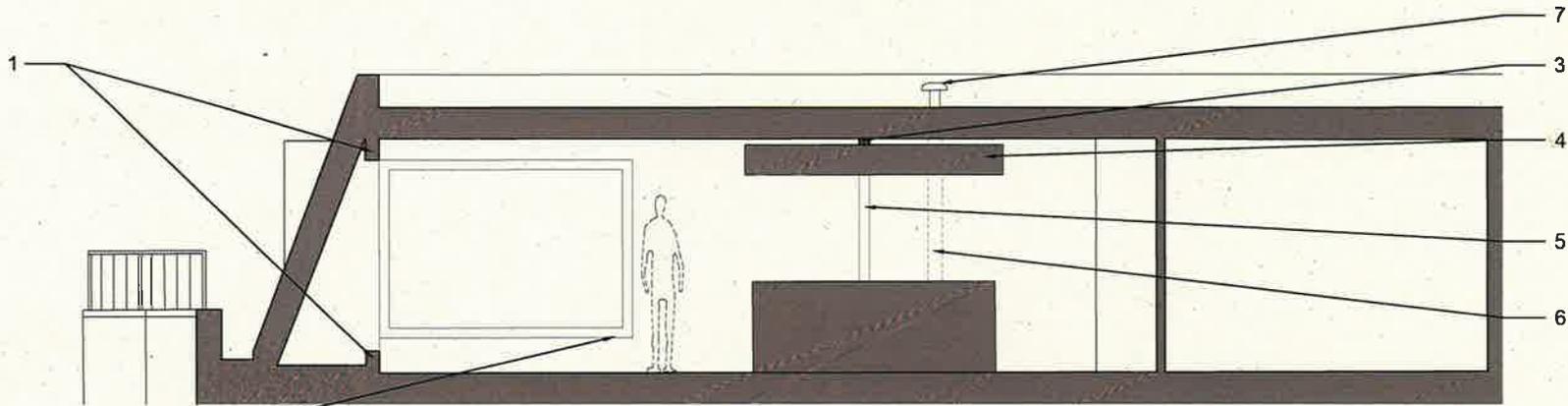
drawing number
(pl)03

drawing name
existing elevations

status
planning

revision
-

dwell design
ltd



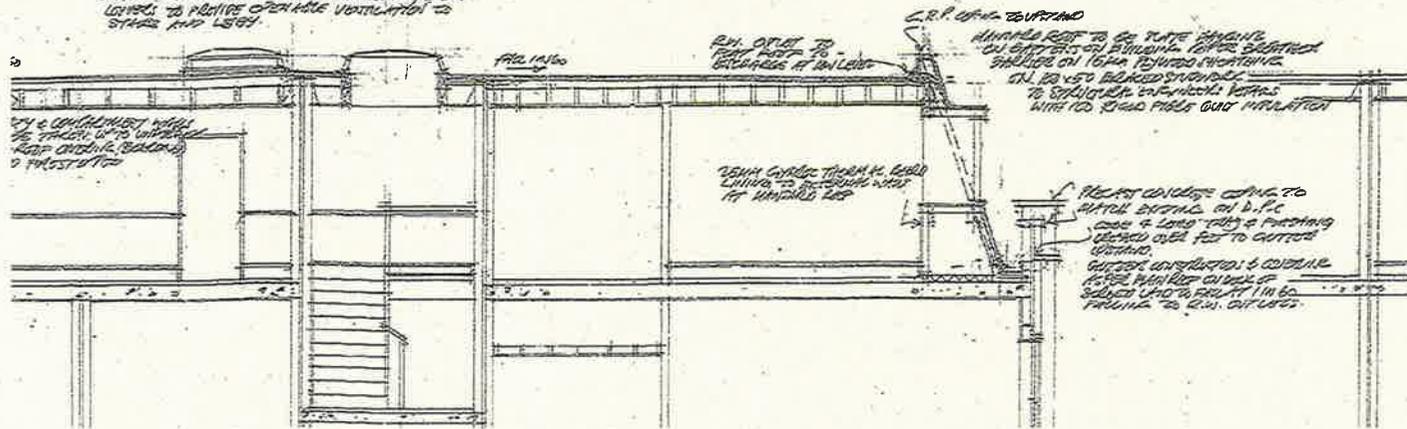
notes:

1. support framing designed by engineer
2. recess with seating or bespoke furniture
3. hidden framing to support roof joists
4. feature lighting and extract
5. support in background
6. previous location of supporting wall
7. location of cowl/ extract hidden from view

1 section drawing
scale 1:50 @ A3

FAT ROOF TO BE 35MM HD ARBITE BASED BITUMINOUS
ROOF TO B.S. 247. 15% WITH 50MM REFLECTIVE
INSULATION ON 50MM YIELDST LATH TO MANGROVE
INSULATION ON 1 LAYER B.S. 247 THIS IS 50 PER
CENT 15MM MARINE PLY (B.S. 1068) ON FLOORING
FLOOR LATH TO B.S. 1176 ON ROOF JOIST AS PER
DETAILED PLAN (B.S. 27)
CEILING TO BE 1 LAYER 15MM GYPSUM BOARD (MANGROVE)
WITH COVERING 15MM MARBLED (SYNTHETIC STONE)
SEAM FINISH TO ALL EDGES.

THESE LIGHTS 90x120 WITH 50% VENTILATION
Louver CONNECTED TO THREE DEGREE SYSTEM
Louver TO PROVIDE OPENABLE VENTILATION TO
STAIRS AND LOBBY



2 original construction section drawing (confirms extent of recess for cowl concealment)
nts @ A3

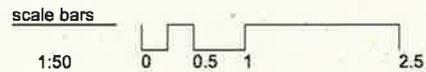


3 image of concealed cowl
nts @ A3

planning

this drawing is not for construction
this drawing is the property of:
dwell design
unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
2/15 08.2019 updated to show manner of concealment of extract cowl



scale
1:50 @ A3

job name
11 hamble cliff
house

date
july 19

job number
19018

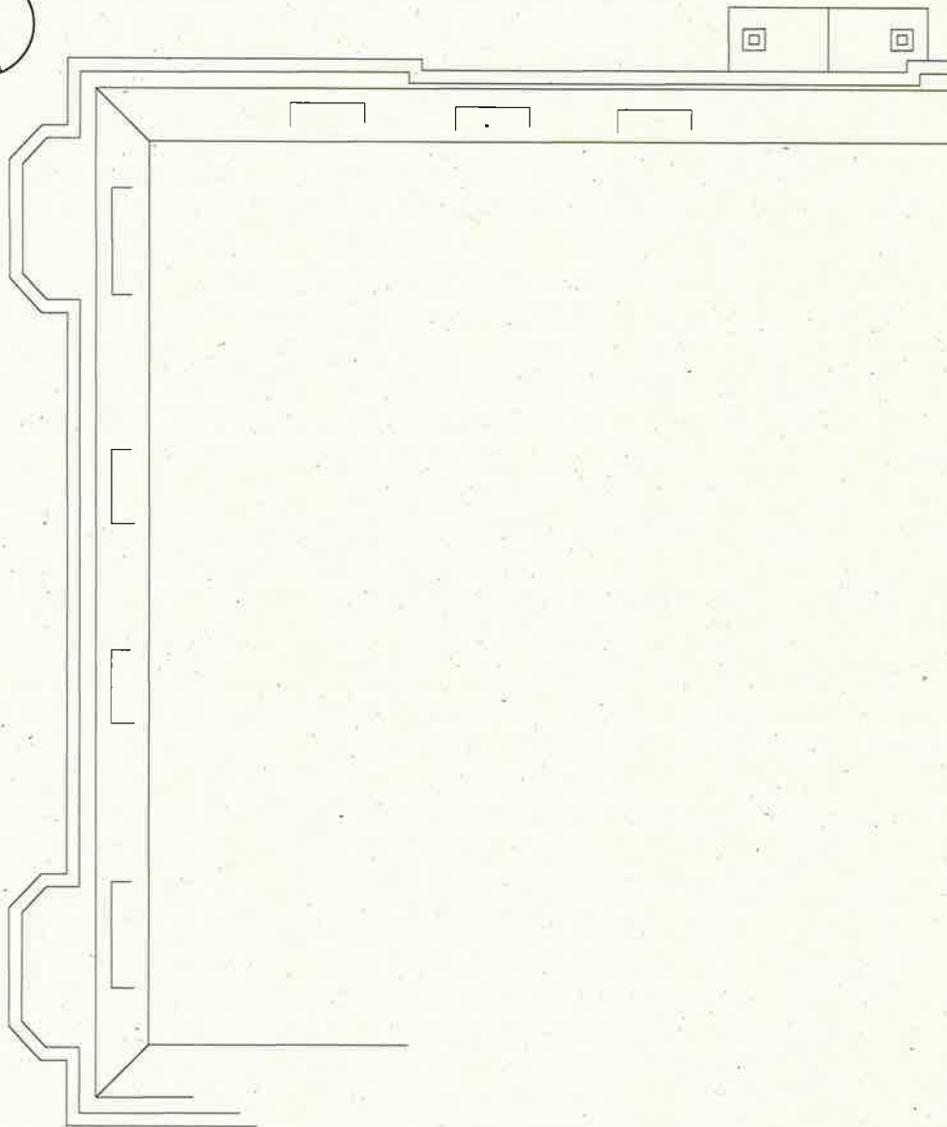
drawing number
(pl)06

drawing name
section through
revised living space

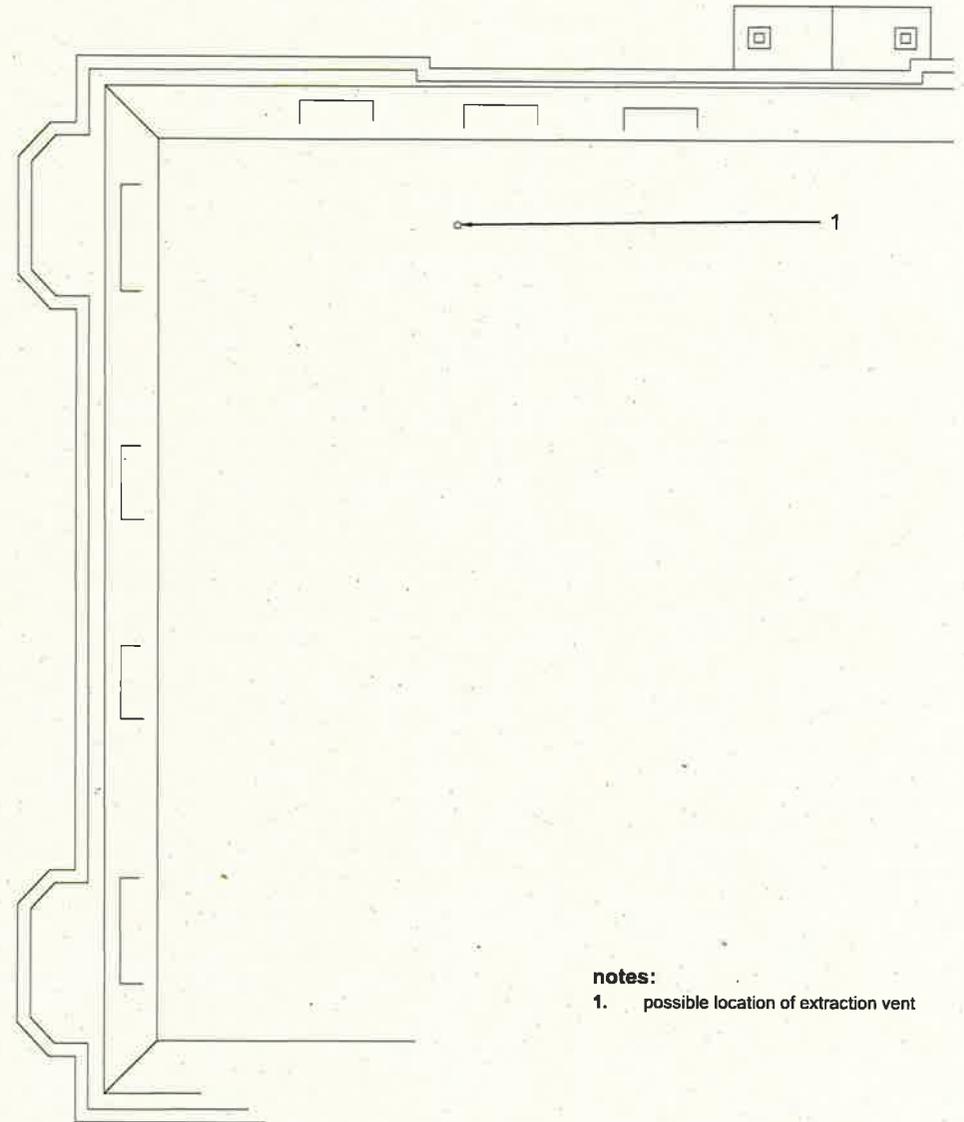
status
planning

revision
a





1 existing roof plan
scale 1:100 @ A3



2 proposed roof plan
scale 1:100 @ A3

- notes:
- possible location of extraction vent

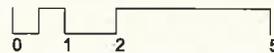
planning

this drawing is not for construction
this drawing is the property of:
dwell design
unit 8d,
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
--

scale bars

1:100



scale
1:100 @ A3

job name
11 hamble cliff
house

date
july 19

job number
19018

drawing number
(pl)07

drawing name
existing and
proposed roof plans

status
planning

revision
-

dwell design
ltd