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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

A condition requiring full details of the proposed drainage strategy is also proposed, addressing the Biodiversity Officer concerns and Engineers comments on this issue. It is noted that the Environment Agency and Southern Water have raised no objection to the proposals.

OTHER MATERIAL CONSIDERATIONS

It is considered that there no other material considerations.

CONCLUSIONS

Permission recommended subject to conditions.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

activities would take place inside the hall, the dogs would require areas to exercise and rest in before/during/after the training sessions – this requires a certain amount of space and as such, would be more difficult to accommodate within a more built up area, where there would also be the potential for conflict with neighbouring uses/properties.

The design of the building is relatively modest and although larger than the barn to be demolished, it is not considered to be of such a scale as to be unduly prominent or intrusive within the countryside and gap setting. A condition is recommended to ensure samples and details of all materials are submitted for approval to ensure an appropriate finish is achieved. The plans also show new screening planting and tree planting around the perimeter of the site, which would help to soften the overall appearance of the development in relation to the countryside/gap setting. The Head of Regeneration & Planning Policy has raised no objection to the proposals on these grounds.

As such, it is therefore considered that an exception to Saved Policy 1.CO is justified in this instance and that the proposals will not physically or visually diminish the strategic gap setting to such a degree as to be unacceptable, and therefore comply with Saved Policy 2.CO of the adopted plan and Policies DM1 and S8 of the emerging local plan.

The proposal is likely to be part of a more comprehensive scheme for the charity should further parts of the holding become available in the future. This has been taken into account, although no draft comprehensive scheme is currently available.

Highway Issues

The plans show the provision of 33 no parking spaces to serve the training hall, including two disabled spaces adjacent to the entrance to the building. Engineers have confirmed no objection to the proposals on these grounds. Adequate cycle and bin storage is also proposed and again, there is no objection from Engineers on these grounds. The site access is considered acceptable, with satisfactory sight lines being achieved and as such, there is no objection in terms of highway safety.

The existing public footpath is not adversely affected by the proposed development and the Eastleigh Ramblers have raised no objection to the proposals.

As such, the proposals are considered to comply with the guidance contained in Saved Policies 59.BE, 62.BE and 104.T of the adopted local plan, and Policies DM1, DM23 and DM24 of the emerging local plan.

Ecology

The application site lies adjacent to the Moorgreen Meadows SSSI. The Council's Biodiversity Officer had raised a holding objection to the proposals, due to a lack of information in respect of great crested newts and reptiles.

Worst case scenario mitigation strategies for Great Crested Newts and reptiles have now been submitted by the applicants and as a result Natural England and the Head of Countryside and Trees have raised no objection to the proposals. The delivery and implementation of these strategies can be secured via condition, and conditions are also recommended in respect of protection for nesting birds and the need for bat friendly lighting to be used on the site. It is confirmed that the proposals for this charity assisting the deaf are considered to be in the public interest.

With the additional information provided and the required conditions, it is considered that the proposals would not have a detrimental impact on the ecological value of the SSSI and as such, the proposals are acceptable.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the impact to the principle, the impact on the countryside and gap setting, ecology and highway issues.

COMMENT ON CONSULTATION RESPONSES

Please see below.

COMMENT ON REPRESENTATIONS RECEIVED

Please see below.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the guidance contained within Saved Policy 191.IN of the Eastleigh Borough Local Plan (2001-2011), Policy DM37 of the Pre-Submission Consultation Eastleigh Borough Local Plan 2011-2029, the Council's Planning Obligations SPD and the requirements of Regulation 122 of the Community Infrastructure Regulations, there is a requirement for developers' contributions towards sustainable transport measures.

The required contributions, totalling £2,254.46 (plus £58 admin fee), have now been secured via a direct payment made on 6th February 2013. This transport contribution was negotiated between the applicants' transport consultant and the Council's Transport Planner following a detailed assessment of likely trip rates from this specific proposal.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

> *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The application seeks permission for the construction of a purpose built training facility for use by the charity, 'Hearing Dogs for the Deaf'. The site currently comprises of a number of existing farm barns and areas of hard standing. The proposed training facility would be positioned within an area of land currently used as pasture, following the demolition of an existing barn.

The proposed building would measure approx. 22.4m by 11.3m and would provide a training hall, office, toilets and storage areas, with the majority of the floor space being for the training hall. The building is designed in a barn style, with a hipped roof, measuring approx. 7m at ridge height.

Principle

The application site lies outside the urban edge, within an area designated as both countryside and strategic gap. The proposed use does not strictly fall under the categories of development permitted in countryside locations by Policy 1.CO. However, by its very nature it is a specialised use which is best suited to a countryside location, due to the potential for noise and disturbance that would arise from the dogs exercising in the grounds of the building. Although the training

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 3m of the public water main without consent from Southern Water. Furthermore, due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel: 01962 858688). For further advice, the applicant is advised to contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or www.southernwater.co.uk The applicant is advised to consult the Environment Agency directly regarding the use of a cess pit. The owner of the premises will need to empty and maintain the cess pit to ensure its long term effectiveness. The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.
Head of Direct Services	No comments to make at this stage.
Government Pipeline	I can confirm that the GPSS will not be affected and that all works are taking place at least 15m from the pipeline.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Adajcent to Site of Special Scientific Interest Within Strategic Gap

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies: 1.CO, 2.CO, 59.BE, 62.BE, 104.T, 191.IN, 18.CO, 10.CO, 22.NC
Pre submission Consultation Eastleigh Borough Local Plan 2011-2029: DM1, DM23, DM24,S8, DM37,DM6, DM9, DM16

NATIONAL PLANNING POLICY GUIDANCE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	fencing is provided. Details of boundary treatments along the stream should also be provided. <u>Protected Species</u> Section 5.2 of the Ecological report states that further survey is required for • Common Reptiles – the site contains habitat suitable to support reptiles • Great Crested Newts – a pond lies directly adjacent to the application site which has a high habitat suitability to support great crested newts Natural England has referred the Council to their Standing Advice in their letter dated 23 November 2012. The Agency has provided detailed advice in relation to great crested newts as this is a European Protected Species. For both of above species, further information is required in accordance with Natural England's Standing advice. If this is not provided, then application should be refused. The mitigation measures set out in section 5.1 in relation to nesting birds and bat friendly lighting should be secured by way of condition. <u>EIA Screening</u> The application lies adjacent, with the potential for some of the development's features to lie within, Moorgreen Meadows SSSI. Until the information requested above is provided, it is not possible to ascertain whether the application will have an adverse affect on the SSSI. However, it is unlikely that this proposal would have a 'significant effect on the environment' which would trigger an Environmental Statement under the EIA Regulations. <u>Habitats Regulations Assessment</u> The Moorgreen Stream is a tributary of the River Hamble, which links to a SAC, SPA and Ramsar further downstream. Subject to adequate water quality controls being secured at this site, the proposal is unlikely to have a significant effect on these European nature conservation sites.
Environment Agency	We have no comments to make on this proposal
Highways Agency	Offers no objection
Southern Water	Please find attached a plan of the water main records showing the approximate position of a public water distribution main crossing within the access road of the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Condition 5: The development hereby permitted shall be implemented in accordance with the nesting bird and bat friendly lighting recommendations outlined in section 5.1 of the ecological report [EcoSupport, October 2012]. Reason: To protect and enhance biodiversity. Please note that Natural England's final advice in relation to great crested newts at this site, and the matching approach I am suggesting the LPA takes in relation to common reptiles, is a departure from Eastleigh Borough Council's Biodiversity planning checklist and the Biodiversity Supplementary Planning Document. <u>Initial comments – dated 5th Dec 2012</u> Nature Conservation I am making a holding objection to this application due to insufficient information regarding impacts on Moorgreen Meadows SSSI and protected species. The application is supported by the following documents: • Ecological Phase 1 Scoping Report (EcoSupport, October 2012) • Flood Risk Assessment (Escher Silverman, 29 October 2012) <u>Moorgreen Meadows SSSI</u> Although the red line boundary for the proposal lies just outside the SSSI, the diagram on page 19 of the FRA indicates that a new surface water discharge connection into the Moorgreen Stream will be installed within the SSSI boundary (the Moorgreen Stream is within the SSSI). Further information required: 1. Details should be provided clarifying whether this feature is forms part of this planning application and its impact on the SSSI (drainage works would require Consent from Natural England under a separate SSSI consenting process if it were to be installed outside of any planning consent issued and it should be noted that permitted development rights may be removed within SSSIs). 2. A detailed drainage strategy should be provided which shows how the Moorgreen Stream will be protected from construction and operational phases of the development. Details of the physical footprint of the discharge point should be provided as it is within the SSSI, along with details of interceptors needed to regulate water quality. The mitigation proposals contained in section 5.3.2 of the Ecology report are welcome and should form part of the detailed strategy. 3. Section 2.4.3 of the Ecology Report states that there will be a minor increase in dog walkers from the training hall using the SSSI. Page 17 states that impacts of dog fouling may arise unless adequate

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	damage or destroy a breeding site or resting place of a species. I consider that an offence may occur during the construction and operational phases of the development if great crested newts are present on or near to the development site. (Test 1) Regulation 53(2)(e): *"A licence can be granted for……..imperative reasons of overriding public interest including those of a social or economic nature"*. The applicant should provide evidence to the LPA to confirm that their development is in the public interest if the LPA needs clarification of this. (Test 2) Regulation 53(9)(a): *"The appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative"*. The applicant should provide evidence to the LPA to confirm that there is no satisfactory alternative if the LPA needs clarification of this.. (Test 3) Regulation 53(9)(b): *"the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range."* No aquatic (pond) habitat will be lost. The proposal will result in the loss of 30% of the suitable terrestrial newt habitat within 100m of the pond, with a large area of suitable great crested newt habitat remaining available and connected to the pond. The strategy also includes measures to prevent newts being harmed during the construction phase. I therefore consider it likely that Natural England would grant an EPS license if one was applied for. The following condition should be applied: **Condition 3:** The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report [Great Crested Newt Mitigation Strategy, EcoSupport Ltd, January 2013]. Reason: To protect and enhance biodiversity. 3. <u>Protected Species - Common Reptiles</u> The original Ecology Report (5.2) states that the habitat on site is suitable to support up to 3 types of reptile and requires further survey. No reptile surveys have been submitted. The flow chart on page 8 of Natural England's standing advice http://www.naturalengland.org.uk/Images/Reptiles_tcm6-21712.pdf states "Further *survey effort required in accordance with good practice guidelines – request additional information from applicant. If not provided, then the application should be refused"* In light of the advice received from Natural England in relation to great crested newts (a European species), I suggest that the applicant submits a worst case scenario mitigation strategy for reptiles (a species covered by UK legislation and policy). This will allow the LPA to determine the application in line with Natural England's advice on great crested newts at site. A Reptile Mitigation Strategy has now been submitted (NB. The report does not contain a records search from the Hampshire Biodiversity Information Centre which would indicate that slow-worm, common lizard and grass snake records occur in the local area) **Condition 4:** The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Reptile Mitigation Strategy [EcoSupport Ltd, February 2013]. Reason: To protect and enhance biodiversity. 4. <u>Protected Species – nesting birds and bats.</u> The mitigation measures set out in section 5.1 in relation to nesting birds and bat friendly lighting should be secured by way of condition.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site. Further information and advice about developing 'Brownfield land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.
HCC Archaeologist	I have checked our records and there are no archaeological issues I wish to raise in this instance.
Head of Countryside & Trees	Updated comments – received 13th Feb 2013: I remove my holding objection this application. 1. Moorgreen Meadows SSSI – the applicant has provided updated Plan 212.05/01B showing drainage proposals and how they link into the Moorgreen Stream which forms part of the SSSI. This now includes a petrol interceptor and balancing tank. The following conditions should be applied: **Condition 1**: Prior to the commencement of development, a drainage strategy must be submitted to the LPA detailing how the Moorgreen Stream will be protected from construction and operational phases of the development. Details of the physical footprint of the discharge point should be provided as it is within the SSSI, along with details of interceptors needed to regulate water quality. Once approved by the LPA, the development must then proceed in accordance with the drainage strategy. Reason: to protect the SSSI. **Condition 2:** Prior to the commencement of development, details of boundary fencing must be submitted to the LPA. Once approved, the development must then proceed in accordance with the plan. Reason: to protect the SSSI. 2. Protected Species - Great Crested Newts The pond directly adjacent to the site has been assessed as being highly suitable for great crested newts. No detailed great crested newt survey has been submitted. The flow chart on page 8 of Natural England's standing advice http://www.naturalengland.org.uk/Images/GreatCrestedNewts_tcm6-21705.pdf states "*Further survey effort required in accordance with Great Crested Newt Mitigation Guidelines – request additional information from applicant. If not provided, then application should be refused"* However, Natural England has confirmed that it would remove its objection on the grounds that they would accept a worst case scenario mitigation strategy for great crested newts. Therefore the following additional document has been submitted: • Great Crested Newt Mitigation Strategy (EcoSupport Ltd, January 2013) In considering the implications for the application on great crested newts, the LPA must first decide whether an offence would be committed as described in Regulation 41 of The Conservation of Habitats and Species (Amendment) Regulations 2012, and then consider whether a licence would be granted under the provisions of Regulation 53, often referred to as the "3 Tests". Regulation 41: *it is an offence to capture, injure, kill, or disturb a species, or to*

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CONSULTEE	SUMMARY OF RESPONSE
	Route where it adjoins the site of the proposed development is fenced in and providing the development is carried out in such as way as to leave the route as it is, there would appear to be nothing that should concern path users. There does however ideally need to be a footpath diversion to change the Definitive Path alignment to that which is in use.
Head of Housing & Environmental Health	Thank you for consulting this Service on the above application. I have reviewed the information provided and wish to make the following comments: The site is located in close proximity to the M27 motorway, and we would advise the applicant to follow guidance in British Standard 8233 when designing their building, and to consider the installation of acoustic glazing that is suitable for reducing road traffic noise. The contaminated land desk study and risk assessment, ref J12146/c01/DB, recommends either further investigation of the site or installation of appropriate protection measures, due to a former landfill/ filled area of land directly to the south of the site and the farming use adjacent to the site. A) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and, unless otherwise agreed with the Local Planning Authority; (b) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. B) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition that any remediation scheme required and approved under the provisions of the above condition has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comprise:- (a) built drawings of the implemented scheme (b) photographs of the remediation works in progress (c) certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under the above condition. The applicant should be advised that in advance of the commencement of development the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	to avoid development which physically or visually diminishes a gap or has an urbanising effect on the countryside. Policy DM1 says all new development should not have an unacceptable impact on or enhance the character of the countryside and biodiversity, and should make efficient use of the site. This proposed scheme generally conflicts with these policies. However, whilst bigger than the current barn, locating the new barn to include the footprint of the current barn, plus the design approach goes some way to mitigating the impact. Design Officer: Need to clarify level relationship between motorway and site to confirm visibility and impact on trees (if any) from construction of access road. Would be useful to have an understanding of the future use of the existing buildings and which ones are to be removed/retained. Building is ok. Would like to see the parking lines. Following clarification on matters raised, no objection
Natural England	<u>Comments dated 12/12/12:</u> I can confirm that Natural England do not object to this proposal subject to the provision of the worst case scenario mitigation strategy mentioned below.
Head of Countryside & Trees	<u>Tree comments:</u> There are no arboricultural concerns therefore I raise no objection.
Eastleigh Ramblers	Thank you for your letter consulting on the above planning application which affects the setting of footpath No 10 West End. The application area includes the entrance area to Moorland Farm and as far as we can make out this will remain unaffected (except by increased users) until one gets close to the existing buildings where a new road is to be constructed where there are currently trees and structures to get around the main farm yard to the field at the rear. The route of Footpath No 10 West End that is on the Definitive Map does not accord with the route in use and signposted, see the extract from the Definitive Map on the next page where the Definitive alignment is in purple. This purple route coincides with the entrance road to the farm until it gets to where the development is proposed where it should kink left onto the existing route on the ground, but there is no physical way through if you follow the entrance road and there is therefore an illegal obstruction of the Definitive Route. The existing route in use starts on the Botley Road as well but follows a separate alignment fenced on both sides between the entrance road and the M27 until it joins the Definitive Route and continues NNW. It would appear that the route in use and the Definitive Map route will be unaffected so we have no objections to these proposals. The Definitive

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	1.CO – planning permission will not be granted outside the urban edge, other than for certain specified uses covered by other policies of the local plan. 2.CO – planning permission will not be permitted for development which would physically or visually diminish the gap. 10.CO – replacement of existing non-residential dwelling in the countryside will only be permitted subject to certain criteria, for example, if the proposed building is of appropriate design, scale and character; if the proposal includes plans to demolish the building to be replaced and if the replacement dwelling is to be used for the existing lawful use. 18.CO – landscape impact 22.NC – permission not granted for development likely to have a direct or indirect adverse impact on a SSSI 59.BE – general design and access considerations The proposed use is somewhat specialised and does not fall within any of the general categories of development covered by Policy 1.CO. It is therefore strictly contrary to this policy. It is also contrary to Policy 2.CO in that it will diminish the gap visually and physically. The site is very close to the Moorgreen Meadows SSSI and more information is required about the potential impact of the proposals on the SSSI – the comments of the Biodiversity Officer and Natural England refer to the need for further information regarding impacts on the adjacent SSSI and surveys for common reptiles and Great Crested Newts. The new barn is larger than the barn it replaces but of better design but inevitably, it will have some landscape impact which potentially brings it into conflict with Policy 18.CO. The design of the hall is intended to make it look like a barn but with the related parking and landscaping it is quite an urban form of development. However, the design officer has no particular concerns about its design. Other material considerations: The emerging Eastleigh Borough Local Plan 2011-2029 is currently at pre-submission stage. The following policies are of particular relevance: S8 – Countryside and countryside gaps DM1 – General criteria for new development As with the adopted Plan, the emerging Local Plan locates the site in countryside and a defined countryside gap. Policy S8 defines the forms of development that are likely to be permissible in such areas, which again do not incude the proposed development. It also seeks

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	centre lines but with the low flows should continue to cater for likely levels of movement. The plans show a sharp bend with a pinch point leading to the car park. The inside of the bend will need to be kept free of obstructions to maintain vision across the corner. As regards drainage, I note a request for further information has been submitted. The site is shown as discharging the building to the water course via a controlled discharge which should not have an undue impact on the Moorgreen Meadows nature reserve. Revised site plan – 19/12/12 – no objection.
Head of Regeneration & Planning Policy	<u>Comments dated 7/01/13:</u> In light of Natural England's comments and updated position as a result of submission of a mitigation scheme, planning policy withdraws the holding objection. <u>Comments dated 19/12/12:</u> The application refers to land at Moorlands Farm. The site currently contains a barn and agricultural land. It adjoins the Moorgreen Meadows SSSI. The application proposes construction of a dog training facility specifically for Hearing Dogs for the Deaf, including a training hall with associated dog exercise area, parking and landscaping following demolition of existing barn. The proposed training hall is not on the same footprint as the barn to be demolished and is larger than the barn. National Planning Policies Relevant paragraphs of the NPPF include: 14 – a presumption in favour of sustainable development as set out in para 14, is at the heart of the NPPF and underpins its core principles and 13 themes 17 – core planning principles – bullet 5 – intrinsic character of countryside 118 – conserving and enhancing biodiversity Development Plan The current development plan comprises the South East Plan and the saved policies of the adopted Eastleigh Borough Local Plan Review (2001-2011). In the adopted plan, the site lies within the countryside and outside the defined urban edge of West End. It also forms part of a strategic gap separating Southampton and Hedge End. Relevant policies include:

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. The proposals include provision of vehicle parking (33 spaces) which is acceptable to cater for an average day, given the anticipated use figures provided. There may be times when large one-off meetings are required but as outlined in the D&A, these are not overly regular and management could be brought in to allow double parking, with all leaving at the same time. The parking would be well away from the highway and so would not be expected to cause any issues. Cycle parking (7 spaces) is also provided, which should be sufficient to cater for staff use and potentially any locals who may wish to arrive with their dogs in this manner. In terms of transport related developer contributions, these are required due to the increase in associated trips and have been calculated utilising information supplied by the developer in their D&A statement: Average day at point of opening: 6 dogs/owners per training session (3 sessions per day) = 36 trips (18 in/18 out) 3 staff assumed at each training session = 6 trips (3 in/3 out) Total trips = 42 x £230 = £9,660 (+ indexation) These funds will be allocated to schemes in the local vicinity which are either of benefit to the users of the proposed development or go to mitigate against issues caused by the development. Full details of identified transport schemes can be found in the Eastleigh Borough Transport Statement – http://www3.hants.gov.uk/eastleigh-transport-statement-final-2012.pdf, and specific schemes relating to this development can be identified from this if required. can confirm that now knowing that the site will only be used one day per week (with no increase in this frequency), in this individual site specific case, I am happy to adjust the contributions request accordingly. In line with your suggestion below, this can be spread across the five days, equating to a revised contribution of £1,932 (+ indexation). 9.1.13: Head of Transportation and Engineering confirmed that now knowing that the site will only be used one day per week (with no increase in this frequency), in this individual site specific case, happy to adjust the contributions request accordingly. In line with applicants suggestion, this can be spread across the five days, equating to a revised contribution of £1,932 (+ indexation). (Reduction from originally calculated amount of £9660). Revised site layout plans received 02/01/2013 – no objection. The site access on to Botley Road will potentially have increased usage but sight lines are satisfactory. The access is not marked with any

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PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of dog training hall with associated dog exercise area, parking and landscaping following demolition of existing barn Land at Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

SITE VISIT DATE 22/11/12

ARE PLANS ACCURATE? yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for the erection of a new training hall for use by the 'Hearing Dogs for Deaf People', with the extension of the existing private driveway and demolition of some of the existing farm barns. Associated parking and landscaping works are also proposed.
SITE AREA	Approx. 0.27ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No residential development proposed.
TOPOGRAPHY	The site is relatively level.
TREES	There are a number of trees adjacent to the proposed access road leading to the barn. Some scrub trees are proposed to be lost as a result of the development and for the access.
BOUNDARY TREATMENT	Fences and trees on motorway side/hedged screen field from public footpath then more open with post and wire fencing adjacent Moorgreen Meadows
SITE CHARACTERISTICS	Part of farmyard with run-down, poor quality farm buildings not functional for agricultural use except for some storage. Modern farmhouse near site entrance. Dog-exercising field currently used for grazing cattle. Open views from parts of public footpath. Not visible from motorway or Botley Road due to screening and lower lying land.
CHARACTER OF LOCALITY	Mixed. Urban fringe as adjoins industrial park and motorway. Also Moorgreen Meadows and open countryside beyond.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/12/70678	Pre-Application Enquiry: Proposed usage of site as facility for Hearing Dogs for the Deaf	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	