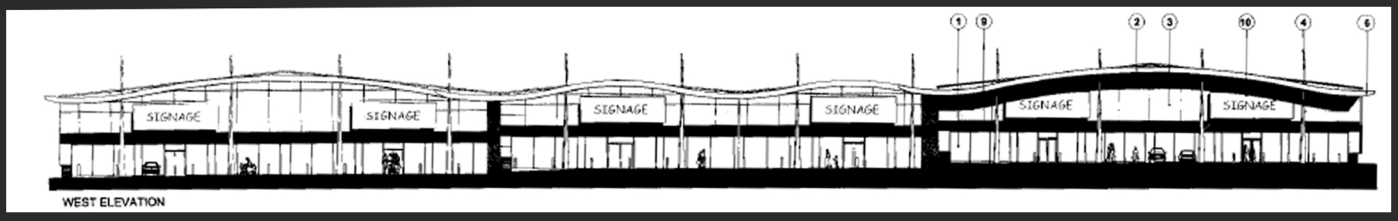
Centre 27, Hedge End

Planning Application ref: F/08/62428

Documents Supplied by Eastleigh Borough Council





Produced 5th November 2010
by
Washbourne Greenwood Development Planning

Reference/ Divider	Date	Document	Scale	Comment
A	17/07/2008	Planning Permission	N/A	
B	27/03/2008	Planning Application	N/A	
C	17/07/2008	Architects Impressions 0095-PPG-10 0095-PPG-11 0095-PPG-12	NTS	
D	17/07/2008	Tree Survey 446.10.TO1	1:500 @ A1	
E	17/07/2008	Planting Layout Roundabout & Surrounding Area 446.29.03	1:250 @ A1	
F	17/07/2008	Treepit within Car Park and Tree Protective Barrier 446.15.01	1:10/ 1:20 @ A1	
G	17/07/2008	Planting Layout Retail Site 446.19.05	1:250 @ A0	
H	17/07/2008	Existing Site Plan 0095-X01B	1:500 @ A1 1:1000 @ A3	
I	17/07/2008	Elevations As Existing 0095-X-02	1:200 @ A1	
J	17/07/2008	Elevations Option 3 0095-PD-07-A	1:200 @ A1	
K	17/07/2008	Centre 27 Retail Park Reconfigured Car Park Layout 0095-PD-08-D	1:500 @ A1 1:1000 @ A3	
L	17/07/2008	Centre 27 Retail Park Reconfigured Car Park Layout 0095-PD-08-F	1:500 @ A1 1:1000 @ A3	
M	17/07/2008	Centre 27 Retail Park Reconfigured Car Park Layout 0095-PD-08-G	1:500 @ A1 1:1000 @ A3	
N	17/07/2008	Centre 27 Retail Park Mezzanine Layout 0095-PD-09-C	1:200 @ A1 1:400 @ A3	
O	17/07/2008	Centre 27 Retail Park – Redline Site Boundary	1:500 @ A1 1:1000 @ A3	

		0095-PD10-E		
P	17/07/2008	Centre 27 Retail Park – Site Boundary 0095-PD10-G	1:500 @ A1 1:1000 @ A3	
Q	17/07/2008	Centre 27 Retail Park Redline – Site Boundary 0095-PD10-I	1:500 @ A1 1:1000 @ A3	
R	17/07/2008	Drainage Statement Planting Design Statement Schedule of Proposed Floor Areas	NTS	
S	17/07/2008	Design and Access Statement (March 2008) Design and Access Statement (May 2008)	NTS	
T	17/07/2008	Planning Statement (March 2008)	NTS	
U	17/07/2008	Traffic Statement	NTS	
V				
W *(Plans submitted but not approved)*	25/06/2008	Centre 27 Retail Park Reconfigured Carpark Layout Centre 27 Retail Park Redline – Site Boundary Planting Layout Retail Site Planting Layout Retail Site	1:500 @ A1 1:1000 @ A3 1:500 @ A1 1:1000 @ A3 1:250 @ A0 1:250 @ A0	
X	N/A	Photomerges	NTS	
Y	N/A	Approved Correspondence	NTS	
Z				

EASTLEIGH BOROUGH COUNCIL
Colin Peters
Head of Development Control

Civic Offices Leigh Road Eastleigh
Hampshire SO50 9YN
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Office Hours - Monday to Thursday
8.30am – 5pm - Friday 8.30am – 4.30pm

Blue Sky Planning
Bourne House
475 Godstone Road
Caterham
CR3 OBL

Application No	F/08/62428
Your ref	
Date	17 July 2008
Please ask for	Dawn Errington
Direct dial	023 8068 8260
Hours of work	Mon-Wed-Fri am/Tu-Th 9-5
e-mail	dawn.errington@eastleigh.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/08/62428

In pursuance of their powers under the above Act and in accordance with your application received on 10/03/2008, made valid on 27 March 2008, with subsequent amendments dated

19/05/2008, 25/06/2008

the Council, as Local Planning Authority hereby PERMIT the following:

Description: Amendments to external design of retail units, sub division of Unit 4, provision of new vehicular and pedestrian access and an enlarged roundabout, regrading and realigning of car parking and revisions to landscaping.

Site: Centre 27 Retail Park, Wellington Park, Hedge End, Southampton, SO30 2QY

Subject to due compliance with the following conditions:

(1) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

CHARTER MARK
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100% Post-Consumer Waste Fibre

(4) Prior to first use of the development hereby permitted, crime prevention measures to include lockable car park barriers and raised tables shown on the approved plan ref 0095-PD-08-G shall be provided and these measures shall be retained and used thereafter. Reason: To prevent crime

(3) Before the development hereby permitted commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing, means of enclosure, and details of the proposed retaining wall must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(5) The landscape scheme must be completed within 12 months from the completion of the works hereby approved, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(6) Prior to the commencement of the development hereby permitted, elevational details of the proposed cycle shelter must be submitted to and approved in writing by the local planning authority. The shelter must be provided in accordance with the approved details and retained /maintained thereafter. Reason: in the interests of visual amenity and to ensure adequate provision for cyclists

(7) No part of the development hereby permitted shall be occupied until the highway works shown on plan drawing 0095-PD10-1 have been implemented in accordance with the approved plans and to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. Reason: In the interests of highway safety.

(8) Prior to the commencement of development hereby permitted, the measures to be undertaken to protect both the public water supply mains and the public sewer within the site must be agreed in writing with the Local Planning Authority, in consultation with Southern Water Services. Reason: to protect the public water supply mains / the public sewer

(9) No clearance of trees or areas of scrub must take place within the bird breeding season March to August inclusive, unless otherwise approved by the Local Planning Authority following submission of a report from a qualified ecologist.. Reason: to protect breeding birds

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(10) The car park proposals shall be fully implemented in accordance with the approved plans prior to the first use of the development hereby permitted. Reason: To ensure that the development is completed satisfactorily.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, highway safety, or the vitality and viability of existing town centres, and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 [59.BE, 62.BE, 63.BE, 102.T,104.T]

Note to Applicant: Your attention is drawn to the advice of Natural England in respect of the proximity of the site to the Moorgreen Meadows Site of Special Scientific Interest (1) and also their advice on landscaping.

C D Peters
Head of Development Control

N.B. See Enclosed Notes (PER)

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EASTLEIGH BOROUGH COUNCIL

Application Form for PLANNING APPLICATION

Development Control
Civic Offices Leigh Road
Eastleigh SO50 9YN
Telephone:023 8068 8264
Email: planning@eastleigh.gov.uk
www.eastleigh.gov.uk
Britdoc: DX122380 Eastleigh 2
Office Hours -
Monday to Thursday 8.30am - 5pm
Friday 8.30am – 4.30pm

Please:

- **read the accompanying notes first**
- **answer all questions**
- **use block letters and a black ball-point pen or type**

Failure to complete the form correctly will delay your application

For Office Use Only
Application Number: F/08/62428.
Date Registered: 27/03/08.
Officer: D.E.

1. Applicant Details	
Name and address of applicant	Name and address of agent
Axa Sun Life Plc	Blue Sky Planning
C/O Agent	Bourne House
	475 Godstone Road
	Caterham
Postcode	Postcode – CR3 0BL
Tel number	Tel number – 01883 621 041
Contact name/reference number	Contact name/reference number J Best

2. Site Details and Description of Proposed Work	
Address of property	Proposed work
Hedge End – Centre 27, Wellington Park	See Attached Letter
Postcode	

Details of present use or, if vacant, last use of the application premises/site, and when that use ceased	**Site area (hectares)**
Part Retail, Part Vacant Former Retail and Restaurant Use	See Letter

Does this application relate to work already carried out or begun?
(please tick relevant box)

Yes ☐ **No** ☑

3. Type of application (Please tick relevant boxes)

A ☑ **Full Planning** or **Change of Use**

B ☐ **Outline Planning** (Please indicate those matters to be considered at Outline stage)

Access ☐ **Appearance** ☐ **Landscaping** ☐ **Layout** ☐ **Scale** ☐

C. ☐ **Reserved Matters** (Pursuant to Outline Applications registered on or before 9 August 2006)
(Please indicate those matters to be dealt with, and give the application number of outline application)
Outline Application Ref:

Siting ☐ **Design** ☐ **External Appearance** ☐ **Access** ☐ **Landscaping** ☐

C ☐ **Reserved Matters** (Pursuant to Outline Applications registered on or after 10 August 2006) (Please indicate those matters to be dealt with, and give the application number of outline permission)
Outline Application Ref:

Access ☐ **Appearance** ☐ **Landscaping** ☐ **Layout** ☐ **Scale** ☐

D ☐ **Removal or Variation of Condition** (Please give application number of existing permission, and relevant condition number)
Reference / _____ **Condition:** _____

E ☐ **Renewal of Temporary permission** (Please give application number of existing permission)
Reference / _____

4 Access				
Is there to be a new access to a highway?	Vehicles	Yes	Pedestrians	Yes
Is an existing access to be altered?	Vehicles	No	Pedestrians	No
Will the proposal affect a public right of way?		No		

5 Parking			
Number of parking spaces within the curtilage	Existing 285	New 3	Total 288

6 Are there any trees on, or adjacent to, the application site? Please tick a box

Yes ☑ **No** ☐

If YES, use a solid black line on the site layout plan to show those trees to be retained, and a dotted line to show those trees you intend to fell/remove

7 Drainage

Will the proposal involve non main sewage disposal ie. septic tank or cess pit? No
(If 'Yes' please give details and provide additional set of drawings)

8 Ownership

Is the applicant:

A Freehold Owner of all the land subject of the application [Y]

B Prospective Purchaser [ ]

C Lessee [ ]

D Other (please specify) [ ] _____

Does the applicant own or control any adjoining land?
If 'yes' please outline this with a blue line on the site location plan Yes / No

The Planning Fee of £ Nil is enclosed.

or

No planning fee is enclosed because: The application is similar to 07/60497

Signed	On Behalf of (if signed by agent) Axa Sun Life Plc	Date 7 March 2008
[redacted]		

Note that the information contained on this form will:

- **not be treated as confidential;**
- **will be available for public inspection;**
- **will be computerised, made available on the Council's internet site; and**
- **used for planning purposes (Data Protection Act 1998).**

This form has been prepared in accordance with the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (Application) Regulations 1988.

ADDITIONAL INFORMATION FOR COMMERCIAL DEVELOPMENT

9 Business details

Type of business and processes involved, including machinery to be installed
Retail Businesses
Days and hours of operation
Each occupier has its own hours of business

10 Floorspace

Does the proposal involve any alteration in existing floorspace or creation of new floorspace? (Please tick relevant box) – see attached letter

YES ☐ if 'yes', please indicate floorspace (gross external measurement) **NO** ☑

	m^2	m^2	m^2	m^2
	m^2	m^2	m^2	m^2
	m^2	m^2	m^2	m^2
Warehousing	m^2	m^2	m^2	m^2
Storage	m^2	m^2	m^2	m^2
Other* (including any non self-contained living accommodation)	m^2	m^2	m^2	m^2
Total	m^2	m^2	m^2	m^2

***If Other please state use ie care home accommodation, live/work unit**

:

11 Employees

Number of persons employed – Not known

Existing	New	Total

12 Hazardous Substances

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

If 'yes', state type and quantity

13 Occupancy

Please indicate the proposed capacity or how many people will use the building (ie. the number of seats, covers, bedspaces etc.).

Variable – subject to customer demand

14 Dwelling Units – N/A

			m^2	
			m^2	
			m^2	
			m^2	
			m^2	
			m^2	
			m^2	
			m^2	
			m^2	

(A dwelling unit is a self-contained living unit)
D = Detached, **S** = Semi-detached, **T** = Terraced, **O** = Specific needs accommodation, **F** = Flat, **B** = Bedsit

Please continue on additional sheet if necessary

* Gross internal floorspace is defined as all of the internal area (so including circulation space, internal walls, partitions etc), excluding the external walls. i.e. the internal area measured to the internal faces of the main containing walls on each floor of the self contained dwelling

These certificates must be used with applications for PLANNING PERMISSION. Please complete BOTH Sections I and II.

SECTION I - AGRICULTURAL HOLDINGS CERTIFICATE

☑ No part of the land to which the application relates is, or is part of, an agricultural holding.

Signed [redacted] on behalf of Axa Sun Life Plc Date 7 March 2008

SECTION II - OWNERSHIP CERTIFICATES

CERTIFICATE B

I certify that: I/the applicant have/has given the requisite notice (Notice No. 1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below. (Complete and detach Notice 1 below and serve on the owner(s)).

Owner's name: Address at which notice was served:

See Attached Sheet

Date notice was served: [redacted]

Signed [redacted] on behalf of Axa Sun Life Plc Date 7 March 2008

HEDGE END – CENTRE 27

APPLICATION ON BEHALF OF AXA SUN LIFE PLC

NOTICE OF OWNERS UPON WHOM NOTICE IS SERVED

Sun Life Unit Assurance Plc
C/oColin Goodwin
Fund Manager
AXA REIM UK
7 Newgate Street
London
EC1A 7NX

Company Secretary
EDF Energy Plc
40 Grosvenor Place
London
SW1X 7EN

Tim Lovegrove
Carpetright Plc
Amberley House
New Road
Rainham
Essex
RM13 8QN

Jon Long
Rosebys Operations Ltd
Bramley Way
Hellaby
Rotherham
S66 8QB

Caspian Food Services Limited
The Cedars
2 High Street
BAGSHOT
Surrey
GU19 5AE

Laura McCulloch
Hampshire County Council
The Castle
Winchester
Hampshire
SO23 8UJ

BLUE SKY PLANNING



EASTLEIGH COUNCIL
DEVELOPMENT CONTROL SERVICE
Ref 06/64428
Date Rec'd 27 MAR 2006
Decision





AXA REAL ESTATE INVESTMENT MANAGERS

ARCHITECTS IMPRESSIONS

CENTRE 27 RETAIL PARK, HEDGE END

MOUNTFORD PIGOTT PARTNERSHIP

ARCHITECTURE PROJECT MANAGEMENT PLANNING

ARCHITECTS IMPRESSIONS

0095-PPG-12 30/5/07



EASTLEIGH BOROUGH COUNCIL
DEVELOPMENT CONTROL SERVICE
PLAN No. F/08/62428/
Date Rec'd 27 MAR 2006
Location





AXA REAL ESTATE INVESTMENT MANAGERS

ARCHITECTS IMPRESSIONS

CENTRE 27 RETAIL PARK, HEDGE END

MOUNTFORD PIGOTT PARTNERSHIP

ARCHITECTURE · PROJECT MANAGEMENT · PLANNING

ARCHITECTS IMPRESSIONS

0095-PPG-11 30/5/07







EASTLEIGH BOROUGH COUNCIL
DEVELOPMENT CONTROL SERVICE
PLAN No. F/08/62428/1
Date Rec'd 27 MAR 2006
Decision

AXA
REAL ESTATE
INVESTMENT MANAGERS

TS IMPRESSIONS

CENTRE 27 RETAIL PARK, HEDGE END

MOUNTFORD PIGOTT
PARTNERSHIP
ARCHITECTURE PROJECT MANAGEMENT PLANNING

ARCHITECTS IMPRESSIONS

0095-PPG-10 30/5/07