

Ref: 12084/APP2/L001
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Dear Sir/Madam

Moorlands Farm, Botley Road, West End, SO32 3HD
Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

A detailed planning application has been submitted on behalf of Country Homes Corhampton Ltd, for the redevelopment of the Moorlands Farm site, West End. The site is located to the north of Botley Road and east of the M27

Country Homes purchased the site from the Dogs Trust charity in 2021. The Trust secured planning approval for an extension of the farm buildings to serve as a dog training centre on open land adjacent to the main farm buildings. The training centre was ultimately not required by the Dogs Trust and the site was sold. The site was acquired in a very poor condition and it had become a focus for vandalism and other anti-social behaviour.

Outline planning application ref O/21/91192 sought approval for the change of use of the existing farm house to ancillary offices for a warehouse use and the removal of all of the other existing buildings to provide open warehouse storage space, new light industrial accommodation and an estate office. The application was withdrawn following discussions with EBC on the scale and arrangement of the proposed new floorspace.

The new detailed application seeks approval for the removal of all of the existing buildings, including the farm house, and the provision of new light industrial accommodation, open storage and an estate office. The proposed floorspace has been reduced significantly in terms of its total floor area and sit coverage. The proposals also provide certainty over the arrangement, scale (height, bulk and massing), landscaping plans and the external appearance of the new accommodation, which has been guided by the feedback provided to the outline application, taking into account the location and overall setting of the site.

The application still responds to market requirements and strong demand for the proposed space in this location, as is confirmed by the accompanying updated letters from a leading local commercial agent and local businesses.

The application also responds very positively to matters raised in relation to the first application, including: the site's access and the arrangement of protected and enhanced screening adjacent to the M27; drainage; trees, ecology and biodiversity; landscape and visual impact. This is all within the context of the newly adopted Local Plan and Trees and Development SDP, April 2022.

The application is accompanied by the following plans and documents.

The application comprises the following:

- 1 This Cover Letter

Forms and Certificates

- 2 Planning Application Form with Certificates

Existing Plans

- 3 7912_L01 Location Plan
- 4 7912_E01 Existing Site Plan (Part 1 of 2)
- 5 7912_E02 Existing Site Plan (Part 2 of 2)
- 6 7912_E03/A Existing Site Sections A_A and B-B
- 7 7912_E04 Existing Block Plan
- 8 7912_E05 Existing Farmhouse Elevations

Proposed Plans

- 9 7912_D01/H Site Plan (Part 1 of 2)
- 10 7912_D02/H Site Plan (Part 2 of 2)
- 11 7912_D03/B Floor Plan Unit Type A
- 12 7912_D04/C Elevations Unit Type A
- 13 7912_D05/B Floor Plan Unit Type B
- 14 7912_D06/C Elevations Unit Type B
- 15 7912_D07/B Floor Plan & Elevations Unit Type C
- 16 7912_D08/B Floor Plan & Elevations Unit Type D
- 17 7912_D09/A Site Sections A_A and B-B
- 18 7912_D010 Sketch Perspective
- 19 7912_D100/B Access Road Works Part 1 of 2
- 20 7912_D101/B Access Road Works Part 2 of 2
- 21 ACLA/BMC/04 Layout - Landscape Mitigation and Enhancement

Documents

- 22 Site Photographs
- 23 M27 Views
- 24 Planning and Economic Statement
- 25 Design and Access Statement
- 26 Archaeological Desk-Based Assessment
- 27 Arboricultural Impact Assessment and Method Statement
 - Tree Protection Plans Sheets 1 & 2
- 28 Preliminary Ecological Assessment
- 29 Biodiversity Metric 3.1 Calculations
- 30 Flood Risk Assessment & Sustainable Drainage Strategy
- 31 Landscape Visual Impact Statement
- 32 Transport Statement with Access and Visibility Drawing
- 33 BREEAM Pre-Assessment – **to follow**
- 34 Letter from Primmer Olds B.A.S and Co-Star Report
- 35 Letters from Prospective Tenants (x2)

We trust that this submission is in order.

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

Yours sincerely



Marie Nagy
Director