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17th January 2023

Dear Clare

SUBMISSION OF REVISED INFORMATION APPLICATION REF: F/22/93160

We write further to the planning application submitted in May 2022 (ref: F/22/93160) and the various meetings that have been held with you and colleagues since that time, including a full presentation to the Council's Design Review Panel.

The outputs of those meetings are a number of minor but important revisions to the scheme which we consider respond fully to the design and technical feedback that has been provided. These revisions can be summarised as a reduction in the number of dwellings by removing two dwellings next to the vets', changes to landscaping across the site including increased landscaping in and around the vets, changes in landforms/screening across the site to better screen the retaining walls/structures, relocation of the electricity sub-station, and changes to the design/landscaping of the drainage attenuation pond.

The purpose of this submission is to make formal amendments to the submitted drawings which reflect these changes, and where relevant, to provide copies of the appropriate supporting material. You have confirmed that these revisions will form the basis of the Council's decision on the application.

We confirm that a policy compliant level of affordable housing will be provided and the mix has been agreed with the Council's housing officer. A policy compliant contribution will be made to the Council's nitrogen offset scheme.

Revisions to description of development

The original description of development sought approval for:

Mixed use development comprising new vehicular access from Providence Hill, veterinary surgery and 16 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill.

In light of the only change being the reduction in the number of residential units, therefore the revisions to the scheme seek approval for:

Mixed use development comprising new vehicular access from Providence Hill, veterinary surgery and 14 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill

On the basis the mix of uses and number of units is less, there is no requirement to pay an additional planning application fee.

Substituted drawings

The table below summarises the original drawings that were submitted and those which are required to be substituted:

Originally submitted	Substitution (where appropriate)
Location Plan (ref: 1001-PL)	No change
Existing Site Plan (ref: 1002-PL)	No change
Proposed Site Plan (ref: 1501 – PL)	Proposed Site Plan (ref: 1501 – PL) Rev H
Accommodation Schedule Plan (ref: 1503 – PL)	Rev C
Constraints Plan (ref: 2001 – PL)	No change
Constraints/Proposals Plan (ref: 2002 – PL)	Rev C
HT A – 2B4P – Plans & Elevations (ref: A-3001 – PL)	HT A – 2B4P – Plans & Elevations (ref: A-3001 – PL) Rev A
HT B – 3B5P – Plot 1 Plans & Elevations (ref: B-3001 PL)	HT B – 3B5P – Plot 1 Plans & Elevations (ref: B-3001 PL) Rev A
HT B – 3B5P – Plot 4 Plans & Elevations (ref: B -3002 – PL)	HT B – 3B5P – Plot 4 Plans & Elevations (ref: B-3002 – PL) Rev A
HT C – 3B5P – Floor Plans (ref: C-3001 – PL)	HT C – 3B5P – Floor Plans (ref: C-3001 – PL) Rev A
HT C – SEMI – 3B5P – Elevations (ref:C-4001 – PL)	HT C – SEMI – 3B5P – Elevations (ref: C-4001 – PL) Rev A
HT D – 3B6P – Plans & Elevations (ref: D-3001 – PL)	HT D – 3B6P – Plans & Elevations (ref: D-3001 – PL) Rev A
HT E – 4B6P – Plans & Elevations (ref: E-3001 – PL)	HT E – 4B6P – Plans & Elevations (ref: E- 3001 – PL) Rev A
HT F – SEMI – 4B6P – Floor Plans (ref: F -3001 – PL)	HT F – SEMI – 4B6P – Floor Plans (ref: F-3001 – PL) Rev A

HT F – SEMI – 4B6P – Elevations (ref: F-4001 – PL)	HT F – SEMI – 4B6P – Elevations (ref: F-4001 – PL) Rev A
HT M1 – Maisonette – 2B3P – Plans & Elevations (ref: M1-3001 – PL)	HT M1 – Maisonette – 2B3P – Plans & Elevations (ref: M1-3001 – PL) Rev A
HT M2 – Maisonette – 2B4P – Plans & Elevations (ref: M2-3001 – PL)	HT M2 – Maisonette – 2B4P – Plans & Elevations (ref: M2-3001 – PL) Rev A
Street Scenes Section A and B (ref: 4101 – PL)	Rev A
Single Garage – Plans & Elevations (ref: 2501 – PL)	No change
Cycle Store (ref: 2601 – PL)	No change
Landscape proposals – Scale A0 1:250 (ref: 2252-TF-XX-00-DR-L-1010)	Landscape proposals – Scale A0 1:250 (ref: 2252-TF-XX-00-DR-L-1010) Rev: P07
Landscape proposals (1 of 2) Scale A1 1:200 (ref: 2252-TF-XX-00-DR-L-1011)	Landscape proposals (1 of 2) Scale A1 1:200 (ref: 2252-TF-XX-00-DR-L-1011) Rev P03
Landscape proposals (2 of 2) Scale A1 1:200 (ref: 2252-TF-XX-00-DR-L-1012)	Landscape proposals (2 of 2) Scale A1 1:200 (ref: 2252-TF-XX-00-DR-L-1012) Rev P03
Proposed Veterinary Practice Elevations (ref: 1320_P_021)	Proposed Veterinary Practice Elevations (ref: 1320_P_021) Rev P2
Proposed Ground Floor Plan Veterinary Practice (ref: 1320_P_006.0 P1)	No change (although the exterior landscaping has changed but this is shown on a separate drawing)
Proposed First Floor Plan Veterinary Practice (ref: 1320_P_006.1 P1)	No change
Proposed Roof Plan Veterinary Practice (ref: 1320_P_006.2 P1)	No change
Tree Protection Plan (ref: PRI23459-03A)	Tree Protection Plan (ref: PRI23459-03A) Rev B
Design and Access Statement (ref: 0201 – PL)	Proposals superseded with regard to current proposed site plan Rev H

Additional drawings that are submitted formally for approval include the following:

New drawing
Refuse strategy plan (ref: 1509 – PL)
Proposed House type plan (ref: 1510 – PL)

Development area: Triangle Scheme 2018 – Development scheme (ref: 1511 – PL)
Site Sections Key Plan (ref: 1512 – PL)
Sections A-A, B-B (ref: 5002 – PL)
Sections D-D to G-G (ref: 5004 – PL)
Sections H-H to K-K (ref: 5005 – PL)
Sections L-L to N-N (ref: 5006 – PL)
Section Plots 2-3 (ref: 5010 PL)
Section Plot 1 (ref: 5011 – PL)
Indicative Sections Drainage Basin (2252-TF-XX-00-DR-L-5001) Rev P03
Levels and retaining structures (ref: 150.5002.601) Rev H
Key viewpoints: winter views - location of photos (ref: 2252-202211208-01)
Supplementary Design & Access Statement (ref: 0202 – PL) - Proposals superseded with regard to current proposed site plan Rev H
Proposed Acoustic Fence Details (ref: 2502 – PL)
Site Section A-A Through Plots 2-3 (ref: 5010 – PL)
Site Section B-B Through Plot 1 (ref: 5011 – PL)
Details of Retaining Walls (ref: 1512 – PL)

Substituted supporting material

A number of the original technical studies are not impacted by the changes. Supplementary material is provided in respect of:

1. Arboricultural Impact Assessment (ACD Environmental, January 2023) (NB: the accompanying tree protection plan has been updated)
2. Supplementary Landscaping Statement (Terraforma, January 2023) (NB: this corresponds with the changes made to land form and the SUDs, and should be read in conjunction with the material provided by Paul Basham Associates)
3. Updated Transport Note (Paul Basham Associates, January 2023)
4. Note explaining Civil Engineering Amendments (Paul Basham Associates, January 2023)
5. Updated Flood Risk Assessment and Drainage Strategy (Paul Basham Associates, January 2023)

It is agreed that the following statements which accompanied the original submission do not need to be updated for the purposes of the Council's determination of the revised proposals:

- Ground Investigations Report with Desk Study and appendices,
- Historic Impact Assessment,
- Energy Strategy,
- Air Quality Assessment,
- Noise Assessment, and
- Transport Statement, with appendices

Summary of already agreed matters

It is important to note that the submitted changes deal with all of the design points raised through consultation with you and your colleagues.

There are a number of important points to emphasise.

First, the Council's Policy team has agreed to the principle of mixed-use. The vets will meet an identified community need and provide local employment.

Second, we confirm that all of the affordable housing units have been designed to meet Building Regulations M4 (2) and the mix (maisonettes and 3-bed houses) has been agreed with the Council's Housing officer. This will be secured by agreement.

Third, as suggested by the Council's land contamination officer, we confirm that we agree to the use of conditions to address land contamination.

Fourth, as required by the Council's pollution officer, computer aided calculation models using road traffic engineering (or traffic count data) were undertaken and is included in the Transport Assessment and used in the Acoustic Impact Assessment. An acoustic screen is required in a number of locations and this is shown on the relevant drawings. The sub-station has been relocated and Apple Environmental have reviewed noise emissions, electromagnetic radiation from this and cables, and confirm these are all within acceptable limits.

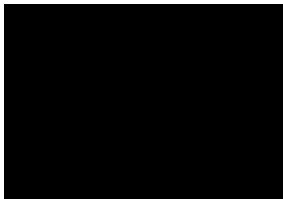
Fifth, agreement has been reached with HCC on highways matters, including parking.

Sixth, the submitted Ecological Impact Assessment and Biodiversity Metric 3.1 calculations have been agreed with your ecology officer and appropriate conditions can be imposed to deal with badger surveys and biodiversity net gain. As confirmed, a contribution to the Council's nitrogen offset scheme can be secured by agreement.

And finally, the proposal complies with Policy BU 1 having regard to noise, air quality, water treatment and surface water run-off to an attenuation pond, inclusion of a nature corridor, protection of the views of Bursledon windmill, dedicated vehicular, cycle and pedestrian access from Providence Hill and delivery of a high-quality landscaped scheme. The agreement reached with your officers on all technical matters confirms compliance with this policy.

In conclusion, we consider there are no reasonable grounds on which the Council could or should refuse permission for a site that has been the subject of extensive detailed design discussions with Council officers, improves on the consented scheme for the site's development and satisfies all of the requirements of the policy (BU1) that allocates it for development.

Yours sincerely



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