

Development Management

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

30th January 2023

Planning Portal Reference: PP-11892122

Contact: Jacob Goodenough

Direct Line: [REDACTED]

Dear Sir/Madam,

Planning Application: Construction of 4 general industrial buildings (B2) containing 15 separate units, including landscaping, parking and associated works following site clearance and preparation

Land East of Knowle Lane, Fair Oak

Nova Planning Limited has been instructed by the applicant, Parsons Construction Limited, to apply to Eastleigh Borough Council for full planning permission for commercial development on land east of Knowle Lane. The proposed development is a bespoke general industrial scheme of 15 separate units in 4 buildings.

The application pack comprising the following plans and documents:

- Planning Application Fee of £18,942.00 under separate cover;
- Completed Application Form and Certificates;
- Site Location Plan;
- Planning drawings, prepared by Jon Dale Architect Ltd:
 - Proposed Site Layout
 - Block A Elevations
 - Block A Plans
 - Block B Elevations
 - Block B Plans
 - Block C Elevations
 - Block C Plans
 - Block D Plans and Elevations
- Planning, Design and Access Statement, prepared by Nova Planning Ltd;
- Landscape Masterplan, prepared by Ubu Design Ltd
- Marketing Report, prepared by Primer Olds BAS Charter Surveyors
- Air Quality Assessment, prepared by Air Quality Consultants;
- Detailed Quantitative Gas Risk Assessment, prepared by EPG Ltd
- Remediation Method Statement, prepared by EPG Ltd
- Letter report on required gas protection measures, prepared by EPG Ltd
- Piling Risk Assessment, prepared by EPG Ltd
- Arboricultural Implications Assessment and Method Statement, Prepared by Eco Urban Ltd;

- Updated Ecological Enhancement and Management Plan, prepared by Eco Support Ltd;
- Transport Assessment, prepared by Nick Culhane Highways Consultant.
- Noise Impact Assessment, Prepare by 24 Acousitcs.

The proposed development, including compliance with adopted planning policy, is described in detail by the Planning, Design and Access Statement, which should be read in conjunction with the supporting environmental and technical reports. The proposal will not result in any unacceptable adverse impacts on any interests of acknowledged importance and there will be no material conflicts with relevant local and national planning policies. The conclusion is that the proposals will make a positive contribution to employment provision in the Borough and it is respectfully requested that the application be approved.

I trust the submitted information enables the application to be validated and I look forward to receiving confirmation of this in due course. However, should you require any further information then please do not hesitate to contact me directly.

Yours faithfully,



Jacob Goodenough
Director

Cc. Parsons Construction Ltd