

Webb, Alex

From: Dyer, Tim
Sent: 09 May 2023 07:33
To: Webb, Alex
Subject: RE: Planning App Consultation Request Internal F/23/94713

Hi Alex,

Please find below my brief comments regarding Cockpit Farm Barn. I have reviewed the Urban Design, Ecology and Tree comments and will try not to cover anything already picked up in those.

- The general design is certainly an improvement over the previous iteration.
- The Highway and Parking Statement. Visibility splay for the vehicle access point and the impact upon the trees and vegetation is not shown. The highway statement proposes 2.4m x 43.0m from the central access however I could not see this on the AIA & MS, the landscape plan or layout. Does it conflict with the proposed retained planting?
- The Southern Water easement along Knowle Lane and any other services effecting the future planting should be shown. This is likely to affect all the proposed replacement and gapping up planting along Knowle Lane. Potential to increase visual effect.
- Based on HCC consultation additional hardstanding may be required subject to Direct Services requirements for site collection or roadside pickup and for vehicle circulation, turning heads at either end. Depending on the extent, the implications of these on the existing vegetation may need to be assessed.
- Share concern over the “pressure to prune”. Mature vegetation in redevelopments, in my experience, can often succumb to resident pressure. Are the trees suitable for protection orders? In particular should Oaks G1-17 and T2 be protect by being outside of the gardens for those houses, this area is outside the existing footprint of development?
- SUDS - Very little detail to assess in terms of all four pillars of the SUDS Design (water quantity, water quality, amenity and biodiversity). The system does not seem to link up and has not been included in the AIA&MS. The impact of the SUDS on the trees is therefore not known or understood.
- Without an accurate understanding of the actual BNG metrics it is difficult to judge if the remaining undeveloped area can support the creation and enhancement requirements.
- The area within the current blue line should provide the applicant with opportunities to provide further biodiversity creation and enhancement once the BNG requirements are established.
- The current proposals create an area whose ownership, access and use is currently undefined, not part of the new domestic curtilage but supporting the new development (e.g. SUDS, BNG). This land is also defined in the Local Plan as settlement gap and countryside. Is it intended to be informal open space that will be in private ownership? Is it intended to be agricultural grazed pasture, managed and owned by the residents? Or something else? What is ownership, access and use is needs to be defined to know how we ensure it still conforms to the settlement and gap policy.
- The gardens for all the houses back onto the countryside, close board fences or walls would not be appropriate in this location and native hedging would be most suitable.
- Previous LA comments not addressed, AIA G4 and G9,
- Previous LA suggestion. All hard and soft landscape details should be Conditioned, together with a 15-year landscape maintenance plan and a 5-year replacement of failed planting condition.

In summary

The revised proposals are an improvement and the buildings sit better within the site. However the significance, range and scale of matters that still need to be addressed is such that I must object until more information has been submitted.

Kind regards, Tim

Tim Dyer

Urban and Landscape Design Team Leader

Service Delivery - Specialist Services - Housing and Development

Ext.: 8132

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 03 March 2023 10:22

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>; Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>; Bland, Sue <Sue.Bland@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Trees @ Eastleigh Borough Council <trees@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/94713

Application No: F/23/94713

Address: Cockpit Farm Barn, Knowle Lane, Horton Heath

Description: Construction of 6.no dwellings, including landscaping, parking and associated works following demolition and site preparation.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: alex.webb@eastleigh.gov.uk

Phone/Ext: 023 8068 8134

Kind regards

