

Altman, Rebecca

From: Dyer, Tim
Sent: 09 May 2023 09:40
To: Altman, Rebecca
Subject: RE: Planning App Consultation Request Internal F/23/94668

Follow Up Flag: Follow up
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Categories: Consultation responses

Hi Rebecca,

Please find below brief comments regarding F/23/94668 Land East of Knowle Lane, Knowle Lane, SO50 7DZ. I have reviewed the Urban Design, Ecology and Tree comments and I will try not to cover anything already picked up in those.

- The proposed development appears to project into the countryside beyond the existing urban edge.
- SuDS. A system seems to be already under construction. The application lacks sufficient details of the proposed system. It will need to see all four pillars of the SUDS Design (water quantity, water quality, amenity and biodiversity). Does it connect to any existing watercourses?
- The existing trees have been very poorly treated with construction works and clearance doing lots damage. This was still happening when the LVIA photos were taken.
- Restoration and final use of landfill site? Is this to be agricultural land, open space or some other use? The final use affects the potential impact of the development particularly if it will have public access.
- The Landscape and Visual Impact Appraisal should be used in an iterative design process to improve the proposals.
- The LVIA viewpoints should be winter views to understand the worst case.
- Mortimers Lane. I am unclear if the proposed buildings, particularly the roofline, will be visible from Mortimers Lane. The LVIA implies it is hidden by landform but the vegetation that remains seems to be visible. Sections or verifiable visualisations could resolve this and the development parameters.
- Views from Carnival Gardens will show development projecting into the countryside.
- The Southern Water easement seems to conflict with the tree planting shown on the plan. Can the easement be added to show that trees are deliverable?
- Potential conflicts with lighting layout arising to retention or management issues? Lighting should be shown on the landscape plans.
- Many of the proposed trees seem very close to, or on top of the drainage system indicating that they may not be achievable. These need to be crosschecked prior to any approval? Drainage and other services need to be on the landscape proposals.
- Proposal should seek to improve the existing oak trees and establish new trees along the northern boundary. How will this work with the existing underground HV cables?
- The southern boundary looks poor with the overhead cables severely limiting opportunities to screen or soften the poor elevation. The building is too tight to the boundary offering no significant tree planting.
- The landscape proposals are vague and unsubstantial. It does not reassure me that the proposals are suitable or deliverable.

In conclusion

Development has already been permitted on part of this site, in the area nearest to the built edge. The spreading out of the development over a larger area of the site has constrained the potential space to mitigate its effect. Existing and proposed services add an addition constraint to the remaining space. Where mitigation is proposed I am unconvinced that it has been considered in enough detail to be deliverable and my concern is that it cannot

simply be conditioned. More information is required and currently I recommend a holding objection until the areas above can be addressed.

Thanks, 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: 27 April 2023 10:36

To: Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/94668

Please can we have your observations on the amended plans regarding the above application.

Thank you

Application No: F/23/94668

Address: Land East of Knowle Lane, Knowle Lane, SO50 7DZ

Description: Construction of 4no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works

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: rebecca.altman@eastleigh.gov.uk

Phone/Ext: 023 8068 8266

Kind regards

