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Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

15th September 2023

SUBMISSION MADE VIA THE PLANNING PORTAL

SITE: PEMBERS HILL STUD FARM, MORTIMERS LANE, PEMBERS FARM AVENUE, FAIR OAK, SO50 7EA

APPLICATION REF: O/15/77190 and RM/18/832878

PROPOSALS: DISCHARGE OF OUTLINE PLANNING CONDITION 10 AND 11 TO MAKE MINOR CHANGES TO THE PREVIOUSLY APPROVED DETAILS TO ENABLE THE ADJACENT LANDOWNER TO CREATE AN AGRICULTURAL ACCESS TO THE 'RETAINED LAND' TO THE NORTH OF THE DEVELOPMENT SITE.

Dear Dawn,

This application is made on behalf of Pembers LLP to discharge planning conditions 10 and 11 associated with the outline planning application for the residential redevelopment of the land at Pembers Hill Stud Farm to provide 242 dwellings, pedestrian and cycle links, open space and landscaping, and all other associated works.

This application is made to ensure the proposals detailed as part of the Non-Material Amendment (Planning Portal Ref. 12461485) submitted in conjunction with application are appropriately addressed within the wider planning approval. The proposals detailed within the NMA include the relocation of an existing agricultural gate providing access to the 'Retained Land', and its replacement with new landscaping. The proposals are located on the northern boundary of the site to the west of its current location. This amendment will make minor changes to the previously approved details to enable the landowner to submit a separate application under agricultural permitted development rights for the creation of a new agricultural access.

This cover letter should be read alongside the supporting application form and relevant plans referenced below.

This application is submitted in conjunction with the following applications:

- Agricultural Permitted Development Rights application made on behalf of the landowners of the 'Retained Land' to the north. This is submitted by the landowner's planning agent, Lucid Planning.
- Non-Material Amendment to relocate existing agricultural gate. This is submitted by Countryside Partnerships Southern on behalf of Pembers LLP.

Application Background

Outline planning permission was granted for the redevelopment of the proposed development site for the construction of 250 residential units and associated works in May 2018 (Application Ref. O/15/77190). A subsequent reserved matters application was made for 242 dwellings in May 2018 to secure the details of the appearance, layout, scale and landscaping associated with the outline proposals (RM/18/83278). This application was approved in November 2018.

The condition wording associated with the relevant conditions is as follows:

- *Condition 10: No development shall start until a landscaping scheme has been submitted to and approved in writing to the Local Planning Authority. The scheme shall cover all hard and soft landscaping [including trees and boundary treatments] and provide a 20m buffer of naturalised habitat adjacent to the Gore Copse SINC and appropriate buffering to ensure protection of any headwater springs; and details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.*
- *Condition 11: No development shall start until a landscape, ecology and open space management plan and maintenance schedule has been submitted to and approved in writing by the Planning Authority. The landscape and open space shall thereafter be managed in accordance with the approved details.*

The following plans were submitted to discharge these conditions:

- D2593-FAB-00-XX-DR-L-0321 PL01 – Soft Landscaping General Arrangements
- D2593-FAB-00-XX-DR-L-0321 PL04– Extract of Soft Landscaping Arrangements for this location
- D2593 L.109 – Plant Specification
- DSM-E4679-355Q – Hard Landscaping Plan
- D2593 and D2593 L.701 – Landscape Maintenance and Management Plan
- Ecological Management and Mitigation Strategy Report Rev 3 (dated 2019)

The conditions were discharged in August 2018 under DC/18/8341.

Following the approval of the outline application, a reserved matters application was made in May 2018 and subsequently approved in November 2018. In addition, further applications to vary the S106, together with the conversion of the sales suite to a residential dwelling, and extensions to the original farmhouses have been made. These are not relevant to this proposal.

The construction of the development is now well advanced and the relevant planning conditions attached to these consents are in the process of being discharged. During this process, it has been identified that an alternative access arrangement is required to support the continued agricultural use of the land to the north of the development, referred to as the 'Retained Land' (edged in blue on the supporting landownership plan enclosed at Appendix I). This land is used for agricultural purposes and access is required from Mortimers Lane. Further details relating to the proposals are set out below.

Proposals

As a result of the proposed Non-Material Amendment (submitted under separate cover) which includes the relocation of the existing agricultural access, the approved landscaping and ecological details have been revised. This application is therefore made to approve these revisions in accordance with the proposed NMA and to discharge Outline Planning Conditions 10 and 11.

This application is supported by the following plans:

- D2593 L.100 Rev 5 – Landscape Masterplan / Green Infrastructure Plan
- D2593-FAB-00-XX-DR-L-0321 PL05 – Soft Landscaping General Arrangements
- D2593 L.391 Rev 02 – Extract of Soft Landscaping Arrangements for this location
- D2593-FAB-00-00-DR-L-0391 PL01 – Detailed Soft Landscaping
- D2593 L.109 Rev 3 and D2593-FAB-00-00-DR-L-0399 PL03 – Specification and Plant Schedule and Specification
- DSM-E4679-355Q – Hard Landscaping Plan
- D2593 L.101 Rev 04 – Combined Hard and Soft Landscaping Arrangement Plan
- D2593 and D2593 L.701 Rev 04 – Landscape Maintenance and Management Plan
- UE0618 – Ecological Technical Note

Application Fee and Format

This application is made directly to Eastleigh Borough Council via the Planning Portal. The planning application fee of £180 (£116 + £64 Planning Portal Service Charge) has also been paid online via the Planning Portal.

Summary

I trust the above information is sufficient to validate the proposed application, however, should you require any further information, please do not hesitate to get in touch with myself on the below details, or my colleague Steve Clark (07706 359217 / stephen.clark2@countrysidepartnerships.com).

We look forward to receiving confirmation of receipt of this application.

Yours Sincerely,

Kate Green

Planning Manager
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