

I, **GRAHAM WADE**, a Director of Draper Tools Group Limited, Hursley Road, Chandler's Ford, Hampshire, SO53 1YF **DO HEREBY SOLEMNLY AND SINCERELY DECLARE** as follows:

1. I am a Director of Draper Tools Group Limited ('Draper Tools').
2. I joined Draper Tools in 1984 as a Sales Representative, being promoted to Regional Sales Manager in 1988, Senior National Account Manager in 1992, Sales Manager in 1999, Sales Director in 2006 and Managing Director in 2012.
3. My employment is based at our Hursley Road, Chandler's Ford site.
4. This Declaration supports an application for a Certificate of Lawfulness of a Proposed Use or Development ('CLOPUD') being submitted to Eastleigh Borough Council ('EBC') as the Local Planning Authority ('LPA').
5. Company records confirm that Draper Tools was founded in 1919 when Bert Draper sold government surplus and tools in markets around the Kingston Upon Thames area. This led to the purchase of the original warehouse, from which Draper Tools as we know it today was born, although at this time it was known as B. Draper & Son Limited and owned the trademark B.D.S. Although Draper Tools sold its own brand as early as this time, it was also a quality engineer's merchant and tool wholesaler.
6. Company records confirm that when Bert Draper passed away in 1963, control of the company passed to his son Norman. With the increased business and cramped conditions at Kingston Upon Thames, Norman purchased the freehold rights to the current premises in Chandler's Ford, Hampshire at auction the same year. Norman pushed the business forward dramatically and developed the 'Draper' brand as we know it today, by importing quality tools from all around the World.
7. Our premises in Chandler's Ford comprises some 535,000 square feet of warehouse, storage and distribution space. The site incorporates dedicated parking for heavy goods vehicles ('HGVs') and the site receives and despatches circa 14 HGV vehicles on a working day, including our own HGVs and those of logistics companies including TNT, DHL, NIC and Freightroute.
8. The buildings incorporate goods inwards bays, goods out bays and substantial areas for the storage, packing and picking of goods that together make up the main and primary part of the Draper Tools business operation at the Chandler's Ford site, namely the receiving, storage and distribution of products.
9. The Draper Tools site on Hursley Road also contains areas of offices, a reception, a sales display area, staff canteen and welfare facilities; but the primary use of the site is a storage and distribution warehouse.

10. The EBC planning committee report attached as **Exhibit 1** was prepared in relation to a planning application for reserved matters pertaining to the Draper Tools site, reference RM/17/80952. The committee report acknowledges on page 1 the LPA's understanding that the site is a "*Current industrial employment site mainly used for warehousing and distribution*".
11. I understand that the Use Classes Order 1987 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 classify our Chandler's Ford site as 'Class B8 Storage and Distribution' planning land use.
12. The photographs provided within **Exhibit 2** and **Exhibit 3** show the current interior of the building that is the subject of the above CLOPUD application and show how the building is laid out for the storage of received goods, ready for picking and onward despatch.

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provision of the Statutory Declarations Act 1835.

DECLARED by the said

GRAHAM WADE

This **31** day of October 2023

In the County of Hampshire

Before me

Solicitor / Commissioner for Oaths

KRISTEN WOODS
SOLICITOR
ERIC ROBINSON SOLICITORS
6-8 BROWN HILL ROAD
CHANDLERS FORD
EASTLEIGH
HAMPSHIRE
SO53 2EA

Exhibit 1

REF. NO. RM/17/80952

PLANNING APPLICATION REPORT

DESCRIPTION ADDRESS	Reserved matters application to outline planning permission O/10/66978 dated 24.07.2012 as amended by variation of condition consents X/17/80362 (condition 1) dated 06.07.2017 and X/17/80089 (various conditions) dated 06.07.2017 for the construction of 130 dwellings (use class C3) associated roads, landscaping, parking, open space and play areas with access from Hursley Road and the construction of a care home (60-70 bedrooms) and close care bungalows (use class C2) with associated landscaping and parking and access from Ramalley Lane. DRAPER TOOLS LTD, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1YF
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SITE VISIT DATE – 27/07/2017
ARE PLANS ACCURATE? - yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – yes and site notices displayed

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The reserved matters are for appearance, landscaping and scale. Access and layout have previously been approved and the mix of dwellings previously agreed. Plan amendments have been submitted twice addressing inconsistencies between floor plans and elevations.
SITE AREA	4.1ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	31.7 dph No change from the original outline planning permission.
TOPOGRAPHY	Generally level site
TREES	There are a number of trees mainly around the site boundaries but these should not be impacted any further by the proposed amendments to the site layout.
BOUNDARY TREATMENT	Fencing to all site boundaries, the nature of which is dependent upon what the site borders, i.e. public or residential development.
SITE CHARACTERISTICS	Current industrial employment site mainly used for warehousing and distribution.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature, although some much smaller commercial businesses are present along Hursley Road. There is also an area of woodland to the south of the site with allotments and a cemetery beyond this.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/10/66978	Outline: (1) Construction of 130 dwellings comprising 59No. 3-bed houses, 45No. 4-	Outline approval granted 24 th July 2012

Exhibit 2



Exhibit 3

