

11 December 2023

The Case Officer
Planning Services
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire SO50 9YN

Dear Sir or Madam

Site: 19 Rose Cottage Bishopstoke Eastleigh Hampshire SO50 6JP

Subject: Homelodge Accommodation (mobile home) conforming to the Caravan Act 1960 and the Caravan Sites Act 1968 (as amended)

I confirm that Homelodge Ltd has visited the above site. I also confirm that the unit proposed for the property is for use as ancillary annexe accommodation.

Our Homelodge accommodation range are designed, manufactured (pre-fabricated) and constructed so that they could be lifted as two bays (sections) and as a single volumetric unit for instance by lorry or low loader fitted with 'crane assist'.

This proposed unit would be pre-fabricated in our factory in Crawley, near Winchester, and is designed as a single bay mobile home and would be engineered and constructed to be capable of being lifted in and out of the site as a single volumetric unit for instance by lorry or low loader fitted with 'crane assist'.

The methods for installing the unit proposed at 19 Rose Cottage are as follows:

Assembly Method 1 (off-site assembly) – would be to assemble the mobile home as a completed unit in our factory and deliver this to site by lorry or low loader. This volumetric unit would then be craned into the rear garden. Once the unit is no longer needed it can be lifted out as a single volumetric unit. Please see the photographs of one of our units being loaded and unloaded in this way included with the attached Craning in and Removal Methodology drawing.

Assembly Method 2 (on site assembly) – Health & Safety regulations require that 'risks' be designed out of processes wherever possible, so to fulfil this directive and being in line with well-established case law and appeal cases such as:

159 Victoria Avenue Borrowash Appeal APP/N1025/C/01/1074589 where, at Paragraph 6, the Inspector states ***I see no requirement in section 13(1)(a) that the process of creating the 2 separate sections must take place away from the site on which they are joined together, it is only necessary that the act of joining the 2 sections together should be the final act of assembly'***

And

Bridge Cottage Bisham Appeal APP/T0355/X/19/3237532 where, at Paragraph 10, the inspector states '***There is no requirement within the legislation for it to be assembled off site in order to be a caravan. As it would not be a twin-unit caravan, there is also no requirement for it to form two halves to be assembled on site,***' this unit would be delivered to site in prefabricated structural sectional form by lorry and assembled on site. Once assembled, the proposed unit can be lifted as a single volumetric unit.

For clarity whether the unit is installed using assembly method 1 or assembly method 2, I confirm the unit would be identical and are structurally capable of being removed from site as a single volumetric unit as shown by the attached Lifting Methodology (For single bay Homelodge Mobile Home). This can be confirmed by an independent crane engineer and independent structural engineers report if required.

The unit proposed will be connected to the same electricity supply and foul drainage serving the dwelling using quick release fittings.

I trust this is helpful and provides you with sufficient precise and unambiguous information but please contact me if you require anything further and we would be delighted to assist.

Yours sincerely



Felix Bolger
Managing Director