

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/W1715/W/23/3332895

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Tom Francis
Company/Group Name	Country Homes
Address	Dolphin Cottage Hampton Hill Swanmore SO32 2QN
Phone number	
Email	
Preferred contact method	Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes ☒ No ☐
Name	Ms Marie Nagy
Company/Group Name	Teal Planning Ltd
Address	Brentano Suite Solar House 915 High Road North Finchley London N12 8QJ
Phone number	
Email	
Your reference	Moorlands
Preferred contact method	Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Eastleigh Borough Council
LPA reference number	F/22/93835
Date of the application	13/09/2022
Did the LPA validate and register your application?	Yes ☒ No ☐
Did the LPA issue a decision?	Yes ☒ No ☐
Date of LPA's decision	02/10/2023

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes ☐ No ☒
Does the appeal relate to an existing property?	Yes ☒ No ☐
Address	Moorlands Farm Botley Road West End SOUTHAMPTON SO30 3HD
Is the appeal site within a Green Belt?	Yes ☐ No ☒
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes ☒ No ☐
Please describe the health and safety issues	
The site is accessed via security gates. A number of the existing buildings are derelict and the hardstanding is uneven in places. Access will need to be accompanied.	

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes ☐ No ☒
Please enter details of the proposed development. This should normally be taken from the planning application form.	
Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i).	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	1.71 hectare(s)
Area of floor space of proposed development (in square metres)	2124 sq metre(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

- | | |
|---|-------------------------------------|
| 1. Refused planning permission for the development. | ☒ |
| 2. Refused permission to vary or remove a condition(s). | ☐ |
| 3. Refused prior approval of permitted development rights. | ☐ |
| 4. Granted planning permission for the development subject to conditions to which you object. | ☐ |
| 5. Refused approval of the matters reserved under an outline planning permission. | ☐ |
| 6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. | ☐ |
| 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). | ☐ |
| 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. | ☐ |
| 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. | ☐ |

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations	☒
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(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes	☐ No	☒
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(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?	Yes	☒ No	☐
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Please explain.

To view the existing built area of the site, its existing condition and its relationship to the adjoining SSSI

2. Hearing	☐
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3. Inquiry	☐
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H. FULL STATEMENT OF CASE

☒ [see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case?	Yes	☒ No	☐
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☒ [see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)	Yes	☒ No	☐
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☒ [see 'Appeal Documents' section](#)

(b) Have you made a costs application with this appeal?	Yes	☐ No	☒
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I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



Owner's Name:

Hampshire County Council

Address at which notice was served:

The Castle, Winchester, SO23 8UJ

Date the notice was served:

10/11/2023

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.



02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).



03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.



04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.



05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.



05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.



05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.



06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.



06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.



07. A copy of the design and access statement sent to the LPA (if required).



08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.



09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☒
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☒
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Ms Marie Nagy

Date

10/11/2023 11:03:16

Name

Ms Marie Nagy

On behalf of

Mr Tom Francis

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	E - Statement of Case -Nov 23 - pdf.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	A- List of Appeal Documents - pdf.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	92 - DRAFT S106 Moorlands Farm 06.09.23.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	2 - Application Form - 4 Oct 2022.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	94 - F_22_93835 - Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	3- 7912 - L01- Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	1 - Cover Letter_Redacted.pdf
File name:	7 - 7912 - E04-Existing Block Plan.pdf
File name:	35 - Agent Letter.pdf
File name:	5 - 7912 - E02-Existing Site Plan_Part 2 of 2.pdf
File name:	6 - 7912 - E03-A - Existing Site Sections A-A and B-B.pdf
File name:	2 - Application Form - 4 Oct 2022.pdf
File name:	38 - Tenant Interest Moorlands Letter 2.pdf
File name:	19 - 7912 - D100 - Proposed Access Road Works_Part 1 of 2 - RevB.pdf
File name:	4 - 7912 - E01-Existing Site Plan_Part 1 of 2.pdf
File name:	28 - AIA - Tree Protection Plan MOORLANDS FARM AUGUST 2022v2-TSP AO landscape sheet 1.pdf
File name:	37 - Tenant Interest Moorlands Letter 1.pdf

File name: 8 - 7912 - E05-Existing Farmhouse Elevations.pdf
File name: 20 - 7912 - D101 - Proposed Access Road Works_Part 2 of 2 - RevB.pdf
File name: 3- 7912 - L01- Location Plan.pdf
File name: 39- BREEAM Pre-assessment v2 13.10.2022.pdf
File name: 29 - AIA - Tree Protection Plan MOORLANDS FARM AUGUST 2022-TPP AO landscape sheet 2.pdf
File name: 27 - AIA AMS Moorlands Farm Rev A August 2022.pdf
File name: 10 - 7912 - D02-Proposed Site Plan_Part 2 of 2_RevH.pdf
File name: 13 - 7912 - D05-B - Proposed Floor Plan Unit B.pdf
File name: 16 - 7912 - D08-B - Proposed Plans and Elevations Unit D.pdf
File name: 36 - Agent Letter - CoStar South Coast-Industrial-Market-2022-08-26.pdf
File name: 17 - 7912 - D09-A - Proposed Site Sections A-A and B-B.pdf
File name: 25 - Design and Access Statement_REV B.pdf
File name: 11 - 7912 - D03-B - Proposed Floor Plan Unit A.pdf
File name: 15 - 7912 - D07-B - Proposed Floor Plan and Elevation Unit C.pdf
File name: 9 - 7912 - D01-Proposed Site Plan_Part 1 of 2_RevH.pdf
File name: 31 -The Biodiversity Metric 3.1 -Calculations.pdf
File name: 24 - -Planning and Economic Statement.pdf
File name: 33b - LVIA - 2 - BMC LVIA-photos and method 07-09-22.pdf
File name: 30 - Ecology - Land at Moorlands Farm EcIA Final.pdf
File name: 26 - Archaeological Desk-To Assessment.pdf
File name: 14 - 7912 - D06-C - Proposed Elevations Unit B.pdf
File name: 23 - M27 streetview.pdf
File name: 34 - Transport Statement Sept 2022.pdf
File name: 32 -Flood Risk Assessment - 21035-FCE-XX-XX-RP-D-0001-P03.pdf
File name: 33a - LVIA - 1 - BMC LVIA-text and plans 08-09-22.pdf
File name: 21- Layout - Landscape Mitigation and Enhancement ACLA BMC 04.pdf
File name: 22 - Site Photographs.pdf
File name: 12 - 7912 - D04-C - Proposed Elevations Unit A.pdf
File name: 18 - 7912 - D10-Sketch Perspective.pdf
File name: 40 - Cover Letter - 12 December 2022 - pdf_Redacted.pdf
File name: 58 - BNG Matrix Calculations December 2022 - .pdf
File name: 50 - 7912 - D101-C - Proposed Access Road Works_Part 2 of 2 - RevC.pdf
File name: 49 - 7912 - D100-C - - Proposed Access Road Works_Part 1 of 2 - RevC.pdf
File name: 55 - AIA - Tree Protection Plan MOORLANDS FARM Revision C DEC 2022-TPP AO landscape sheet 1.pdf
File name: 56 - AIA - Tree Protection Plan MOORLANDS FARM Revision C DEC 2022-TPP AO landscape sheet 2.pdf
File name: 41 - Consultation Response Summary - December 2022 - pdf.pdf
File name: 54 - AIA AMS Moorlands Farm Revision B Dec 2022.pdf
File name: 48 - 7912 - D09-A - Site Sections.pdf
File name: 47 - 7912 - D06-C - Proposed Elevations Unit B - corrected.pdf
File name: 53 - 7912_Design and Access Statement_REV D-compressed.pdf
File name: 43 - 7912 - D02-K - -Proposed Site Plan_Part 2 of 2.pdf
File name: 44 - 7912 - D03-C - Proposed Floor Plan Unit A.pdf
File name: 45 - 7912 - D04-C - Proposed Elevations Unit A - corrected.pdf
File name: 46 - 7912 - D05-C - Proposed Floor Plan Unit B.pdf
File name: 51 - ACLA BMC 04 mitigation & enhancement Rev C.pdf
File name: 42 - 7912 - D01-K - Proposed Site Plan_Part 1 of 2.pdf
File name: 52 - ACLA BMC 05 Boundary Treatments.pdf
File name: 57 - Preliminary Ecological Assessment EcIA Final V2.pdf
File name: 59 - Sustainable Drainage Strategy Addendum No.1.pdf
File name: 60 - Transport Note Addendum TN DEC Rev 1.pdf
File name: 61 - Cover Letter Redacted 12 May 2023.pdf
File name: 72 - 7912 - D101 - Proposed Access Road Works_Part 2 of 2 - RevD.pdf
File name: 71 - 7912 - D100 - Proposed Access Road Works_Part 1 of 2 - RevD.pdf
File name: 77 - Tree Protection Plan MOORLANDS FARM Revision D MAR2023-TPP AO landscape sheet 1.pdf

File name:	78 - Tree Protection Plan MOORLANDS FARM Revision D MAR2023-TPP AO landscape sheet 2.pdf
File name:	63 - 7912 - D02 - Proposed Site Plan_Part 2 of 2_Rev M.pdf
File name:	62 - 7912 - D01 - Proposed Site Plan_Part 1 of 2_Rev P.pdf
File name:	64 - 7912 - D03-Proposed Floor Plan Unit A - Rev D.pdf
File name:	76 -Arboricultural Impact Assemmment - Method Statement Revision C MAR2023.pdf
File name:	66 - 7912 - D05-Proposed Floor Plan Unit B - Rev C.pdf
File name:	70 - 7912 - D09-Proposed Site Sections A-A and B-B_Rev B.pdf
File name:	68 - 7912 - D07-Proposed Floor Plan and Elevation Unit C - Rev C.pdf
File name:	73 - Landscape Mitigation and Enhancement - ACLA BMC 04 mitigation Rev D.pdf
File name:	69 - 7912 - D08-Proposed Plans and Elevations Unit D - Rev B.pdf
File name:	75 - Design and Access Statement_REV F.pdf
File name:	65 - 7912 - D04-Proposed Elevations Unit A - Rev D.pdf
File name:	67 - 7912 - D06-Proposed Elevations Unit B - Rev C.pdf
File name:	74 - Proposed Boundary Treatments - ACLA BMC 05 Rev A.pdf
File name:	79 - Archaeology - PCA Moorlands Farm DBA 2022 GT01 CAM02.pdf
File name:	81 - Ecology - Moorlands Biodiversity Metric 4.0 Calculation Tool - Headline Results.pdf
File name:	85 - Transport Note Addendum TN May Rev 1 2023.pdf
File name:	83 - Sustainable Drainage Strategy - 21035-FCE-XX-XX-RP-D-0003 FRA Addendum No.2.pdf
File name:	82 - LVIA Addendum 02-05-23.pdf
File name:	84 - Transport Statement - Updated - May 2023pdf.pdf
File name:	86 - Drainage - E5_HiPAF_Brochure_digi-1.pdf
File name:	89 - NJC-009-1 - Visibility Cross Section.pdf
File name:	88 - NJC-009-PROPOSED ACCESS WIDENING.pdf
File name:	87 - NJC-001-ACCESS AND VISIBILITY REV A.pdf
File name:	90 - NJC-008-ACCESS AND TRACKING Rev B.pdf
File name:	91 - Updated List of Documents and Plans - 10 July 2023.docx
File name:	92 - DRAFT S106 Moorlands Farm 06.09.23.pdf
File name:	103a - Statutory Responses to 4 Nov 2022.pdf
File name:	103b - Statutory Consultation Responses - From 12 December 2022.pdf
File name:	80 - Priliminary Ecological Assessment - Land at Moorlands Farm ECIA V3 May 2023 COMPRESSED.pdf.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	A- List of Appeal Documents - pdf.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	91 - Updated List of Documents and Plans - 10 July 2023.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	93 - Committee Report.pdf
File name:	98 - Environmentally-Sustainable-Development - 2009.pdf
File name:	96 - Obligations SPD - 2008.pdf
File name:	97 - Biodiversity SPD - 2009.pdf
File name:	100 - Trees-and-Development-SPD-April-22.pdf
File name:	95 - Eastleigh-Borough-Local- Plan-2022.pdf
File name:	102 - Landscape Character Area-11-m27-corridor.pdf
File name:	101 - settlement-gap-study-report-october-2020.pdf

File name:	99 - Quality-Places - SPD - 2011.pdf
File name:	104 - Third Party Objections.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	A- List of Appeal Documents - pdf.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	75 - Design and Access Statement_REV F.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name:	105 - Moorlands Farm Marketing Details.pdf
File name:	106 - Moorgreen Meadows SSSI - Condition Assessment 2023.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name:	A- List of Appeal Documents - pdf.pdf
Completed by	MS MARIE NAGY
Date	10/11/2023 11:03:16