



Drawing Notes:

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Written dimensions to take precedent over scaling the drawing however all dimensions to be checked and verified on site prior to commencing works. The Contractor shall take all responsibility for setting out. Any discrepancies should be clarified prior to proceeding with work.

All workmanship and materials shall comply with BS 8000 Parts 1 - 15.

All drawings and notes are prepared for the purposes of demonstrating compliance with the Approved Documents comprising the Building Regulations and do not necessarily describe the full extent of the construction works required. Details of all existing parts of the structure (drainage etc) and the exact requirements of the Client should be verified for the contract sum prior to commencement. Any variations from those implied from these drawings should be clarified.

Application F/08/G25228 access on the east side, utilises the existing access.

The site has previous history applications F/08/G25228 and F/13/73364.

Both applications were refused by the planning authority and were both lost on appeal. The applications were different in scale, design and approach.

The applications had different approaches to gaining access to the site and on which side of Ropley the access road passed to the rear. In both appeals the effects on passing west or east of Ropley were acceptable. The access road on the west side required a new access on to the highway where the east side access utilised the existing access for Ropley.

Application F/13/73364 proposed a new access to the highway.

Application F/13/73364 access on the west side.

No Acoustic Fencing is provided along this noisy boundary. No control overworking hours under current planning for industrial units in close proximity.

Set back development, distant from street scene activities and natural surveillance.

Existing Site Plan
1:200

Issued For For
Planning Approval

BPS Design Consultants Ltd

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Project: Ropley Botley Road West End Southampton SO30 3HA		
Client: Mr C Pitter		
Dwg Title: Proposed Development -Existing		
Dwg No: PLOI	Revision: -	
Date: July 2024	By: rjn	Scale: As Shown

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