

ATLAS

PLANNING GROUP

PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

Land North of the Hollies, Hill Street, Calmore, SO40 2RX

June 2022

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Appendix A – Approved Plan from application 13098

INTRODUCTION

- 1.1 This Planning Statement has been produced by Atlas Planning Group in support of an application seeking full planning permission for the erection of 9 new dwellings (Use Class C3) garaging, together with hard and soft landscaping and associated works.
- 1.2 This Statement will assess the development proposal in the context of adopted national and local planning policy, found within the National Planning Policy Framework (2021), the New Forest District Council development plan documents.

SITE DESCRIPTION

- 2.1 The application site relates to a relatively flat agricultural parcel of land located to the west of Hill Street approximately one mile north of Calmore.





Figure 1, 2 and 3: Site Photographs

2.2 The overall parcel of land amounts to 1ha, with access via Hill Street to the eastern boundary.



Figure 4: Site Location

2.3 The site forms part of a strategic allocation for housing, together with the undeveloped land immediately to the north and west. To the south and east there are several existing residential dwellings beyond which is open countryside.

2.4 Calmore is approximately 1km to the south and Southampton City Centre is 10km to the south-east.

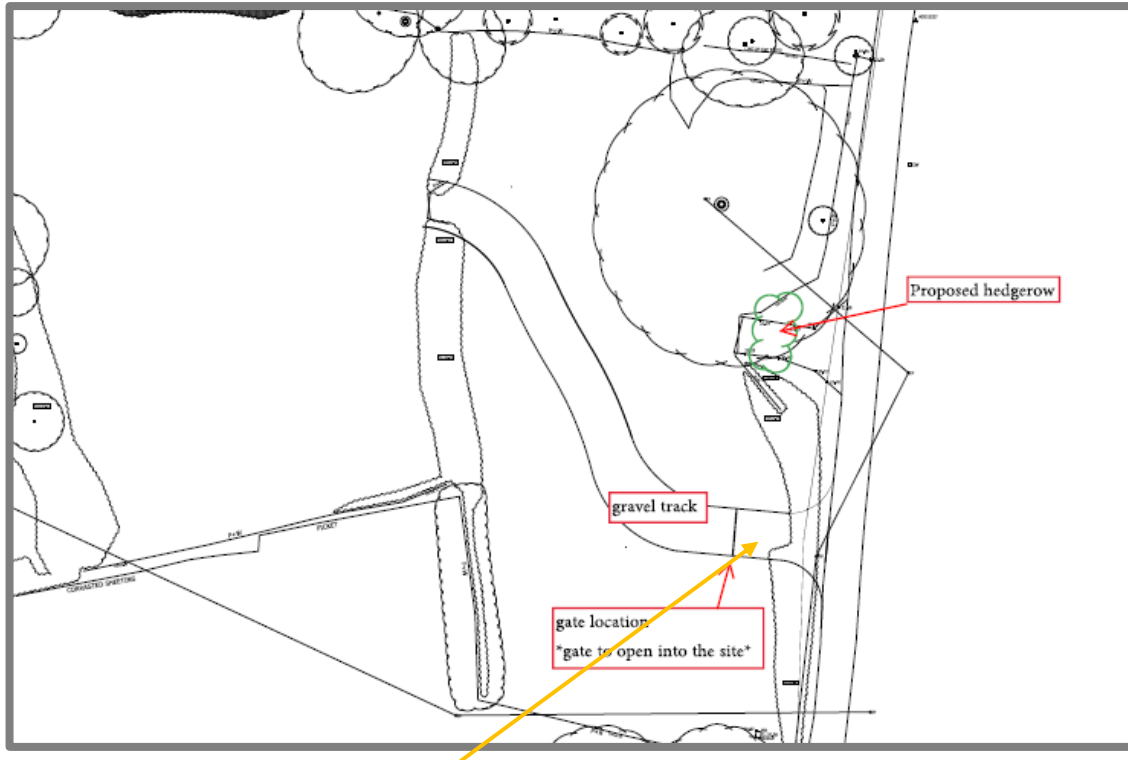


Figure 6: Approved plan showing approved new access location

THE PROPOSAL

4.1 The description of development can be summarised as follows

“Erection of 9 dwellings (Use Class C3), open car ports, access, hard and soft landscaping and associated works.”

4.2 Nine detached houses are proposed and table 1 below sets out their respective sizes which range from a 2 bed-4bed:

Table 1: Schedule of Accommodation

Plot no.	Bedrooms	GIA (SQ.M)	Parking (incl. car port spaces)
1	2	70.68	3
2	2	70.68	3
3	3	89.82	2

4	3	90.16	2
5	3	90.16	2
6	4	134.7	4
7	4	144.4	4
8	4	152.9	4
9	4	156.1	4
Total	-	999.6	28

4.3 It is proposed to utilise the recently approved vehicular access on Hill Street, whilst providing improvements to ensure the necessary visibility splays can be achieved.

4.4 Landscape enhancements and the provision of ANRG is also proposed and a fully detailed planting schedule accompanies the planning application.

PLANNING CONSIDERATIONS

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determining planning decisions is the Development Plan. For New Forest District Council, the Development Plan Documents include:

- The Local Plan 2016-2036 Part 1: Planning Strategy (2020);
- Saved Policy DW-E12 from the New Forest District Local Plan First Alteration (2005);
- Saved Policies CS7, CS19 and CS21 from the Local Plan Part 1: Core Strategy (2009); and
- Various saved Policies from the Local Plan Part 2: Sites & Development Management (2014).

5.2 The National Planning Policy Framework (NPPF) (2021) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.

5.3 The policies and guidance contained within the statutory DPD and all other relevant material considerations have informed the design process to ensure that the proposal is appropriate.

PRINCIPLE OF DEVELOPMENT

6.1 Policy STR5: *'Meeting our housing needs'* states how the target is to provide at least 10,420 additional homes in the Plan Area for the Plan period 2016-2036. Provision will be made for at least 6,000 homes on Strategic Site Allocations.

6.2 The application site forms a key part of one of the Council's Strategic Development sites that has been allocated for development in the adopted New Forest District Local Plan 2016-2036. Policy Strategic Site 1 applies which states that land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise of, inter alia, at least 1,000 homes.

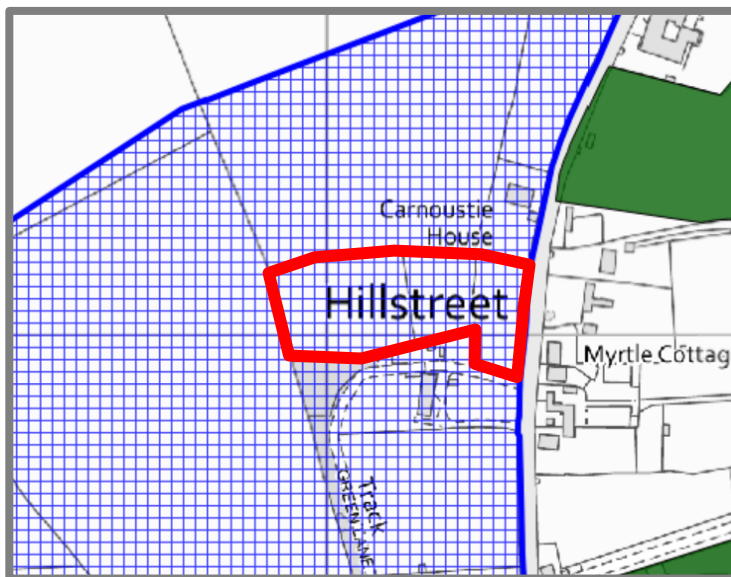


Figure 7: Application site in red forming part of a strategic allocation shown hatched in blue

6.3 Policy Strategic Site 1 is accompanied by a concept masterplan that illustrates how the allocation might be developed. It identifies, in broad terms, the areas where development could be provided. Whilst the concept masterplan (extract shown below) is illustrative, it does provide a framework for shaping development of the allocated area and the application site is highlighted for residential development.



Figure 8: Extract of concept masterplan with application site highlighted in red

6.4 The wider ownership of Strategic Site 1 is complex; however, the application site is a clear phase that can come forward on its own, whilst still responding to the wider strategic site requirements. Indeed, other phases of the allocation are already approved or currently submitted for approval (as illustrated below):

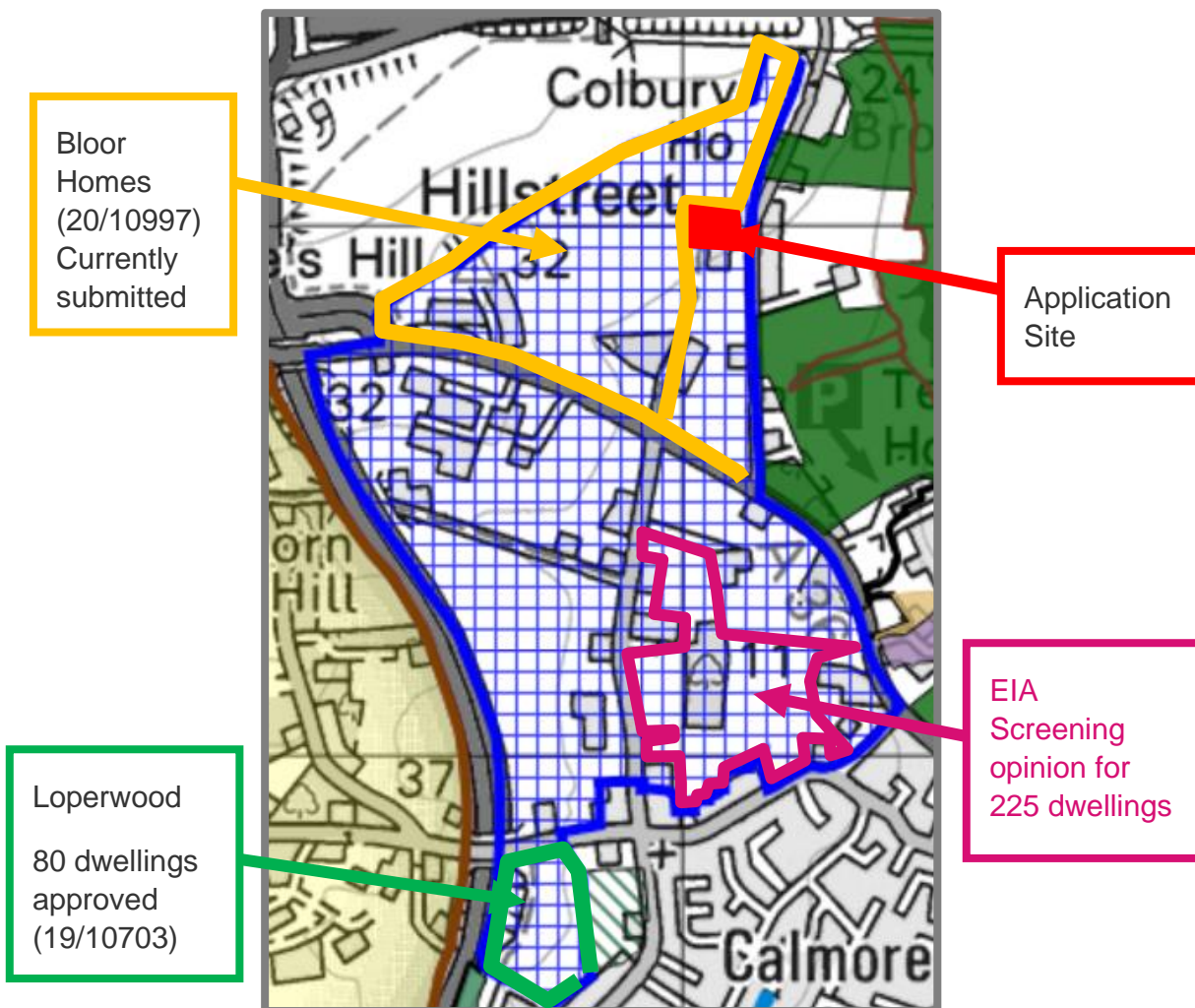


Figure 9: Parts of allocation already approved/submitted for approval

6.5 Having regard to the requirements of Policy Strategic Site 1 and the accompanying concept Masterplan, **it is clear that the principle of residential development at the application site is acceptable and directly supported by the allocation within the Local Plan.**

6.6 Taking the above into account, the remainder of this Statement will consider the following matters in turn:

- Character of the area;
- Housing mix;
- Public open space;
- Heritage assets;
- Residential amenity;
- Ecology;
- Trees;
- Highways; and
- Other matters.

CHARACTER OF THE AREA

7.1 Policy ENV3 '*Design Quality and Local Distinctiveness*' requires all development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive. Furthermore, new development is required to:

- i) Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;
- ii) Avoid unacceptable effects on local character or residential amenity;
- iii) Create buildings that are accessible;
- iv) Integrate car and cycle parking spaces so that needs are met in a manner not prejudicial to, inter alia, the character and quality of the street;
- v) Incorporate measures to improve resource efficiency and SUDS;
- vi) Provide appropriately designed green spaces; and
- vii) Ensure buildings, streets and spaces are attractive to look at.

7.2 Policy ENV4 '*Landscape Character and Quality*' states, where development is proposed there is requirement to retain and/or enhance the following landscape features:

- i) Features that contribute to a green infrastructure and distinctive character;
- ii) Features that screen existing development that would otherwise have an unacceptable visual impact;
- iii) Existing or potential wildlife corridors;
- iv) The landscape setting of the settlement;
- v) Important or locally distinctive views,
- vi) Areas of tranquility and areas of intrinsically dark skies.

7.3 The Council also have a Strategic Sites Masterplanning SPD (Consultation Draft) (2018) which although not formally adopted provides an indication as to the general aspirations of how the allocations will be delivered. As shown below, the layout of the proposed site plan is not entirely dissimilar from the illustrative plan below.



Figure 10: Extract from Strategic Sites Masterplanning SPD (2018) Page 34.



Figure 11: Extract of proposed site plan

7.4 The proposed houses are all 2 storeys but includes varying designs and sizes to provide visual interest. The materials proposed are traditional and will be of high quality (facing brickwork, render, tile hanging and clay tiles). As set out in the National Design Guide (2021), *“a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes through making the right choice at all levels, including:*

- *The layout (or masterplan);*
- *The form and scale of buildings;*
- *Their appearance;*
- *Landscape;*
- *Materials; and*
- *Their detailing”.*

7.5 In this case, a detailed landscape plan has been prepared by New Enclosure, having particular regard to the various open space requirements which are set out in more detail at subsequent sections of this Statement.

7.6 In terms of any potential impacts upon the landscape and character of the wider area, other than Hill Street, the map below shows there is a bridleway immediately to the south of the site that then extends westwards and then southwards to Green Lane to join Salisbury Road. The next nearest PRoW is located to the north-west of the site (Wade Hill Drove), however this is at least 500m away.

7.7 The north and western boundaries are also screened with existing trees and hedgerows naturally limiting any views of the site from a distance. Furthermore, in the context of the immediately intervening land being allocated for housing (and with an application currently submitted for housing on this land – 20/10997), the development will not result in unacceptable visual impact when possibly glimpsed from this bridleway.

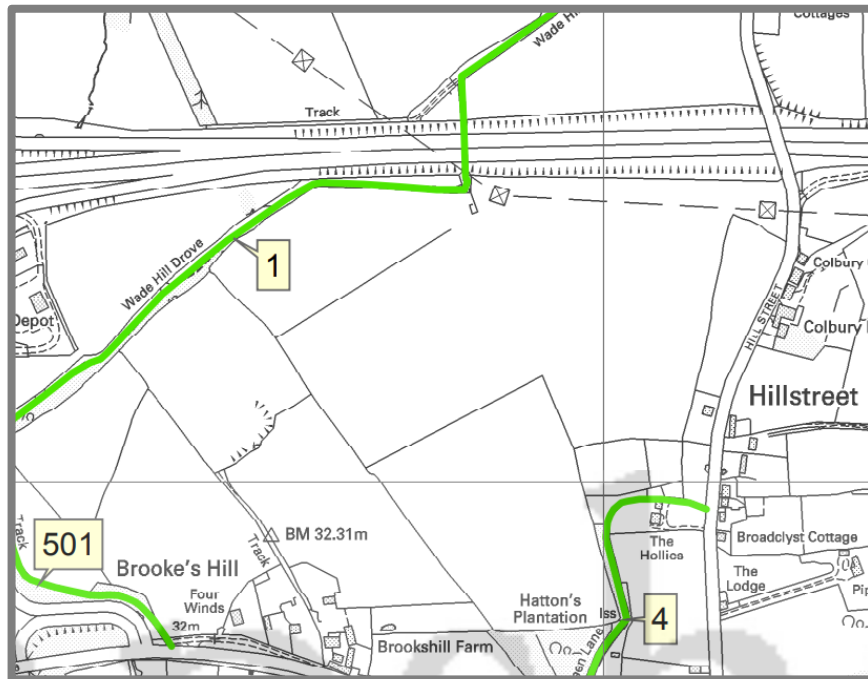


Figure 13: Hampshire Definitive Rights of Way Map Extract showing Wade Hill Drove

7.8 In any event, views of the site would be of high quality and well considered residential development seen against a backdrop of a wider housing allocation likely to be of a higher density than this site. The materials for the houses vary slightly throughout the site to provide visual interest and detail on each of the plots (as shown on the street scene elevations). However, the materials generally comprise of:

- Natural slate roofs
- Tile hanging detail
- Brick feature details above windows
- Facing brickwork
- Low level brick plinths with contrasting feature bricks
- Oak porches
- Oak boarding



Figure 14: Streetscene plan extract - Plots 2, 3 and 4



Figure 15: Streetscene plan extract - Plots 6 and 7



Figure 16: Streetscene plan extracts - Plots 8 and 9

7.9 Overall, the proposed housing and associated works, including landscaping will not harm the rural character of the area and will adjoin areas of new allocated housing on two of its boundaries. Therefore, there is no conflict with the local plan or the NPPF in this regard which seeks to promote well designed places and buildings.

HOUSING MIX

8.1 Policy HOU1: '*Housing type, size, tenure and choice*', states how the strategy is to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing

a mix and choice of homes by type, size, tenure and cost. Furthermore, “each development should contribute appropriately to improve housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme”.

Figure 6.1 of the Local Plan provides an **indicative** housing mix need for, inter alia, market homes:

	1-2 bed	3 bed	4+ bed
Market Homes	30-40%	40-45%	20-25%

8.2 The proposed housing mix is as follows:

- Two 2 beds (22.2%)
- Three 3 beds (33.3%)
- Four 4 beds (44.4%)

8.3 Crucially, the local plan’s mix is ‘indicative’ and taking into account the site’s constraints and characteristics, together with other requirements (such as the need to provide ANRG on site) the overall mix proposed provides a suitable range to provide a diverse offer for individuals, couples and families and is considered to comply with the overall objectives of HOU1.

POS & ANRG

9.1 Saved Policy CS7: ‘Open Space, Sport and Recreation’ (2009), aims to provide a minimum standard, the equivalent of 3.5 hectares of POS per 1000 population to serve the district’s town and larger villages. The Policy goes on to require, inter alia, all new residential developments to make provision for appropriately designed public open space, either through on-site provision of new open space or by financial contribution to enhance or create off-site provision and management of public open space.

9.2 Policy ENV1: ‘Mitigating the impacts of development on International Nature Conservation sites’ and Saved Policy DM2: ‘Nature Conservation, Biodiversity and Geodiversity’ requires development to include any necessary mitigation, management, or monitoring measures to ensure there are no adverse effects on the integrity of several International Nature Conservation Sites.

9.3 ENV1 also requires Alternative Natural Recreational Greenspace (ANRG) provision on site for developments of 49 or fewer net additional units this can be in the form of a financial contribution. However, for sites of 50 or more net additional residential dwellings a, “direct provision by the developer of at least 8 ha of natural recreational greenspace per 1,000 population located on the development site

or directly adjoining and well connected to it; and b) A financial contribution towards Access and Visitor Management and Monitoring...”

9.4 Paragraph 5.18 then clarifies that, “off-site contributions are not an acceptable alternative to the provision of on-site alternative natural recreational greenspace (ANRG) for development phases on sites are likely to contain 50 or more homes, even if that phase is for less than 50 dwellings”.

9.5 As the site forms part of a wider strategic residential allocation, it is anticipated that the Council will require ANRG to be provided on site. As such, much of the northern half of the site has been dedicated to providing ANRG, connecting through to the Bloor site’s proposed area of ANRG to the north. A new pedestrian connection is also provided to the south eastern corner of the site to the existing public footpath. This will ensure pedestrian connectivity and coherence from the application site to adjoining open space provisions and PRoW.

9.6 The site has already been designed to a very low density whilst also ensuring sufficient ANRG is provided. In terms of ANRG requirement, based on 28.2 person assumed occupancy (as detailed in the ‘Mitigation for Recreational Impacts SPD and Solent Recreation Mitigation Strategy’ (2021), the site would require 2300 sq. m. of ANRG. The site proposes circa **2,671sq.m** of onsite ANRG, thereby exceeding this requirement.

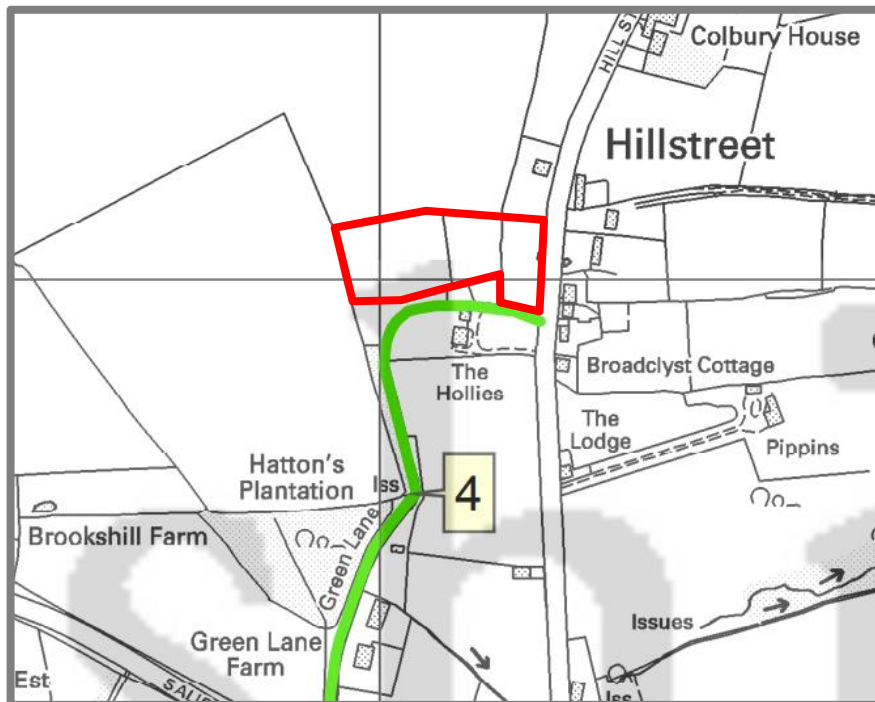


Figure 12: Hampshire CC Public Right of Way map extract. Bridleway shown in green and application site outlined in red.



Figure 13: Extract of illustrative masterplan associated with Bloor Homes site to the north and west.

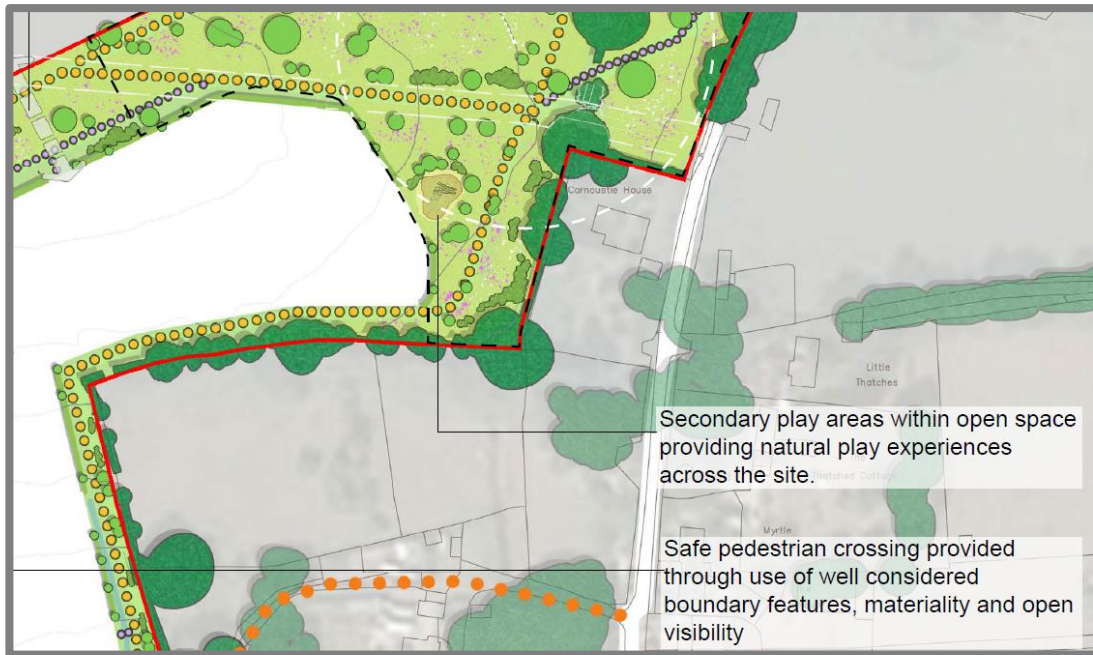


Figure 14: Extract from Bloor Homes Landscape and ANRG Framework Plan showing connectivity to the application site

HERITAGE ASSETS

10.1 It is a necessary requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of any listed buildings. The nearest listed buildings are located on the opposite side Hill Street.

10.2 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.

10.3 As shown by Historic England’s Map Search, the Thatched Cottage (List Entry Number 1351225) and the associated The Granary (List Entry Number 1094339) are both Statutorily Listed (Grade II).



Figure 14: Historic England Map Extract

10.4 Thatched Cottage is a detached house that was formerly part of Colbury Farm. It has undergone various alterations over the years including alterations in 1995 (95/NFDC/57046) and the construction of a garage in 2003. The building was listed in 1987 and the listing description focuses on the historical architectural features of the building.

10.5 The Granary is positioned towards the rear of the Thatched Cottage and is not visible from public view and is enclosed within the domestic setting of the Thatched Cottage.

10.6 The proposed development has been designed with consideration for the location of the two Grade II Listed buildings located on the opposite side of Hill Street to the east. Indeed, boundary screening/landscaping is to be retained and access will be via an already approved point on Hill Street.

10.7 Only one dwelling is proposed in the front section of the site, further limiting any potential harm to the setting of the listed building and helping to preserve its setting. The one dwelling in this section of the site is also in the south west corner, as far away from the listed building as reasonably practicable.

10.8 Overall, the proposed development of the site will preserve the special architectural and historic interest of the listed buildings in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant policies in the NPPF and the Local Plan.

RESIDENTIAL AMENITY

11.1 Paragraph 130(f) of the NPPF requires developments to, *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*.

11.2 Criterion ii) of Policy ENV3 states that new development will be required to, *“Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity”*.

11.3 In relation to any potential impact on adjoining occupiers the nearest residential occupiers are located along the opposite side of Hill Street and will not be adversely impacted by the one dwelling proposed in the first section of the site. To the south, the nearest residential neighbours are located approximately 30m away at The Hollies, with a small collection of intervening storage buildings.

11.4 The proposed houses are well designed and include generous gardens. The links to greenspace and on site and to adjoining areas of open space (to be provided as part of the wider allocation) will also be of great benefit to new residents who can enjoy open space immediately adjacent to their homes without the need to travel further afield.

11.5 Overall, the design of the proposed layout has carefully sought to ensure the amenity of all future residents is acceptable. Given the nature of the site and its existing boundaries there are no opportunities for adverse impacts on existing residents.

HIGHWAYS

- 12.1 Paragraph 111 of the NPPF (2021) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.
- 12.2 Policy CCC2: *'Safe and sustainable travel'* requires development to, inter alia, provide sufficient car and cycle parking, provide, or contribute proportionately to the provision of, any highways or public transport measures necessary to enable the development to be accommodated in a safe and sustainable manner, and to also prioritise safe pedestrian and cycle access within developments.
- 12.3 Connect Consultants have prepared a Transport Statement to support the application which sets out how the site benefits from existing walking and cycling infrastructure with the surrounding area and from two nearby bus stops with hourly services to destinations between Southampton and Salisbury. There are a range of services and facilities within walking and cycling distance, many of which are closer to the site than the national average distances. Overall, non-car travel from the proposed development is a realistic and viable option for future residents. Non-car travel will be enhanced by forthcoming plans to provide additional bus stops and improved pedestrian infrastructure as part of the wider strategic development site.
- 12.4 In terms of movements, the proposed development would be expected to generate four or five vehicle movements during the weekday AM and PM peak hours, and 42 across the whole day. This will have a negligible effect on the operation and safety of the local road network.
- 12.5 A pedestrian access will be provided via a 2m footway along the site access road, connecting to the existing PROW adjacent to the site.
- 12.6 A Stage 1 Road Safety Audit of the proposed new access junction has been undertaken by a qualified independent Safety Audit Team which concluded that there are no areas of concerns with regard to road safety.
- 12.7 As referred to within Policy CCC2, the NDFC Parking Standards SPD (2012) provide the following guidance for residential parking standards:

Table 1: Residential Standards

Dwelling size (bedrooms)	Recommended average provision (car spaces per dwelling)			Cycle Standard (minimum)	
	Shared/Communal Parking	OR	On-plot parking	Long stay	Short stay*
1	1.4		2.0	1 space per unit	1 loop/hoop per unit
2	1.5		2.0	2 spaces per unit	1 loop/hoop per unit
3	1.9		2.5		
4 or more	2.1		3.0	2 spaces per unit	1 loop/hoop per unit

** In the case of dwelling houses, other alternative provision for cycle storage may be considered.*

Figure 15: NFDC Residential Car Parking and Cycle Standards

12.8 The guidance would therefore recommend an average provision of 23.5 parking spaces would be appropriate for this proposal.

12.9 Overall, the Transport Statement prepared by Connect Consultant demonstrates that the proposed development is acceptable from a transport perspective; there are no highway or transport reasons to refuse planning permission.

ECOLOGY

13.1 Paragraph 174 of the NPPF (2021) and Chapter 15 more generally, requires planning policies and decisions to contribute to and enhance the natural and local environment.

13.2 Local Plan Policy STR1: Achieving sustainable development, sets out at criterion 3 how developments should, inter alia, retain, protect and enhance ecological assets and achieve a 10% biodiversity net gain.

13.3 A Preliminary Ecological Appraisal has been prepared by DW Ecology to accompany this application which sets out how the site currently consists of grazed horse paddocks surrounded by post and wire fencing with boundary shrubs and trees. Most of the site comprises species poor semi-improved grassland. the grassland on site is species poor and due to the regular grazing is unlikely to provide shelter or foraging resources for local wildlife.

13.4 Scattered shrub has formed around the unmanaged site boundaries due to the lack of management of these features.

13.5 Significant native tree and scrub planting is taking place around the boundaries of the site to infill gaps, buffer the northern boundary and enhance green corridors within the site and through to the wider

landscape. The total new planting area proposed is 465m² along with 95m² of new native hedgerow proposed throughout the site.

13.6 Overall, all habitats that have been identified as of local value or higher are to be retained and protected. These habitats will be enhanced through infill planting and a wildlife buffer along the northern boundary. This will strengthen the green corridors through the site and facilitate dispersal of species such as small mammals, herpetofauna and invertebrates to the wider landscape. The new wildflower areas will increase the floral diversity and availability of nectar and seeds on site for birds and invertebrates.

13.7 With the recommended protection and enhancements in place, it is considered that the residual impacts will be a permanent positive impact at the site level with all legal obligations adhered to.

FLOOD RISK & DRAINAGE

14.1 Paragraph 159 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Paragraph 167 also requires local planning authorities to ensure that flood risk is not increased elsewhere.

14.2 Policy CCC1 from the Local Plan (2020) '*Safe and healthy communities*' echoes National Planning Policy and requires development, where necessary, to include appropriate measures to prevent, control, mitigate or offset the impacts of risks of development on community health and safety.

14.3 Aegaea have prepared a FRA and SWDS for the proposed development. In summary it states the site is in Flood Zone 1 and the risk of flooding from fluvial sources is considered low. Additionally, with regard to pluvial sources of flooding, the proposed dwellings would remain unaffected in the 1:1000-year event based on the RoFSW dataset and therefore the risk is considered low.

14.4 Lastly flood risk from reservoirs and sewer sources is considered low, and no specific mitigation measures are recommended. The risk of flooding from groundwater is considered moderate. The proposed dwellings should be built in a flood proof manner (i.e. solid concrete floors) at ground level to negate the risk of groundwater ingress.

14.5 With regard sustainable drainage, and with reference to both national and local policy, surface water generated from the proposed development could be managed via on site attenuation in the form of a series of cascading below ground geocellular tanks, with surface water discharging via two outfalls (both at a restricted rate of 1.0l/s) to a ditch at the south of the site, subject to LLFA approval.

14.6 Overall, with regard to Flood Risk and Drainage, the proposal accords with National and Local Planning Policies.

TREES

15.1 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. In particular, paragraph

15.2 Local policy ENV4: '*Landscape Character and Quality*' requires, inter alia, landscape features (including trees, hedgerows and field boundaries etc.) to be retained/enhanced by including sensitive design, mitigation and enhancement measures.

15.3 An Arboricultural Report has been prepared by Eco-Urban to accompany this application and the findings and recommendations are summarised below.

15.4 Of the total of twenty-four trees, groups and hedges surveyed, only small sections of four hedges are scheduled to be removed to facilitate this development proposal. Additionally, trees in one group will have activities arising from the development occurring within their RPAs. The hedge sections to be removed are quite short in length, with the bulk of each hedge being retained. Therefore any implications arising from the removal of this vegetation are likely to be limited.

15.5 The incursions within the RPAs of trees by the position of a garage are small in size and so the potential implications arising from this are likely to be quite low. Provided the tree protection measures set out in this report are realised and care is taken during the sensitive works within tree RPAs, then the proposal is acceptable from an arboriculture perspective. Appendix 1 of the AIA includes a Tree Protection Plan that can be conditioned as part of any future granting of permission. Where the positioning of tree protection barriers is not feasible due to the need for construction access, then ground protection measures will be needed to safeguard RPAs. The ground protection will also be installed before any materials or machinery are brought onto the site and prior to any clearance or construction activities occurring.

15.6 Therefore, subject to the AIA recommendations being followed the development is in accordance with local and national policy requirements.

OTHER MATTERS

ENERGY & SUSTAINABILITY

- 16.1 Jaw Sustainability have prepared an Energy Strategy Report to accompany the planning application which sets out how the proposed development addresses local planning policies relating to energy and sustainability.
- 16.2 The strategy for the development is to utilise individual Air Source Heat Pumps. Following the energy hierarchy, passive design measures and energy efficient equipment the development will achieve a 78.63% saving over Part L.
- 16.3 Overall, the design team have made all reasonable endeavours to achieve the maximum carbon savings. The fabric performs significantly better than building regulations minimum standards and highly efficient ASHP systems are specified.

NITRATE

- 16.4 As a result of increased nitrogen input in the water environment of the Solent, with evidence that these nutrients are causing eutrophication at internationally designated sites, thereby potentially adversely affecting the integrity of these sites. Natural England's guidance stipulates that where new residential development involving additional dwellings would drain or discharge wastewater into the Solent and Southampton Water, then such development must achieve nutrient neutrality in respect of nitrogen/nitrates.
- 16.5 A Nitrogen Budget prepared using Natural England's calculator has been submitted with the application.

HIGH SPEED INTERNET

- 16.6 High Speed Internet will be provided prior to first occupation of the dwellings.
- 16.7 The applicant confirms that the infrastructure/ducting required to service the new homes will be installed whilst constructing the access roads. This will allow for hidden access routes to be provided.
- 16.8 A review of price comparison website, Uswitch has been undertaken which has confirmed high speed internet connection is achievable for the nearest property to the site (The Hollies). The list below sets out

a list of national providers providing services (with an internet speed of 60-100Mb) in this area¹ (based on a postcode of SO40 2RX).

- Vodafone Superfast 2
- Plus Net Unlimited Fibre Extra
- TalkTalk Unlimited Fibre 65
- NOW Broadband: Super Fibre
- Shell Energy Superfast Fibre Plus Broadband
- John Lewis Fibre Extra Broadband
- Onestream Fibre 80 Broadband
- Direct Save Telecom Unlimited Fibre Broadband
- POP Telecom Superfast Fibre Infinity Broadband

16.9 Additionally, according to Open Reach Ultrafast Full Fibre map, Ultra-Fast Fibre will be available at the site before the end of 2026.

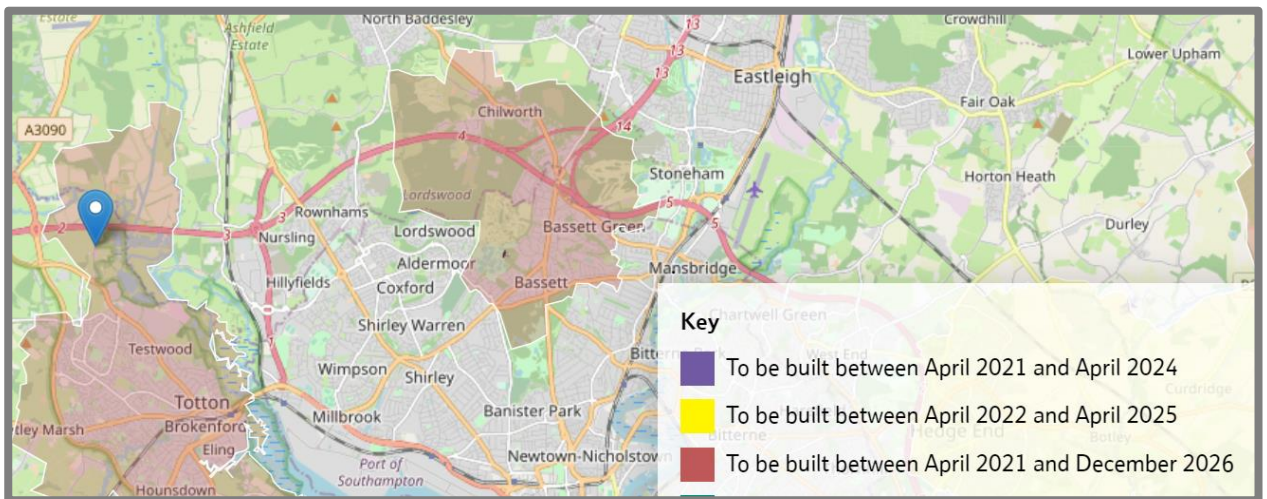


Figure 3: Extract from Open Reach's Ultra-Fast Full Fibre Map

CONCLUSIONS

17.1 This application seeks full planning permission for the erection of 9 dwellings (Use Class C3), garaging, access, landscaping and associated works.

17.2 The application is supported by this Planning Statement and the following reports:

- Flood Risk and Drainage Strategy

¹ Based on a postcode of SO40 2RX

- Arboricultural Report
- Ecological Survey
- Biodiversity Net Gain Calculation
- Transport Statement
- Energy/Sustainability Statement
- Landscape Plan and Planting Schedule
- Nitrate Budget

17.3 The proposal has been carefully designed to ensure:

- The development accords with relevant local and national planning policies;
- The development is acceptable in terms of highways and amenity considerations;
- There will be no adverse arboricultural impacts;
- The development will provide overall ecological enhancement; and
- The development will preserve the character of the area whilst delivering housing on an allocated strategic site.

17.4 We therefore comment this application to you and request is it approved without delay.

A

1. This drawing is the copyright of Hampshire Design Consultancy Ltd. and may not be reproduced without licence.
 2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
 3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
 4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.

Revision

K08P.23.10

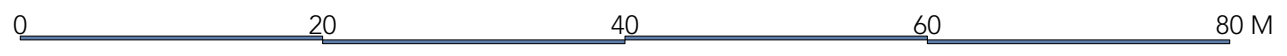
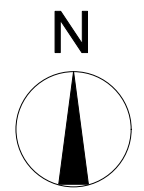
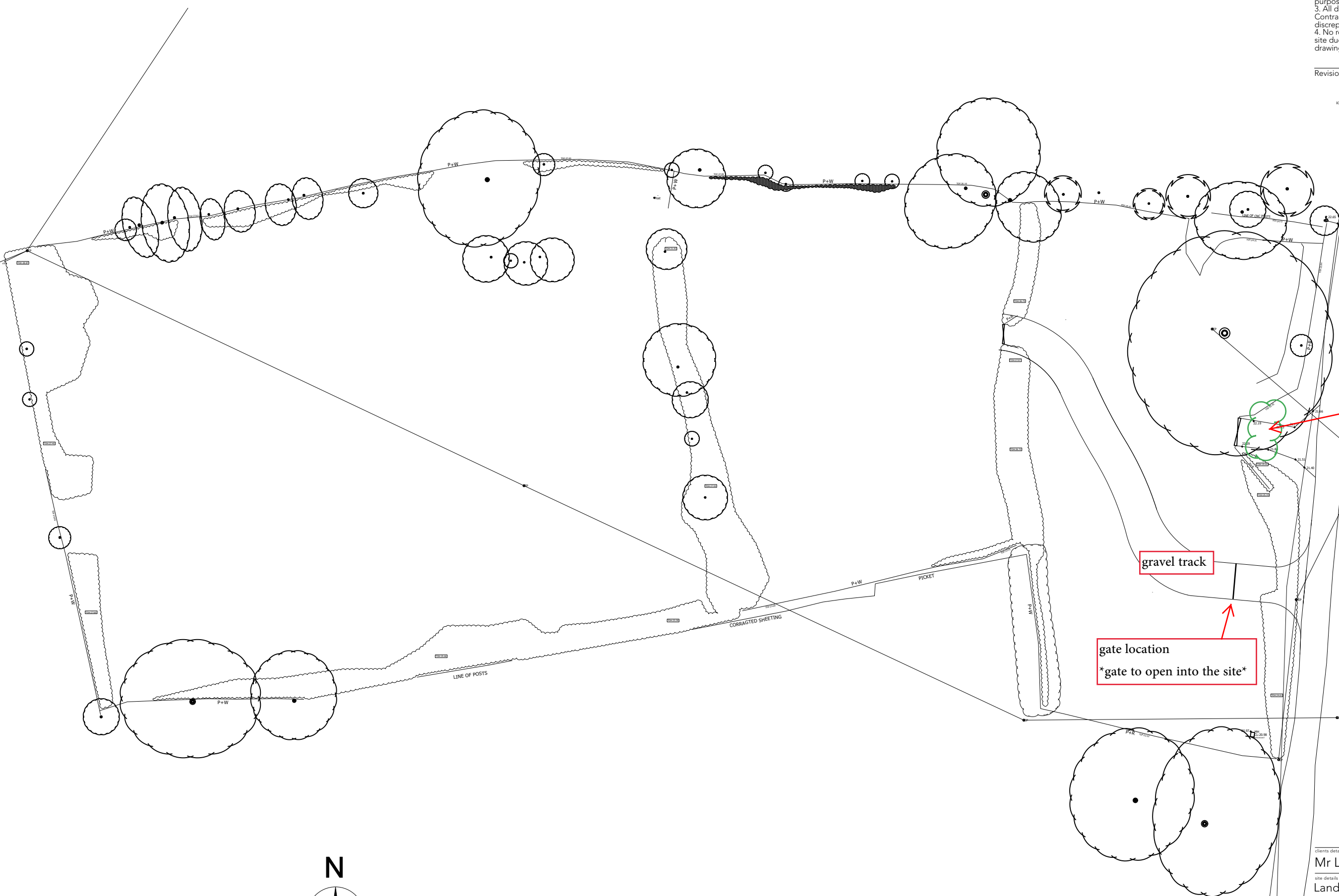
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B00V

Proposed hedgerow

gravel track

gate location
 gate to open into the site



clients details
 Mr Latham.
 site details
 Land North of The Hollies,
 Hill Street,
 Calmore. SO40 2RX

drawing reference
PROPOSED NEW ACCESS ROAD

created by drawing No
 HDC Ltd 295/DP/2000
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