

APPENDIX M



GYNERGY SELF
 CONSULTING ENGINEERS
 15 TROTTON ROAD, BROADWAY PARKWAY
 SOUTHAMPTON, HAMPSHIRE, SO9 4JH
 TELEPHONE: 01703 622200 / 01703 622274
 FAX: 01703 622201
 WWW: www.gynergyself.co.uk
 Email: info@gynergyself.co.uk

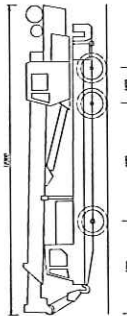
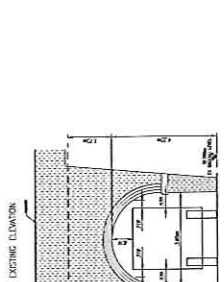
FROBISHER LTD
 N/A

LITTLE PARK FARM
 SEGENSWORTH
 HAMPSHIRE

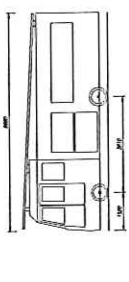
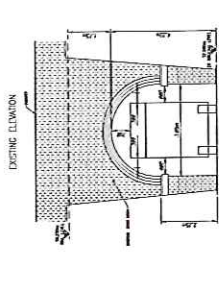
EXISTING BRIDGE
 ACCEPTABLE VEHICLE TYPES

PERMITTED TO DRAWING MARKED 'FINAL' ONLY THE FOLLOWING:
 P = PRELIMINARY
 F = FINISHED
 C = CONTRACTOR
 R = RECORD

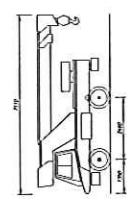
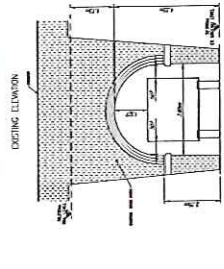
NO.	DATE	OCCUPATION	BY	CHECKED BY
01	20.03.13	PRELIMINARY	SPB	SPB
02	20.03.13	PRELIMINARY	SPB	SPB
03	20.03.13	PRELIMINARY	SPB	SPB
04	20.03.13	PRELIMINARY	SPB	SPB
05	20.03.13	PRELIMINARY	SPB	SPB



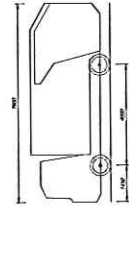
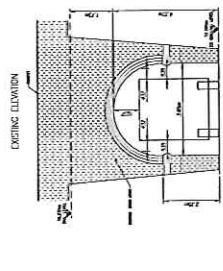
Large Mobile Crane
 Overall Length 12.300m
 Overall Width 2.430m
 Overall Body Height 3.330m
 Min Body Ground Clearance 0.330m
 Track Width 2.430m
 Lock to Lock Time 0.00s
 Kerb to Kerb Turning Radius 10.000m



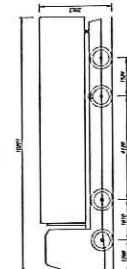
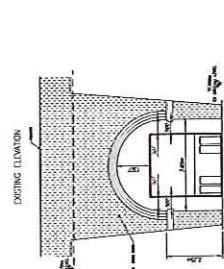
D032 Fire Appliance
 Overall Length 8.800m
 Overall Width 2.180m
 Overall Body Height 3.452m
 Min Body Ground Clearance 0.337m
 Max Track Width 2.121m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 7.910m



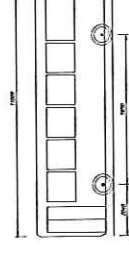
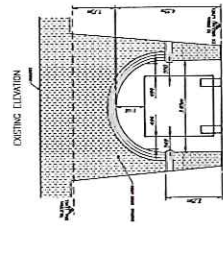
Small Mobile Crane
 Overall Length 7.110m
 Overall Width 2.500m
 Overall Body Height 2.804m
 Min Body Ground Clearance 0.427m
 Track Width 2.500m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 5.800m



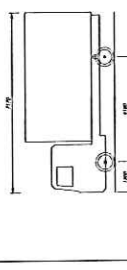
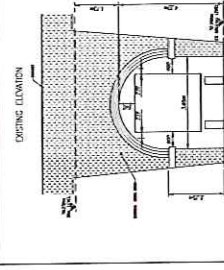
D032 Refuse Vehicle
 Overall Length 7.900m
 Overall Width 2.400m
 Overall Body Height 3.183m
 Min Body Ground Clearance 0.386m
 Max Track Width 2.400m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 9.625m



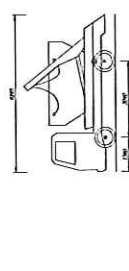
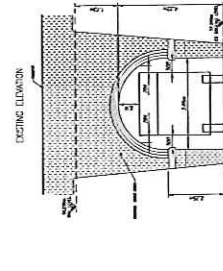
Large Tipper
 Overall Length 10.20 m
 Overall Width 2.500m
 Overall Body Height 2.863m
 Min Body Ground Clearance 0.343m
 Max Track Width 2.500m
 Lock to Lock Time 5.00s
 Kerb to Kerb Turning Radius 11.930m



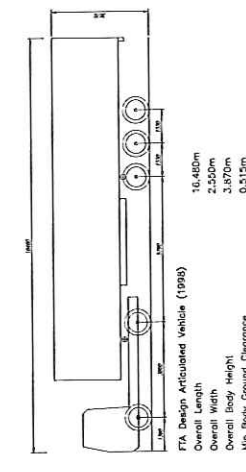
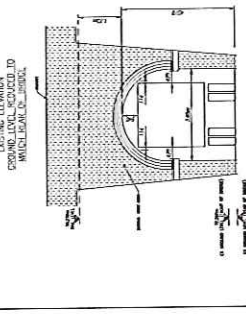
Dart SLF 11.20m
 Overall Length 11.000m
 Overall Width 2.401m
 Overall Body Height 3.077m
 Min Body Ground Clearance 0.32m
 Track Width 2.380m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 9.318m



FTA Design LC Rigid Vehicle (1998)
 Overall Length 7.170m
 Overall Width 2.500m
 Overall Body Height 3.580m
 Min Body Ground Clearance 0.375m
 Track Width 2.120m
 Lock to Lock Time 3.00s
 Kerb to Kerb Turning Radius 7.000m



Small Skip Lorry
 Overall Length 6.200m
 Overall Width 2.400m
 Overall Body Height 3.650m
 Min Body Ground Clearance 0.396m
 Max Track Width 2.425m
 Lock to Lock Time 5.00s
 Kerb to Kerb Turning Radius 6.340m



FTA Design Articulated Vehicle (1998)
 Overall Length 16.480m
 Overall Width 2.550m
 Overall Body Height 3.870m
 Min Body Ground Clearance 0.315m
 Max Track Width 2.470m
 Lock to Lock Time 3.00s

APPENDIX N



TO THE COMMISSIONING CONTRACTOR: FROBISHER LTD
ADDRESS: LITTLE PARK FARM, SEGENSWORTH, HAMPSHIRE
TELEPHONE: 01703 25209 - FACSIMILE: 01703 25209
EMAIL: info@gynergyself.co.uk
WEBSITE: www.gynergyself.co.uk

PROJECT: N/A
CLIENT: FROBISHER LTD

PROJECT: LITTLE PARK FARM, SEGENSWORTH, HAMPSHIRE
DRAWING: EXISTING ACCESS WIDENING REQUIREMENTS

DATE: APRIL 2013
SCALE: 1:100
DRAWN BY: S.P.B. S. BAKER
CHECKED BY: S.P.B. S. BAKER
PROJECT NO: F13878 P 716

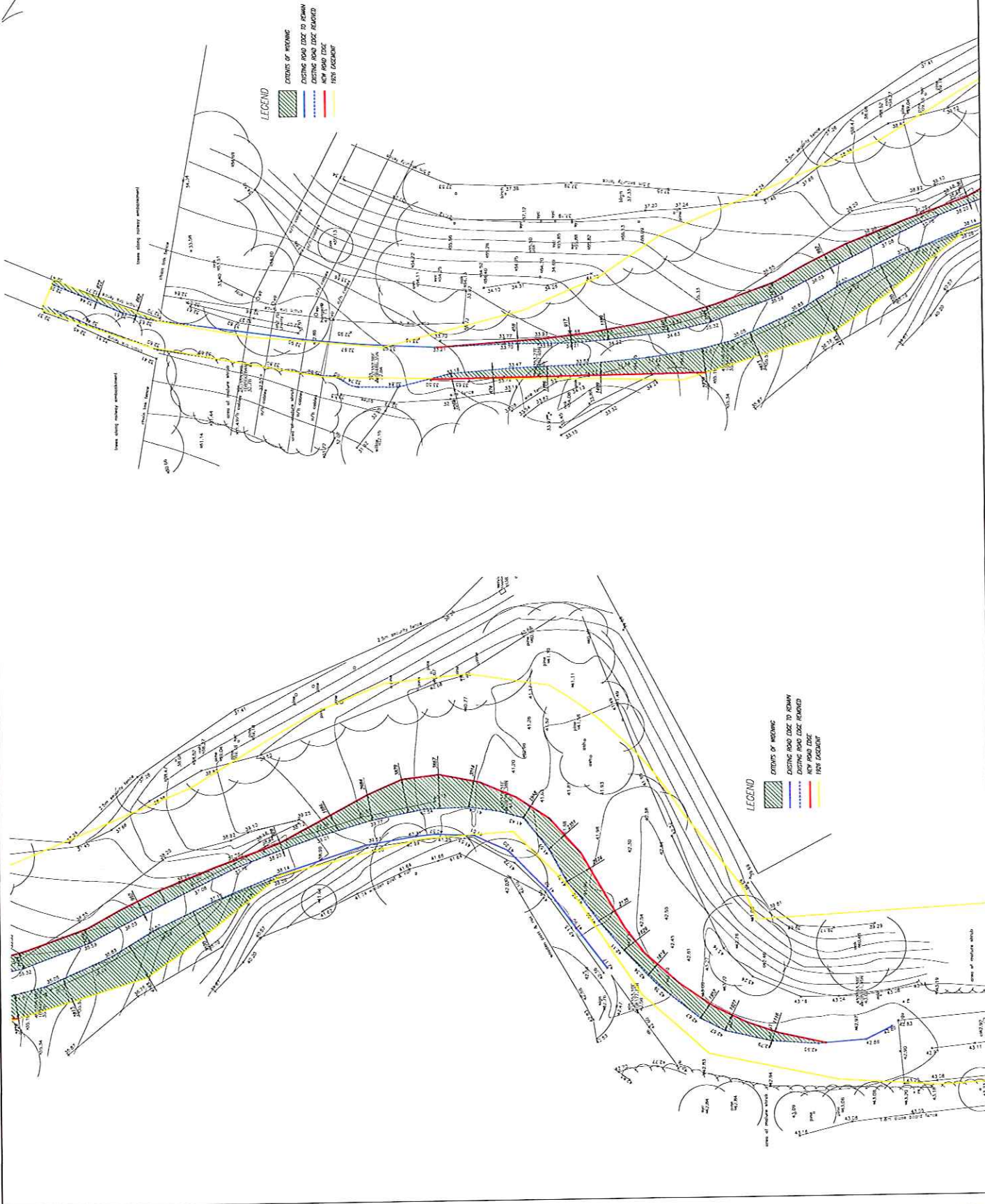
REV	DATE	DESCRIPTION	BY	CHKD
1	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
2	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
3	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
4	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
5	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
6	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
7	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
8	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
9	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
10	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
11	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
12	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
13	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
14	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
15	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
16	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
17	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
18	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
19	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
20	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
21	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
22	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
23	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
24	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
25	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
26	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
27	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
28	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
29	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
30	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
31	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
32	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
33	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
34	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
35	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
36	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
37	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
38	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
39	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
40	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
41	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
42	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
43	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
44	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
45	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
46	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
47	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
48	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
49	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
50	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
51	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
52	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
53	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
54	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
55	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
56	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
57	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
58	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
59	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
60	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
61	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
62	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
63	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
64	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
65	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
66	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
67	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
68	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
69	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
70	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
71	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
72	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
73	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
74	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
75	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
76	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
77	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
78	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
79	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
80	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
81	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
82	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
83	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
84	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
85	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
86	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
87	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
88	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
89	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
90	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
91	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
92	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
93	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
94	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
95	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
96	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
97	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
98	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
99	15.11.12	PRELIMINARY	S.P.B.	S.P.B.
100	15.11.12	PRELIMINARY	S.P.B.	S.P.B.

REFERS TO DRAWING NUMBER THAT SHOWS THE FOLLOWING: -
 P = PRELIMINARY
 I = ISSUE
 C = CONSTRUCTION
 R = RECORD

THIS DRAWING SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD.

THIS DRAWING SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD.

THIS DRAWING SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD AND SHALL BE USED FOR THE CONSTRUCTION OF THE ROAD.





APPENDIX O

PRELIMINARY

C.G.S.	C. SLADE	DATE	JUNE 2013
SCALE		SCALE	1:100
PROJECT NO.	F13878	REV.	P
		NO.	718

Groum Self
 CONSULTING ENGINEERS
 STRUCTURAL, CIVIL, ENVIRONMENTAL

10 THE GARDENS, BROADBENT, FARNHAM,
 HAMPSHIRE PO16 8BE
 TELEPHONE: 01256 322229 - FACSIMILE: 01256 322294
 EMAIL: info@groumself.com
 WEBSITE: www.groumself.com
 Also at: Home and St Albans

FROBISHER LTD
 N/A

**LITTLE PARK FARM
 SEGENSEWORTH
 HAMPSHIRE**
 EXISTING BRIDGE
 REVISED BASE LEVEL

PROCES TO BEING MONITORED SHALL SHOW THE FOLLOWING:-

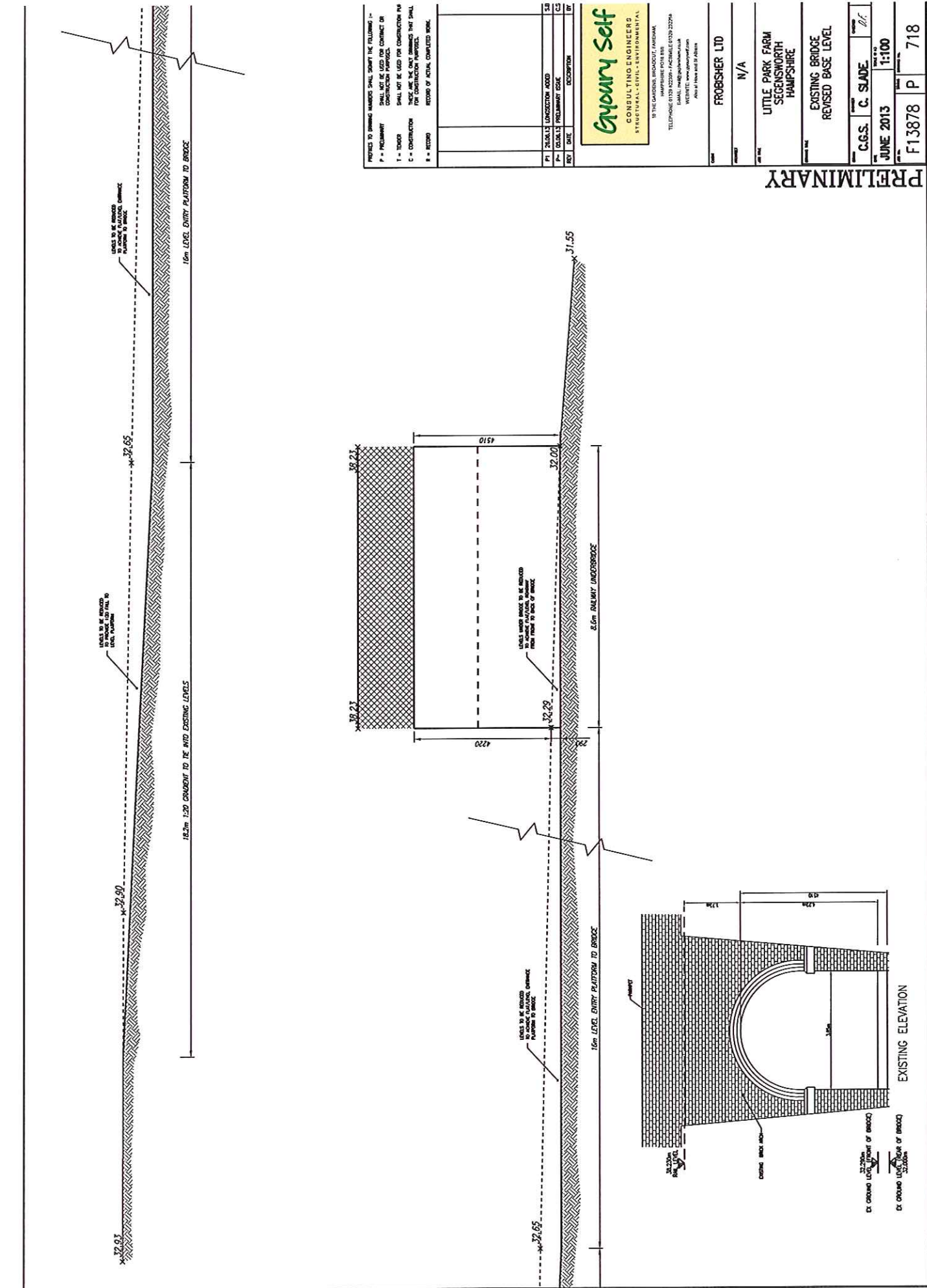
P = PRELIMINARY
 SHALL NOT BE USED FOR CONTRACT OR CONSTRUCTION PURPOSES.

T = TENDER
 SHALL NOT BE USED FOR CONSTRUCTION PM

C = CONSTRUCTION
 THESE ARE THE ONLY DRAWINGS THAT SHALL BE USED FOR CONSTRUCTION PURPOSES.

R = RECORD
 RECORD OF ACTUAL COMPLETED WORK.

NO.	DATE	DESCRIPTION	BY
P1	20.06.13	CONSTRUCTION ADDED	SLD
P2	20.06.13	PRELIMINARY ISSUE	CSJ



APPENDIX P

LAND REGISTRY
Form 20 (A.) **TRANSFER OF FREEHOLD LAND (Part.)** (Rule 98)
5 JUN 1926

INLAND REVENUE DUTY STAMPS RECEIVED

LAND REGISTRY FEE STAMPS

H.M. LAND REGISTRY.
LAND REGISTRATION ACT, 1925.

7334

County SOUTHAMPTON
District SOUTHAMPTON
Title No. P. 5283
Property As Tithefield.

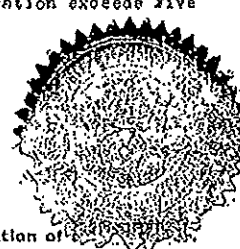
1926 P
7334

(1) Date. 25th of May 1926 In consideration of TWO HUNDRED AND SEVENTY POUNDS pounds (£ 270) the receipt whereof is hereby acknowledged.

(2) **THE COUNTY COUNCIL** of the Administrative County of Southampton of The Castle Winchester in the County of Southampton (hereinafter called the Council)

as beneficial owner hereby transfers to **HAROLD ELBERT BAKER** of Cull Coppice Swanwick in the said County Cycle Engineer the land shown and edged with red on the accompanying plan (1) and shown as (and described in the Schedule hereto) being part of the land comprised in the title above referred to, subject to the conditions of Section 12 of the Small Holdings and Allotments Act 1908 AND IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds five hundred pounds.

Signed, sealed, and delivered by the *The Honorable Seal of the County Council* was affixed thereto in the presence of



NOTE:—The Land Certificate must be produced on Registration of (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)


P 32,100
blank of the county council
Request, T. A. Barber

[OVER]

THE SCHEDULE.

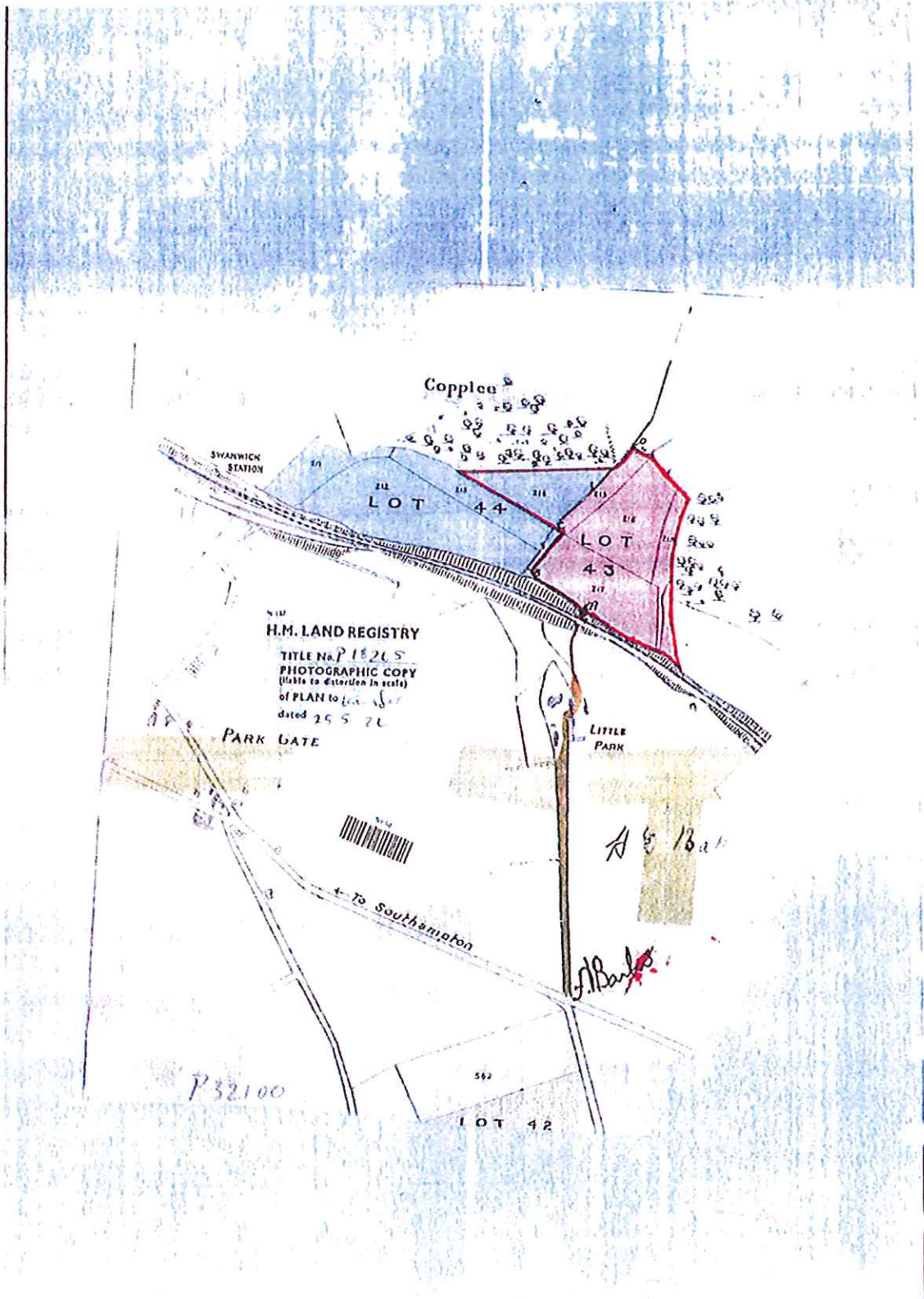
ALL THAT piece or parcel of land situate at Titchfield in the said County containing a total area of 15a.3r. and 3p. or thereabouts and Nos. 214, 215, 216, 217 and 218 on the Ordnance Map (1909 Edition) TOGETHER with a full and free right for the said Harold Elbert Baker and his successors in title his and their agents servants tenants and others and all persons authorised by him or them with or without horses cattle and other animals carts carriages motor cars and other vehicles of any sort and description and in common with all other persons entitled to a like right at all times and for all purposes to pass and repass through over and along the strip of land or road coloured yellow on the said plan reserving to the Council a similar right of way and Subject to a similar right of way for all those entitled to use the same over the strip of land or track between the points "AP" and "CP" on the said plan and subject also to all liabilities to make and maintain fences repair roads and the like to which any part of the said land is subject and also subject to the following exception and reservation (that is to say) There shall be excepted and reserved unto the Council in fee simple out of the Transfer hereby made all mines minerals mineral substances and substrata whatsoever including oil deposits (hereinafter called the reserved mineral substances) within upon and under the said land or any part thereof with full power for the Council its successors and assigns and its and their grantees lessees tenants servants agents and workmen to enter into and upon the said land at all times hereafter and to bore search for win work raise dress and make merchantable and carry away the reserved mineral substances and any other mines and substrata belonging to the Council and situate beyond or outside of the limits of the said land with power generally to work any of the mineral substances hereinbefore mentioned by way of outstroke or instroke and also from time to time to make such boreholes pits shafts wells or levels roads railways or other ways pools streams and watercourses and to divert or alter such pools streams and watercourses and to erect such engines machinery houses cottages for workmen and rubbish upon or otherwise to cover occupy and use or to break and destroy the surface of the said land hereinbefore conveyed and generally to do such other acts in relation to the boring searching for winning working raising dressing and making merchantable and carrying away the reserved mineral substances or such other mineral substances as aforesaid as the Council its successors and assigns may in its or their discretion think necessary or proper and either with or without leaving any support for the surface of the said land hereby conveyed or any part thereof or any building for the time being standing thereon at its or their option from time to time the persons working the said mineral substances nevertheless making reasonable compensation and satisfaction to the owners of and tenants of the surface of the said land for any injury which may be done to such surface and to any buildings now standing or hereafter to be erected thereon the amount of such compensation in default of agreement to be determined by arbitration before two Arbitrators under the Arbitration Act 1889 or any statutory modification or re-enactment thereof for the time being in force AND the Council and the said Harold Elbert Baker hereby apply to the Registrar to enter in the Register such of the said appurtenant rights reservations exceptions and conditions as are capable of registration.

SIGNED SEALED AND DELIVERED by
the said HAROLD ELBERT BAKER in
the presence of

H. E. Baker 

Witness *Mildred S. Baker,*
addressed *11, Devonshire Rd., Pockney, Southampton.*
Contractor *Teacher.*

732100 2



H.M. LAND REGISTRY
TITLE No. P18265
PHOTOGRAPHIC COPY
(liable to distortion in scale)
of PLAN to L.S. 1847
dated 25.5.76

PARK GATE

LITTLE PARK

To Southampton

P32100

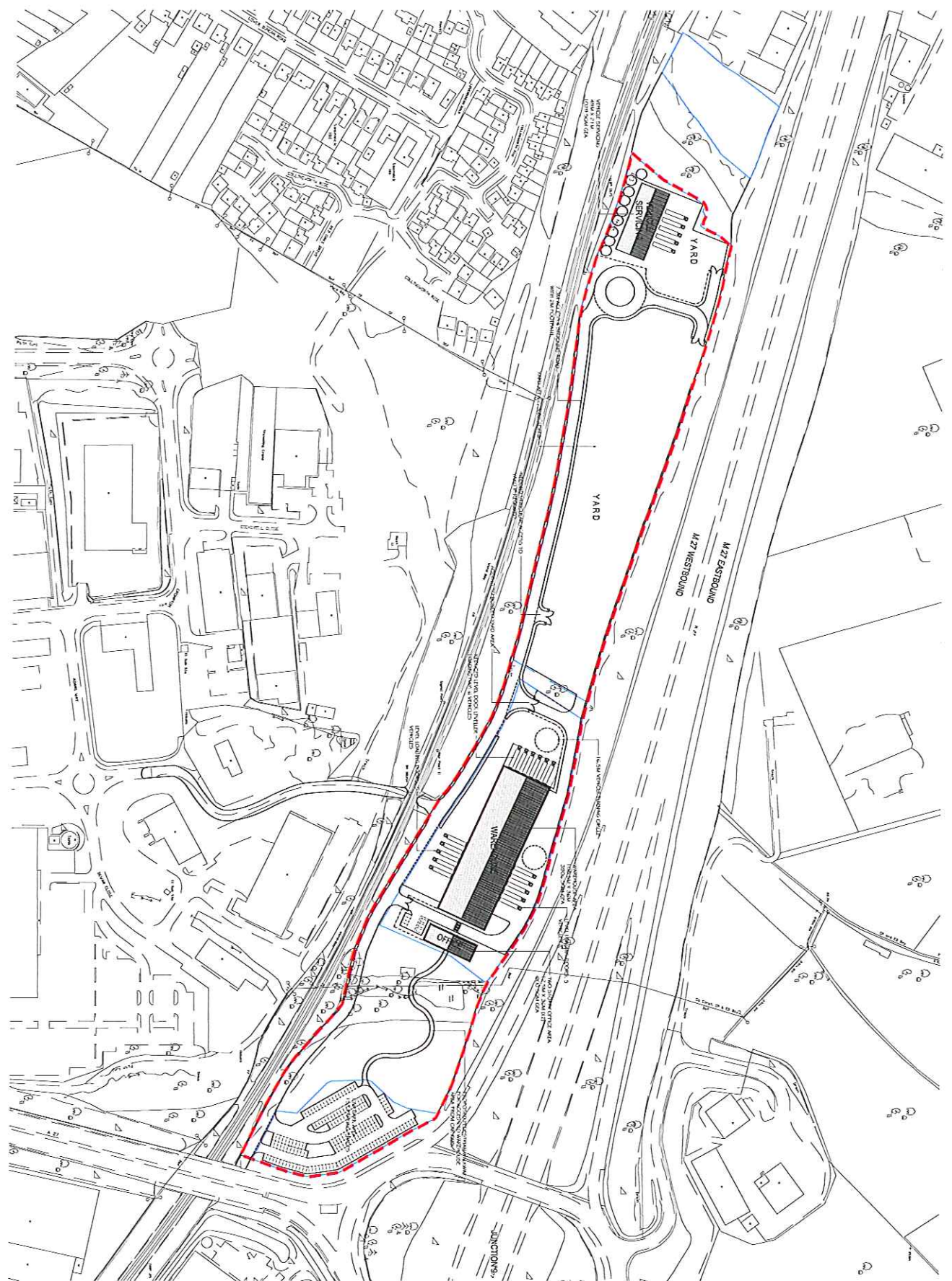
LOT 42

A & B at

A Bank

This official copy is incomplete without the preceding notes page

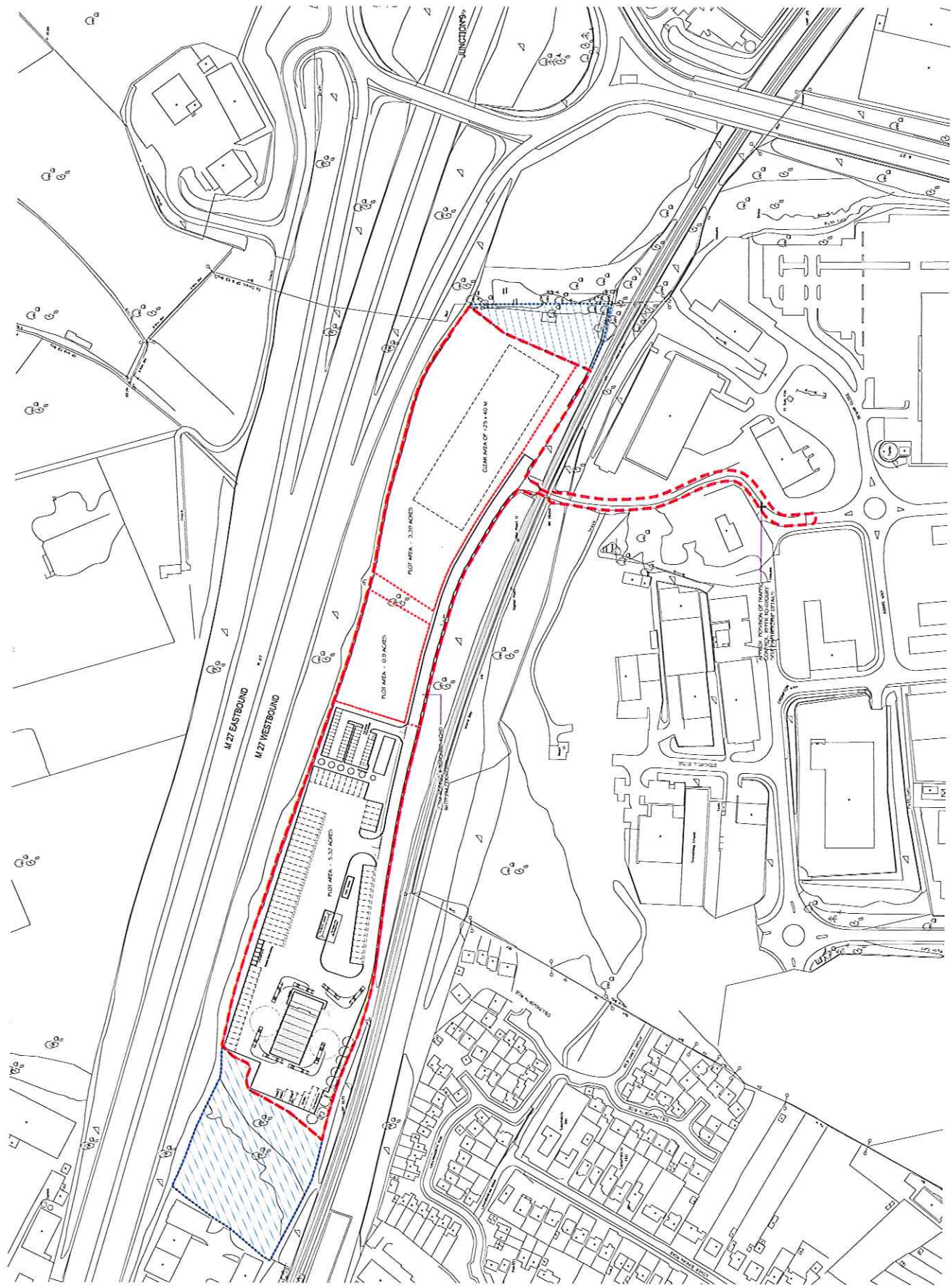
APPENDIX Q



<p>PROPOSED SITE PLAN</p>	
<p>PROPOSED CARCO CENTRE SEGENSWORTH WEST HAREHAMP HAMPSHIRE</p>	
<p>PRELIMINARY</p>	
<p>49235 19 C</p>	

<p>SIMPSON HILDER ARCHITECTS</p> <p>1000 THE WALK NEWBURY BERKSHIRE RG13 2AT T: 01344 313333 E: info@simpsonhilder.co.uk</p> <p>www.simpsonhilder.co.uk</p>	<p>THIS DRAWING IS THE PROPERTY OF SIMPSON HILDER ARCHITECTS. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF SIMPSON HILDER ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED.</p>
--	--

APPENDIX R



DATE	DESCRIPTION	BY	CHECKED
15/03/2024	PRELIMINARY SITE PLAN	J. SMITH	M. JONES
10/03/2024	REVISIONS	J. SMITH	M. JONES
05/03/2024	INITIAL DESIGN	J. SMITH	M. JONES

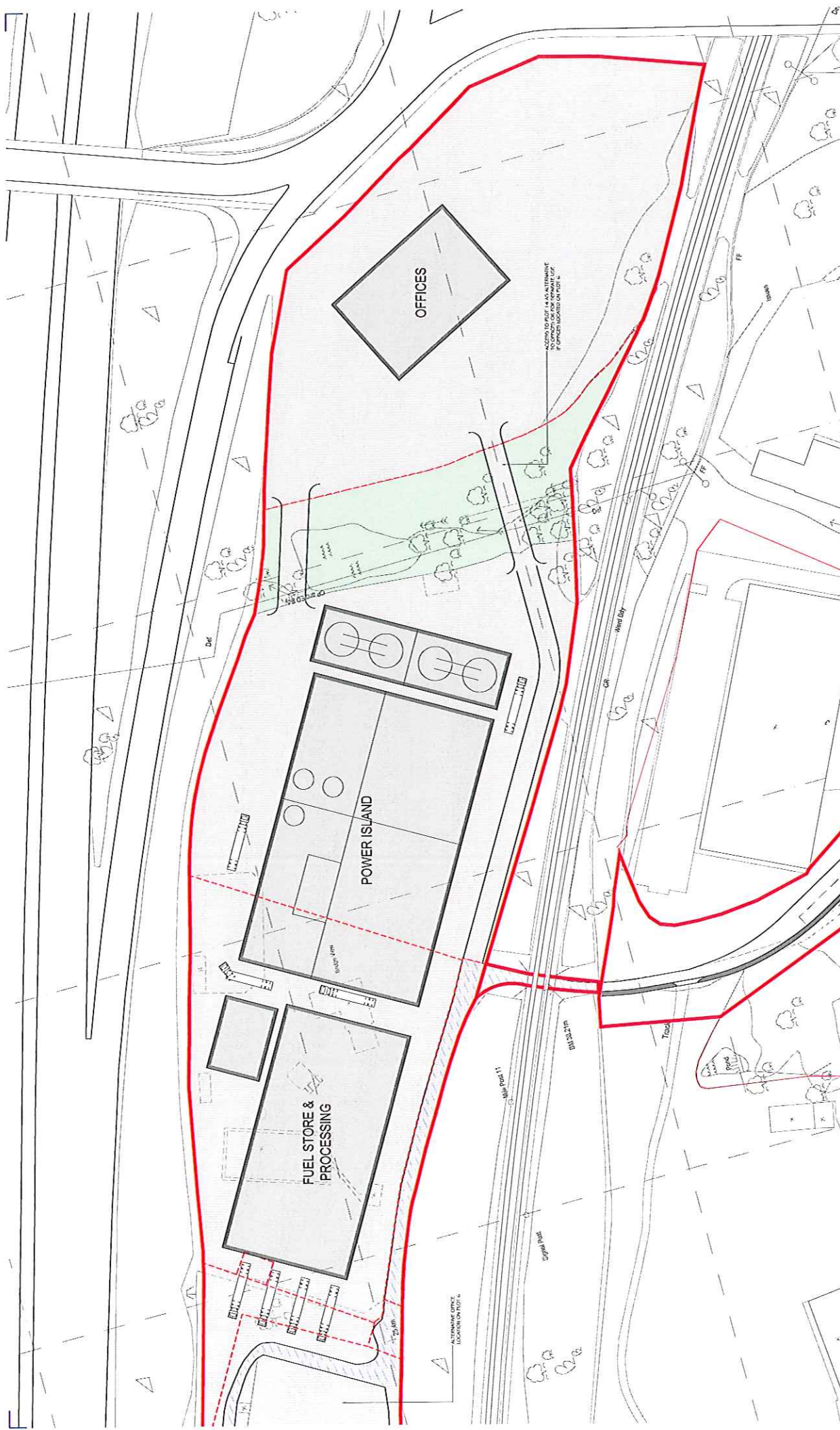
SIMPSON HILLIS
 ARCHITECTS
 100, PARK ROAD
 SEGENSWORTH
 HANTS RG26 2AA
 TEL: 01359 444444
 WWW.SIMPSONHILLIS.CO.UK

PROPOSED SITE PLAN
 PRELIMINARY
LITTLE PARK FARM ROAD
SEGENSWORTH WEST
FAREHAM
HAMPSHIRE

PROJECT NO.	4925
DATE	21
REV.	D

44

APPENDIX S



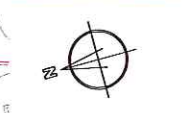
6504		002	A
PRELIMINARY ONLY			
REV.	DATE	DESCRIPTION	BY
1	2017	ISSUE FOR PERMIT	...
2	2017
3	2017
4	2017

**PROJECT AIDA
LITTLE PARK FARM ROAD
SEGENSWORTH
HAMPSHIRE**

**SKETCH PROPOSALS
OPTION 1**

SIMPSON HILDER ASSOCIATES LIMITED
 47A High Street, Southampton
 Hampshire, SO40 2TE
 Tel: 01703 545555
 Fax: 01703 545555
 Email: info@simpsonhilder.co.uk

SCALE 1:500	SCALE 1:500	SCALE 1:500
SCALE 1:1000	SCALE 1:1000	SCALE 1:1000
SCALE 1:2000	SCALE 1:2000	SCALE 1:2000
SCALE 1:5000	SCALE 1:5000	SCALE 1:5000

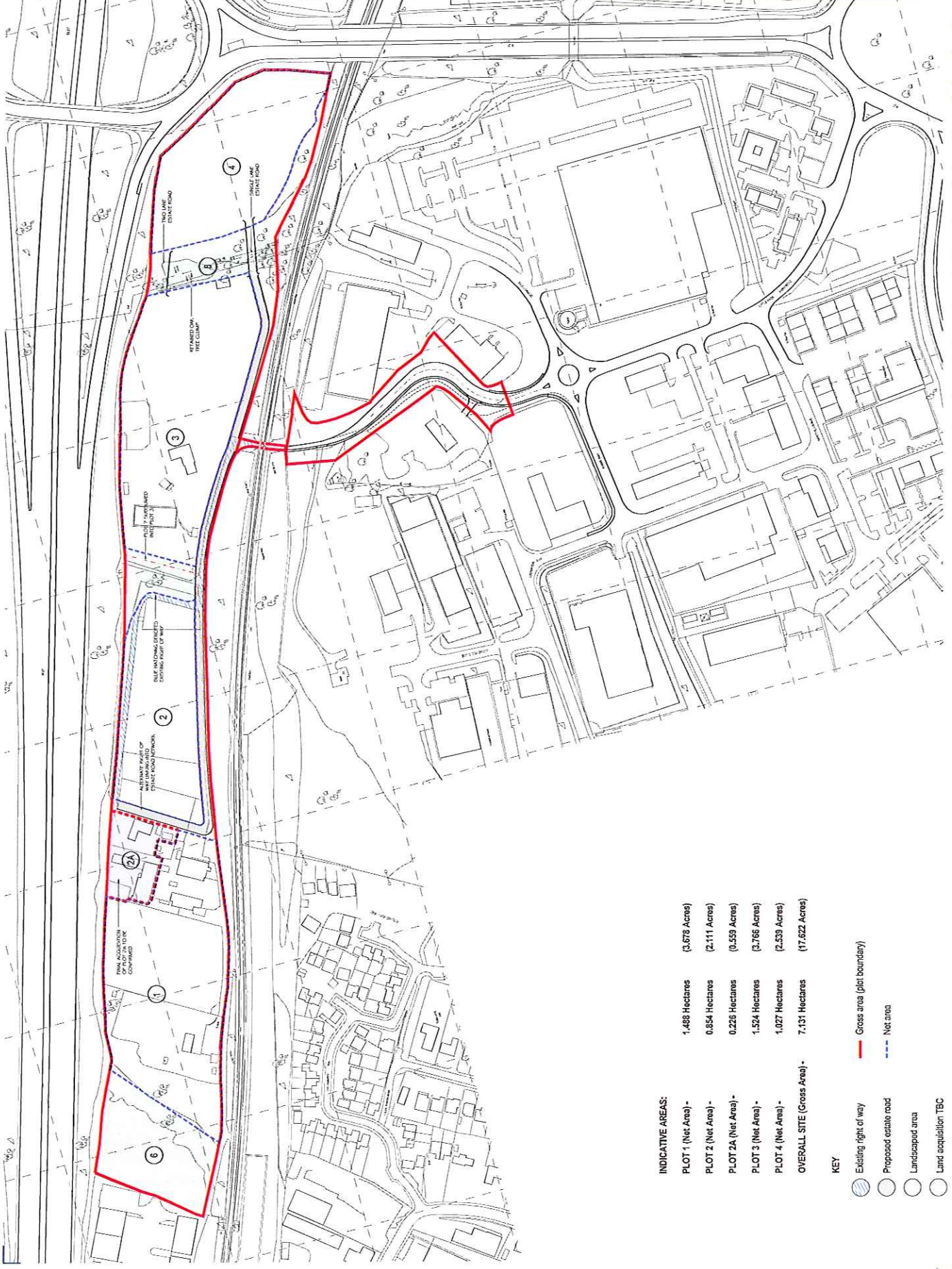


NOTE
 THIS PLAN IS PRELIMINARY AND NOT SUITABLE FOR CONSTRUCTION OF BUILDINGS ETC.

APPENDIX T



GENERAL NOTE:
BASED ON SIMPSON HILDER DRAWING 2077 (04/2020)



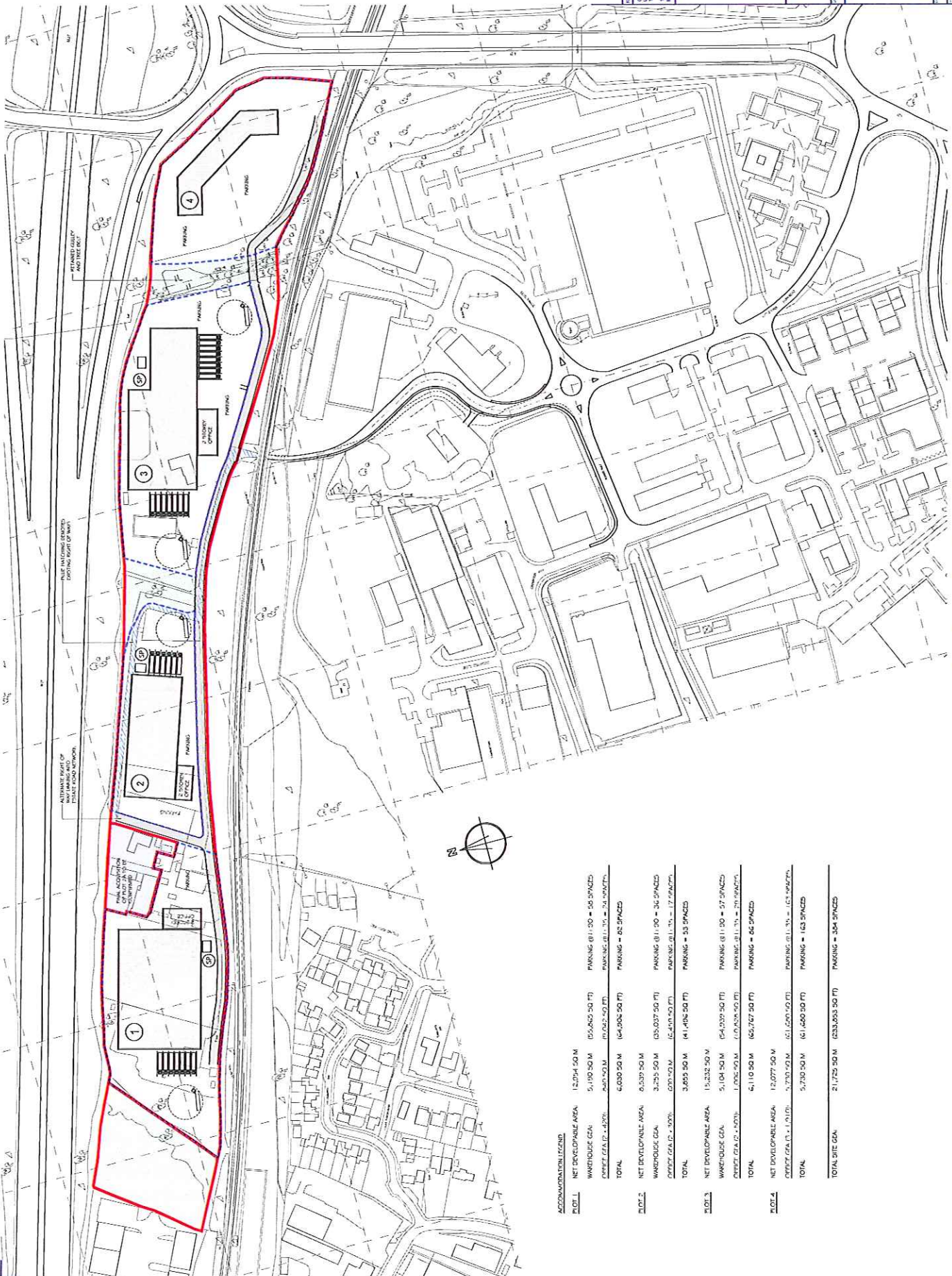
INDICATIVE AREAS:

PLOT 1 (Net Area) -	1,488 Hectares	(3,673 Acres)
PLOT 2 (Net Area) -	0,854 Hectares	(2,111 Acres)
PLOT 2A (Net Area) -	0,225 Hectares	(0,559 Acres)
PLOT 3 (Net Area) -	1,524 Hectares	(3,766 Acres)
PLOT 4 (Net Area) -	1,027 Hectares	(2,539 Acres)
OVERALL SITE (Gross Area) -	7,131 Hectares	(17,522 Acres)

- KEY**
- Existing right of way
 - Gross area (plot boundary)
 - Proposed estate road
 - Net area
 - Landscaped area
 - Land acquisition TBC

<p>SIMPSON HILDER ASSOCIATES LIMITED 624 High Street, Lymington Hampshire, SO40 7RE T: 01753 80 282/298 F: 01753 80 28888 E: enquiries@simpsonhilder.co.uk</p>	
<p>DEVELOPMENT PLATFORMS</p>	
<p>PRELIMINARY</p>	
<p>PROPOSED DEVELOPMENT LITTLE PARK FARM SEGENSWORTH HAMPSHIRE</p>	
<p>DATE: 04/2020</p>	<p>SCALE: 1:1000</p>
<p>PROJECT NO: 6504</p>	<p>DATE: 04/2020</p>
<p>SCALE: 1:1000</p>	<p>SCALE: 1:1000</p>

APPENDIX U



GENERAL NOTES
 1. BASED ON POSITION IN SET DRAWING (DATE DATED)
 2. DIMENSIONS IN INDICATIVE ONLY (CHECK ON DRAWING)
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED
 4. DIMENSIONS ARE SUBJECT TO RELEVANT STATUTORY INSTRUMENTS

ADMINISTRATIVE LEASING

PLOT	NET DEVELOPABLE AREA	1,204.50 M		
PLOT 1	WAREHOUSE GDA	5,100.00 M	(55,845.50 FT)	PARKING @ 1:100 = 56 SPACES
	OFFICE GDA (1:100)	4,000.00 M	(42,650.00 FT)	PARKING @ 1:100 = 54 SPACES
	TOTAL	9,100.00 M	(98,495.50 FT)	PARKING = 110 SPACES
PLOT 2	WAREHOUSE GDA	3,250.00 M	(35,037.50 FT)	PARKING @ 1:100 = 36 SPACES
	OFFICE GDA (1:100)	2,000.00 M	(21,475.00 FT)	PARKING @ 1:100 = 17 SPACES
	TOTAL	5,250.00 M	(56,512.50 FT)	PARKING = 53 SPACES
PLOT 3	WAREHOUSE GDA	5,100.00 M	(54,525.00 FT)	PARKING @ 1:100 = 57 SPACES
	OFFICE GDA (1:100)	4,000.00 M	(42,650.00 FT)	PARKING @ 1:100 = 54 SPACES
	TOTAL	9,100.00 M	(97,175.00 FT)	PARKING = 111 SPACES
PLOT 4	WAREHOUSE GDA	3,250.00 M	(34,525.00 FT)	PARKING @ 1:100 = 36 SPACES
	OFFICE GDA (1:100)	2,000.00 M	(21,475.00 FT)	PARKING @ 1:100 = 17 SPACES
	TOTAL	5,250.00 M	(56,000.00 FT)	PARKING = 53 SPACES
TOTAL SITE GDA		21,725.00 M	(233,055.00 FT)	PARKING = 304 SPACES

NO.	DATE	DESCRIPTION	BY	CHK
1	11/11/2012	ISSUED FOR TENDER		
2	11/11/2012	REVISED		
3	11/11/2012	REVISED		
4	11/11/2012	REVISED		

THE DRAWING IS THE PROPERTY OF SIMPSON HILDER ASSOCIATES LIMITED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIMPSON HILDER ASSOCIATES LIMITED.

SIMPSON HILDER ASSOCIATES LIMITED
 67A High Street, Lymington
 Hampshire, SO40 7RE
 T: 01329 803228
 F: 01329 803229
 E: hilder@shassociates.co.uk

INDICATIVE DEVELOPMENT SITE PLAN - OPTION 2
 PRELIMINARY
 PROPOSED DEVELOPMENT
 LITTLE PARK FARM
 SEGENSWORTH
 HAMPSHIRE

DRAWING NO: 6504
 DATE: 11/11/2012
 SCALE: 1:1000
 SHEET: 007



47

APPENDIX V



GENERAL NOTES:
 1. DESIGN BY SIMPSON HILDER ASSOCIATES 2013
 2. 00000000

PROPOSED LANDSCAPING
 BOUNDARY TO AZ2 & AZ7



EXISTING INDUSTRIAL BUILDING (RETAINED) FOR B1 & B2 USE

KENNELS (RETAINED)

EXISTING BUILDING (RETAINED)

EXISTING BUILDING (RETAINED)

EXISTING BUILDING (RETAINED)

NO.	DATE	DESCRIPTION	BY	CHECKED

SIMPSON HILDER ASSOCIATES LIMITED
 100, THE WATERSIDE, WIMBORNE, DORSET, BH15 2JF
 TEL: 01202 883278
 FAX: 01202 883288
 E: info@simpsonhilder.co.uk
 W: www.simpsonhilder.co.uk

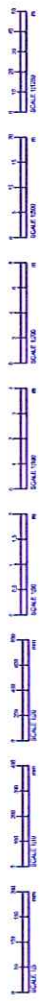
THIS PLAN IS FOR THE PURPOSES OF A PRELIMINARY DESIGN ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND THE ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS ADVISED THAT THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORKS DESCRIBED IN THIS PLAN.

INDICATING PARK HOME LAYOUT

PRELIMINARY

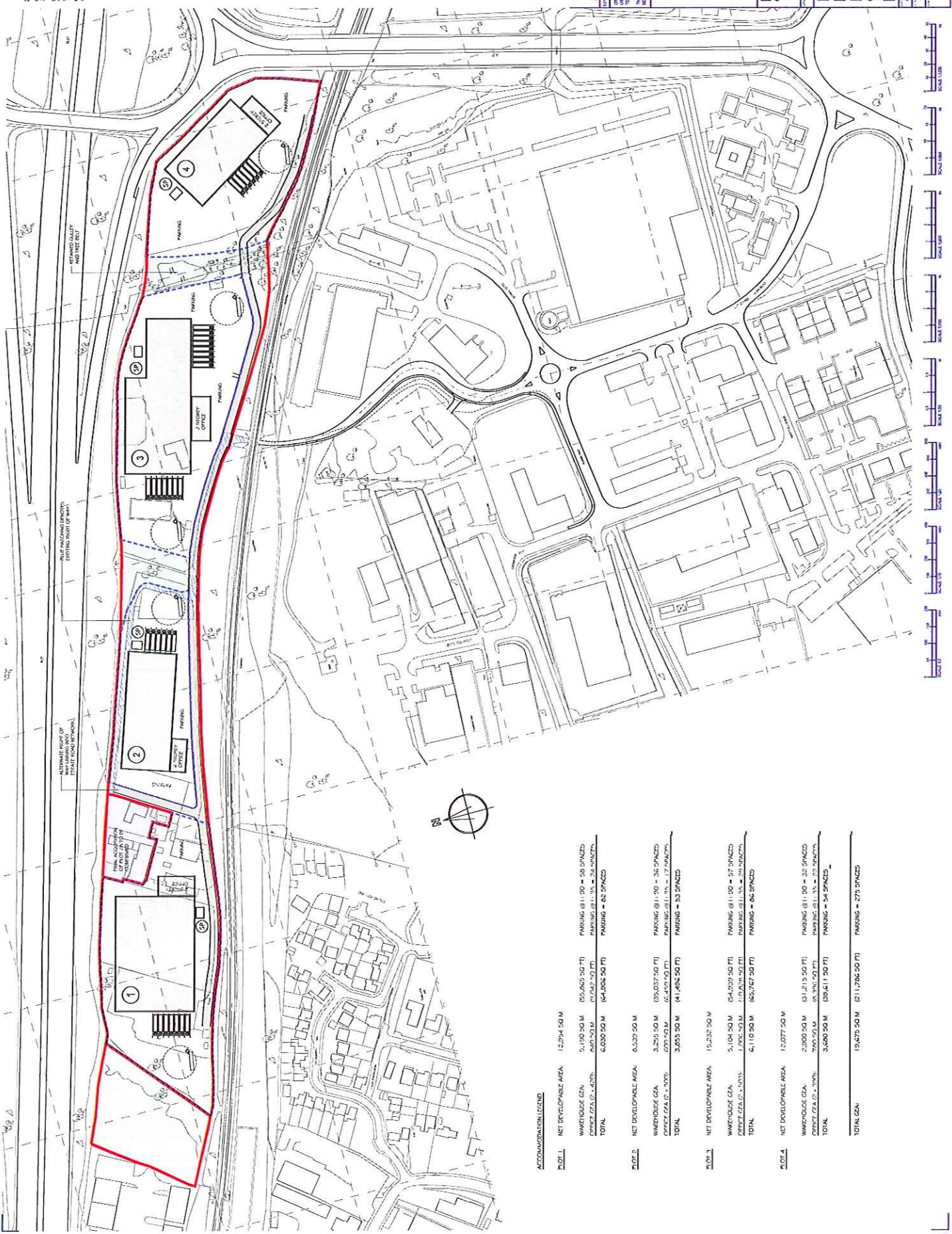
PROPOSED DEVELOPMENT ONLY
LITTLE PARK FARM
SEGENSWORTH
HAMPSHIRE

PROJECT NO.	6504
DATE	008
SCALE	1:1000
DATE	008



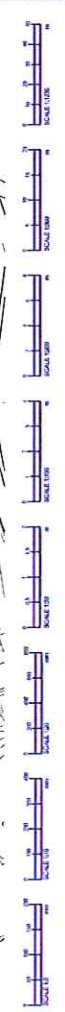
APPENDIX W

GENERAL NOTES
 1. BASED ON SIMPSON HILDER DRAWINGS, WORKS UNDER TAKEN
 2. DRAWINGS TO BE USED FOR PERMITS ONLY. NOT FOR CONSTRUCTION
 3. SURVEY DATA AND SUBJECT TO FULL GEOGRAPHICAL SURVEY
 4. APPROVALS ARE SUBJECT TO PRELIMINARY STATUTORY APPROVALS



ACCOMMODATION LEGEND

PLOT	NET DEVELOPABLE AREA	WORKHOUSE GEA	OFFICE GEA (1:100)	PARKING @ 1:100	SPACED
PLOT 1	12,374 SQ M	65,825 SQ FT	11,042 SQ FT	48,783 SQ FT	58 SPACES
		440,500 M	4,742 SQ FT	43,041 SQ FT	51 SPACES
		6,000 SQ M	64,065 SQ FT	58,086 SQ FT	62 SPACES
PLOT 2	6,337 SQ M	3,275 SQ M	67,037 SQ FT	11,232 SQ M	52 SPACES
		2,000 SQ M	21,420 SQ FT	6,420 SQ M	27 SPACES
		3,895 SQ M	41,946 SQ FT	14,146 SQ FT	33 SPACES
PLOT 3	15,232 SQ M	5,104 SQ M	64,939 SQ FT	11,000 SQ M	57 SPACES
		1,000 SQ M	10,764 SQ FT	2,000 SQ M	27 SPACES
		6,110 SQ M	65,767 SQ FT	10,764 SQ M	66 SPACES
PLOT 4	12,077 SQ M	2,800 SQ M	31,215 SQ FT	5,000 SQ M	50 SPACES
		3,660 SQ M	39,517 SQ FT	6,000 SQ M	54 SPACES
		13,675 SQ M	147,786 SQ FT	21,786 SQ FT	275 SPACES



NO. 1	DATE	DESCRIPTION	BY	CHK
1	15/03/2017	ISSUED FOR PERMITS	AS	AS

SIMPSON HILDER ASSOCIATES LIMITED
 6th High Street, Lymington
 Hampshire, SO43 7JL
 T: 01534 862876
 E: info@simpsonhilder.co.uk
 WWW.SIMPSONHILDER.CO.UK

PREPARED BY: **INDICATIVE DEVELOPMENT SITE PLAN**
 CHECKED BY: **PRELIMINARY**
 PROPOSED DEVELOPMENT: **LITTLE PARK FARM SEGENSWORTH HAMPSHIRE**
 DRAWING NO: **6504**
 REV: **005**
 DATE: **15/03/2017**
 SCALE: **A**

79

APPENDIX X

Little Park Farm



Little Park Farm





Fareham Borough Council
Head of Development Control
Civic Offices
Civic Way
Fareham
PO16 7AX

Our Ref: WIN/384/AP
Your Ref:
Email: andy@southernplanning.co.uk
Date: 18 July 2013
Status:

Dear Sir/Madam

Little Park Farm, Little Park Road, Segensworth West Faraham

I act for Frobisher Ltd concerning the above site and I am instructed to make a pre-application enquiry for the use of the land for low key storage, and for some form of renewable energy scheme. To this end, I attach the following:-

- Application Forms
- Photographs
- Site Location Plan
- Site Layout Plan

This letter forms a short planning statement setting out the planning case. The attached plan shows the site divided up into several plots; the existing kennels/cattery would not form part of any future application. Essentially most of the site would be given over to storage, with the existing building modified for office, workshop or storage, with the end field nearest the roundabout being used for some form of renewable energy generation, either a solar farm or wind turbine. The existing areas of landscaping would be retained. It should be note that part of the field set aside for renewable energy generation is within Winchester District. Nevertheless if an application were submitted for this development as a neighbouring authority you would be consulted and therefore your comments would be appreciated.

The site is accessed from the Dewar Close/Little Park Farm Road roundabout, on Segensworth West Industrial Estate the site entrance is via a section of Little Park Farm Road owned privately by HCC Estate Department and thence through a restricted height Victorian railway arch bridge (referred to as Hayling Farm Bridge E15/37) owned by Network Rail.

Discussions have been on going with HCC Estates and Highways Department surveyors regarding the physical reconstruction of Little Park Farm Road. Provision for access over Little Park Farm Road and the necessary improvements to such, is already provided for in easements benefiting my client.

SOUTHERN PLANNING PRACTICE LTD

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 Fax: 01962 715880 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030



The site is identified as suitable for employment use in the Fareham Borough Local Plan policy paragraphs 9.33 and 9.37 and is allocated under E2e of the Local Plan (S15 of the Saved Winchester District Local Plan) Further examination of the site was made in Fareham Borough Council's Employment Land Review paragraphs 5.7 and 5.9 dated October 2010 and was subsequently included in the Core Strategy under Paragraph 5.20.

It is therefore considered that the proposal would be acceptable.

In this instance a meeting is preferred and my secretary will call you to arrange a date and time which would be convenient for the parties concerned.

Yours sincerely

A handwritten signature in black ink, appearing to read "A. Partridge", is written over a large, faint circular watermark of the Southern Planning Practice logo.

Andy Partridge
Director

Enclosure

SOUTHERN PLANNING PRACTICE LTD

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN

Tel: 01962 715770 Fax: 01962 715880 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk

Registered in England and Wales No. 3862030

Sebbinger, Alexander

From: McMahon, David
Sent: 15 August 2013 12:01
To: Sebbinger, Alexander
Subject: FW: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Hi Alex,

Below is my response from last week. There would of course be mitigation measures in providing a satisfactory access to the site from Adams Way.

If you need anything further, I will be working for another hour, here at home.

Dave

David J. McMahon MCIHT
Transport Development Management Officer
Fareham Borough Council
www.fareham.gov.uk
01329 236100 Extn 2681

From: McMahon, David
Sent: 08 August 2013 11:48
To: Sebbinger, Alexander
Subject: FW: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Alex,

Subsequent to my response below, HCC has advised that they are content for this matter to be covered through the Agency Agreement. Consequently, those comments of mine, made in the third paragraph, reflect my formal position such that I would expect to raise a holding highway objection until the necessary supporting information was received and considered satisfactory, with or without mitigation measures.

Regards

Dave

From: McMahon, David
Sent: 31 July 2013 08:34
To: Planning : Dev Control E-Mail
Cc: Sebbinger, Alexander; Clifton, Ben
Subject: FW: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

This is a proposal to intensify the use of this vestige of land that appears to have once been part of a single agricultural holding, prior to the advent of the M27.

In accordance with the principles of the Highways Agency Agreement with HCC, and in recognition of the status of the only access route, it will be necessary for the formal highways response to come from the Senior DC Engineer, to whom I have copied this response.

Clearly, the area of the prospective planning application is significant so that it will be necessary for the applicant to set out the scale of the proposals and support this with a Transport Assessment, particularly in regard to the site's transport sustainability credentials and the impact that the prospective additional traffic would have on the access network. It would also be necessary to set out the standard of the access improvements between the Adams Way Roundabout and the site, including measures to facilitate the railway arch.

David J. McMahon MCIHT
Transport Development Management Officer
Fareham Borough Council
www.fareham.gov.uk
Tel. 01329 236100 Extn 2681

From: Planning : Dev Control E-Mail
Sent: 24 July 2013 16:52
To: Planning Policy
Subject: Fareham Borough Council; Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Transportation Consultation
Planning And Environment Department
Civic Offices

Your Ref:
Our Ref: **Q/0292/13**
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 24 July 2013

Dear Sir / Madam
National Grid Ref. 452340/108402

**PROPOSED USE OF LAND FOR STORAGE AND RENEWABLE ENERGY
GENERATION**

We have received an application for the above address.

I should be pleased to receive any observations you wish to make by 07 August 2013. It is most important that your reply is received by this date to avoid unnecessary delays in the determination of applications. If you have any queries please contact the officer above.

Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:

[View Documents](#)





PSTAGE1C

100062407111

Cumming, Claire

From: McMahon, David
Sent: 31 July 2013 08:34
To: Planning : Dev Control E-Mail
Cc: Sebbinger, Alexander; Clifton, Ben
Subject: FW: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

This is a proposal to intensify the use of this vestige of land that appears to have once been part of a single agricultural holding, prior to the advent of the M27.

In accordance with the principles of the Highways Agency Agreement with HCC, and in recognition of the status of the only access route, it will be necessary for the formal highways response to come from the Senior DC Engineer, to whom I have copied this response.

Clearly, the area of the prospective planning application is significant so that it will be necessary for the applicant to set out the scale of the proposals and support this with a Transport Assessment, particularly in regard to the site's transport sustainability credentials and the impact that the prospective additional traffic would have on the access network. It would also be necessary to set out the standard of the access improvements between the Adams Way Roundabout and the site, including measures to facilitate the railway arch.

David J. McMahon MCIHT
Transport Development Management Officer
Fareham Borough Council
www.fareham.gov.uk
Tel. 01329 236100 Extn 2681

From: Planning : Dev Control E-Mail
Sent: 24 July 2013 16:52
To: Planning Policy
Subject: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Transportation Consultation
Planning And Environment Department
Civic Offices

Your Ref:
Our Ref: **Q/0292/13**
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 24 July 2013

Dear Sir / Madam
National Grid Ref. 452340/108402

PROPOSED USE OF LAND FOR STORAGE AND RENEWABLE ENERGY GENERATION

We have received an application for the above address.

I should be pleased to receive any observations you wish to make by 07 August 2013. It is most important that your reply is received by this date to avoid unnecessary delays in the determination of applications. If you have any queries please contact the officer above.

Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:

[View Documents](#)



PSTAGE1C

100062407111

Date: 05 August 2013
Our ref: 93066
Your ref: Q/0292/13



devcontrol@fareham.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire CW1 6GJ

T 0300 060 3900

Dear Mr. Sebbinger,

Planning consultation: Proposed use of land for storage and renewable energy generation.
Location: Little Park Farm, Little Park Road, Segensworth West Fareham.

Thank you for your consultation dated and received on 24 July 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected Species

The description, photographs and location of the development suggest that an assessment for biodiversity interests needs to be undertaken. Natural England has produced protected species standing advice to help local planning authorities understand the impact of particular developments upon protected species where impacts to them or their habitats are likely to result from a proposal. In particular, we would draw your attention to the decision tree within the standing advice which provides guidance on which habitats and features are associated with specific protected species. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.

Given the information which has been provided in support of the application, we advise your authority to ensure that the relevant species have been considered and confirmed as not being affected by this development before determining this application.

Yours sincerely,

Tom Amos
Customer Service Consultation Team

Hawkes, Samantha

From: Tartaglia-Kershaw, Mike
Sent: 29 July 2013 10:32
To: Planning : Dev Control E-Mail
Cc: Sebbinger, Alexander
Subject: RE: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

I have examined the proposed development plan SHA 6504 101 dated Aug/Sep 2012. I note that the proposed development area is within the urban area as designated in the Local Plan except for Areas 10 and 11 which are outside the defined urban area. Area 11 is proposed for a solar farm or small scale wind turbines. Google Street View shows that there are open views into Area 11 from the adjacent motorway junction and a visual impact assessment and mitigation proposals should be a requirement of any formal application for permission.

Areas 2 and 3 are proposed as a storage depot. I note from aerial photography that these areas appear to be well wooded. Any development here and in general across the site should respect existing trees and a full tree survey should be submitted with any planning applications.

Generally any detailed development proposals should include a tree survey and proposals for retaining and protecting the more important individual trees and groups of trees along boundaries and subdividing the various areas of the site. The development proposals should also include a maintenance and management plan for existing trees and any new tree planting to ensure the long term survival of trees which are essential for site screening from the adjacent motorway.

It seems that much of the existing site screening relies on motorway verge planting and this might be cut back in future as part of motorway maintenance operations. I recommend that, if this is the case, there should be additional reinforcing screening on land controlled by the applicant, especially along boundaries.

Mike Tartaglia-Kershaw
Landscape Architect
Fareham Borough Council
www.fareham.gov.uk
01329 824433
Working days:
Monday, Tuesday, Wednesday.

From: Planning : Dev Control E-Mail
Sent: 24 July 2013 16:52
To: Planning : Conservation
Subject: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Landscape Architect Consultation
Environment & Conservation
5th Floor
Civic Offices
PO16 7AZ

Your Ref:
Our Ref: **Q/0292/13**
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 24 July 2013

Dear Sir /
Madam
National Grid Ref. 452340/108402

**PROPOSED USE OF LAND FOR STORAGE AND RENEWABLE
ENERGY GENERATION**

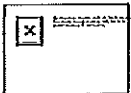
We have received an application for the above address.

I should be pleased to receive any observations you wish to make by 07 August 2013. It is most important that your reply is received by this date to avoid unnecessary delays in the determination of applications. If you have any queries please contact the officer above.

Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:

[View Documents](#)



PSTAGE1C

100062407111

Clarke, Sheila

From: Warriss-Simmons, Sarah <Sarah.Warriss-Simmons@hants.gov.uk>
Sent: 12 August 2013 12:24
To: Sebbinger, Alexander
Cc: Planning : Dev Control E-Mail
Subject: Q/0292/13 - LITTLE PARK FARM Ecology ref 13.0846

Dear Alex

Thank you for consulting me on this pre-application, which is not currently supported by any ecological information.

The site, from historic aerial photography, and mapped biodiversity data, appears as though it could contain various ecologically valuable habitats, features, and may support priority and protected species.

There are various areas mapped as priority woodland, and it appears that woodland, scrub, and likely mature trees are present. There are several ponds mapped within the site, and the far eastern part of the site (within Winchester City's boundary) is mapped on the ancient woodland inventory as plantation on ancient woodland. Historic data on this part of the site suggests it is partly cleared, and was – at least historically – fairly diverse grassland habitat. The current botanical value of the whole site is unknown.

The habitats and features on site may support various priority/protected species including (not necessarily exclusively), bats, dormice (of which there are nearby records), badgers, reptiles, great crested newts, and nesting birds. Should species be present they may be impacted by the proposals.

As such, any planning application will need to be supported by full ecological information provided by a qualified ecologist. This should be sought early on in the project such that impacts can be avoided and designed-out in any scheme.

NPPF, Circular 06/2005 and the Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

The scope of the required ecological information to be submitted is guided by the Biodiversity Checklist, which is available here <http://www.hampshirebiodiversity.org.uk/1app.htm>, and - specifically in the case of protected species - the Natural England Standing Advice on protected species which the LPA will use to assess applications, available at <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/advice.aspx>.

Natural England provides some advice on how to find a consultant to carry out ecological work <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/faq.aspx#q11>

Survey evidence presented should reflect the current nature of the site and its surrounds, and should either provide recent surveys, or historic surveys with update information. Where

potentially out-of-date information is being relied upon, an ecological justification for the lack of more recent survey information should be provided. Survey standards should be consistent with the relevant good practice guidelines. The requirements for surveys should be assessed early on in any project, as there are seasonal timing constraints associated with surveys for different species and habitats.

Surveys cannot be deferred under a condition of a planning application, and sufficient survey and mitigation information is required at the point of determination. Even if detailed mitigation schemes will need to be secured through condition the principles of mitigation must be secured through consent and there will need to be enough evidence to demonstrate that mitigation can and will be implemented (and incorporated into the design/layout etc). Any necessary mitigation scheme will need to be secured through a condition of planning consent.

In the case of any European Protected Species which are found to be present and impacted by the proposals to the extent that an offence under the Conservation of Habitats and Species Regulations 2010 will result, the LPA must have due regard to the requirements of those 'Habitats Regulations' in making any planning decision. The Habitats Regulations allow for certain activities to be undertaken, including development, providing that three tests can be met that would allow a derogation from the law:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

When assessing an application where an offence under the Regulations is triggered, the LPA must give consideration to those derogation tests and should only grant planning permission if it is considered that Natural England would not be unlikely to grant a licence for the works. Survey, assessment and mitigation information will need to be provided to demonstrate how the first test can be met. Mitigation includes timings, working methodologies, design and layout, measures to be shown on the plans, and management and monitoring information. The first and second tests will be considered against information within the whole planning submission and it would be useful if information is provided by the applicant specifically to address these tests.

Provision of biodiversity enhancements will be sought in accordance with NPPF and the LPA's duty under Section 40 of the Natural Environment and Rural Communities Act (2006). Enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds and invertebrates, creation of wildflower areas and other habitats, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes.

Please do not hesitate to contact me further,

Kind regards

Sarah

Sarah Warriss-Simmons

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. The comments within this letter are expressed as a professional view provided to Fareham Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

Senior Ecologist

Ecology Team
Strategic Environmental Delivery Group,
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Tel: 01962 832318; Fax: 01962 832117
E-mail: sarah.warriss-simmons@hants.gov.uk; www.hants.gov.uk/biodiversity
Please consider the environment before printing this email.

From: devcontrol@fareham.gov.uk [mailto:devcontrol@fareham.gov.uk]
Sent: 24 July 2013 16:52
To: Ecology Group
Subject: HAL 13.0846 Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

HAMPSHIRE COUNTY COUNCIL: Ecology
Ecology Group
Environment Department
Capital House
48-52 Andover Road
SO23 7BH

Your Ref:
Our Ref: **Q/0292/13**
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 24 July 2013

Dear Sir / Madam
National Grid Ref. 452340/108402

PROPOSED USE OF LAND FOR STORAGE AND RENEWABLE ENERGY GENERATION

We have received an application for the above address.

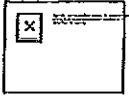
In accordance with the provisions of the Town and Country Planning General Development Procedure Order, I should be pleased to receive any observations you wish to make by 07 August 2013. It is most important that your reply is received within the timescale to avoid unnecessary delays in the determination of the application. Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:

[View Documents](#)



65



PSTAGE1C

100062407111



From: Chevis, Mark
Sent: 07 August 2013 13:29
To: Planning : Dev Control E-Mail; Sebbinger, Alexander
Subject: RE: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Alex,

There are three elements to my response:

1. Employment Floorspace
2. Access
3. Adjacent renewable energy proposal

Employment Floorspace

The proposed site is allocated for employment uses in the Local Plan (E2), and is also included as an employment allocation in the draft Development Sites & Policies (DSP) Plan (ED2). The 2010 Employment Land Review identifies the site as most suitable for B2/B8 uses and sets an indicative capacity for the site as over 18,000sq.m, which is based on an assumption of 35% plot ration taken from the area of the site. This site is projected to be a major contributor towards the Borough's South Hampshire Strategy target of 50,000sq.m of additional B2/B8 floorspace to be built in the Borough by 2026.

Whilst it is unclear exactly what floorspace will be provided by the proposal, it is noted from the layout Plan that only very small elements of the site are not proposed for B8 uses (open storage is classified as B8). This should contribute significantly towards the Borough's employment floorspace target. B8 uses are considered appropriate for this location, given the potential access issues, the lack of prominence and distance to other services. The draft DSP Plan states that "the site has potential for economic development uses that do not generate significant levels of traffic", the proposed use would appear to accord with this statement.

Overall the provision of significant employment floorspace, such as this, on this site is considered acceptable with the principle being set in the Local Plan Review 2000 and continued into the DSP Plan.

Access

The draft DSP Plan Policy ED2 states that employment uses will be permitted at Little Park Farm "subject to the provision of an adequate access to meet the needs of the development being proposed." To that end a key consideration of any planning application will be whether the access under the railway line is suitable for HGV's and suitable for the level of traffic expected for this type of use. There appears to be little evidence of exactly how this access is to be improved, but I defer further comments to the Council's Highways Officer.

Renewable Energy

The proposal also sets out over a hectare of land for a Solar Farm or for small scale wind turbines. This section of the site is outside the Borough boundary. Solar farms and wind turbines have different requirements but also different impacts. Solar farms tend to be low level (2m from the ground max) and must be clear from shading, and given the site is well screened by trees to

the west, the motorway and dual carriageway to the north and east and by the railway line to the south I cannot see there being any visual impact. For wind turbines the potential visual impacts are likely to be higher, however there is currently no information regarding predicted heights and so it is difficult to judge what the likely impact would be. Notwithstanding the lack of information, given the surrounding barriers, and given that the nearest residential properties are some distance away in Red Oaks Drive, Park Gate and Arablan Gardens/Berber Close, Whiteley, any impact on the amenity of residents is likely to be minimal. Any application should be accompanied by a visual and noise (for wind turbines) impact assessment in order for the Council to fully understand potential effects on the surrounding area.

Conclusion

The employment element of the proposal appears to meet the Local Plan and DSP Plan policies, subject to suitable access arrangements being agreed by the Council's Highways Officer. The part of the site recommended for renewable energy is considered a good location for such uses, however full visual and noise (for wind turbines) impact assessments will be required in order to assess this fully.

Regards,

Mark Chevis
Principal Planner (Strategy) & Sustainability Co-ordinator
Fareham Borough Council
mchevis@fareham.gov.uk
01329 824551

From: Planning ; Dev Control E-Mail
Sent: 24 July 2013 16:52
To: Planning Policy
Subject: Fareham Borough Council: Planning Consultation for Q/0292/13 - LITTLE PARK FARM

Planning Policy Consultation
Planning And Environment Department
Civic Offices
PO16 7AZ

Your Ref:
Our Ref: Q/0292/13
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 24 July 2013

Dear Sir / Madam
National Grid Ref. 452340/108402

PROPOSED USE OF LAND FOR STORAGE AND RENEWABLE ENERGY GENERATION

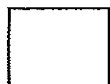
We have received an application for the above address.

I should be pleased to receive any observations you wish to make by 07 August 2013. It is most important that your reply is received by this date to avoid unnecessary delays in the determination of applications. If you have any queries please contact the officer above.

Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:

[View Documents](#)



PSTAGE10

100062407111



GENERAL NOTES:
 1. ALL NEW BUILDINGS TO BE CONSIDERED SUBJECT TO A NEW ROAD REGULATION BASED ON LATEST BUILDING REGULATIONS (2010).

1. RETAIN AN UNDISTURBED FLOOD TO PROVIDE DEFENSIVE FLOODING AND ECOSYSTEM SERVICES.
2. EXISTING RETAINING WALL, BUNGALOW AND OFFICE FLOOR ARE.
3. EXISTING RETAINING WALL, BUNGALOW AND OFFICE FLOOR ARE.
4. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.
5. CONCRETE FORMER GARDEN STORAGE RELATING TO WORKING TO CHANGE.
6. OTHER STORAGE COMPARTMENT, POTENTIALLY UNDESIRABLE.
7. RETAIN AN UNDISTURBED FLOOD TO PROVIDE DEFENSIVE FLOODING AND ECOSYSTEM SERVICES.
8. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.
9. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.
10. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.
11. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.
12. EXISTING EXPOSED GUTTER INWARDS TO BE RETAINED, BUT ACCESS TO BE MODIFIED.

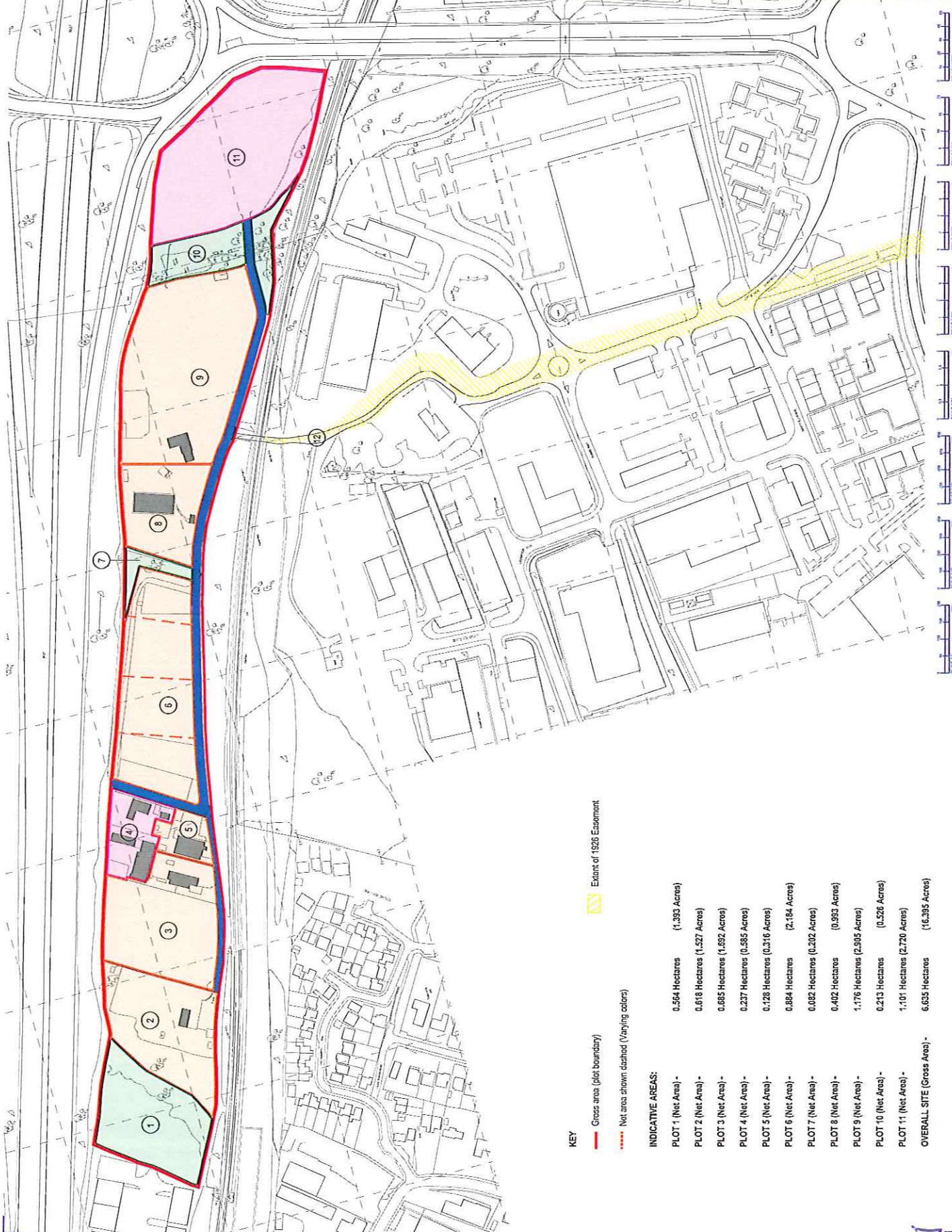
SIMPSON HILDER ASSOCIATES LIMITED
 11, THE GARDENS, SOUTHAMPTON, HAMPSHIRE, SO9 2JH
 T: 023 80 39298
 F: 023 80 39288
 E: sh@shplanning.co.uk

PRELIMINARY

PROPOSED DEVELOPMENT
LITTLE PARK FARM
SEGENSEWORTH
HAMPSHIRE

DATE	DESCRIPTION	BY	CHK	APP	REV	101

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF SIMPSON HILDER ASSOCIATES LIMITED.

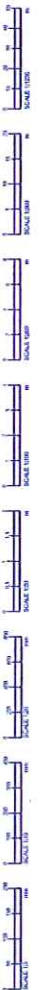


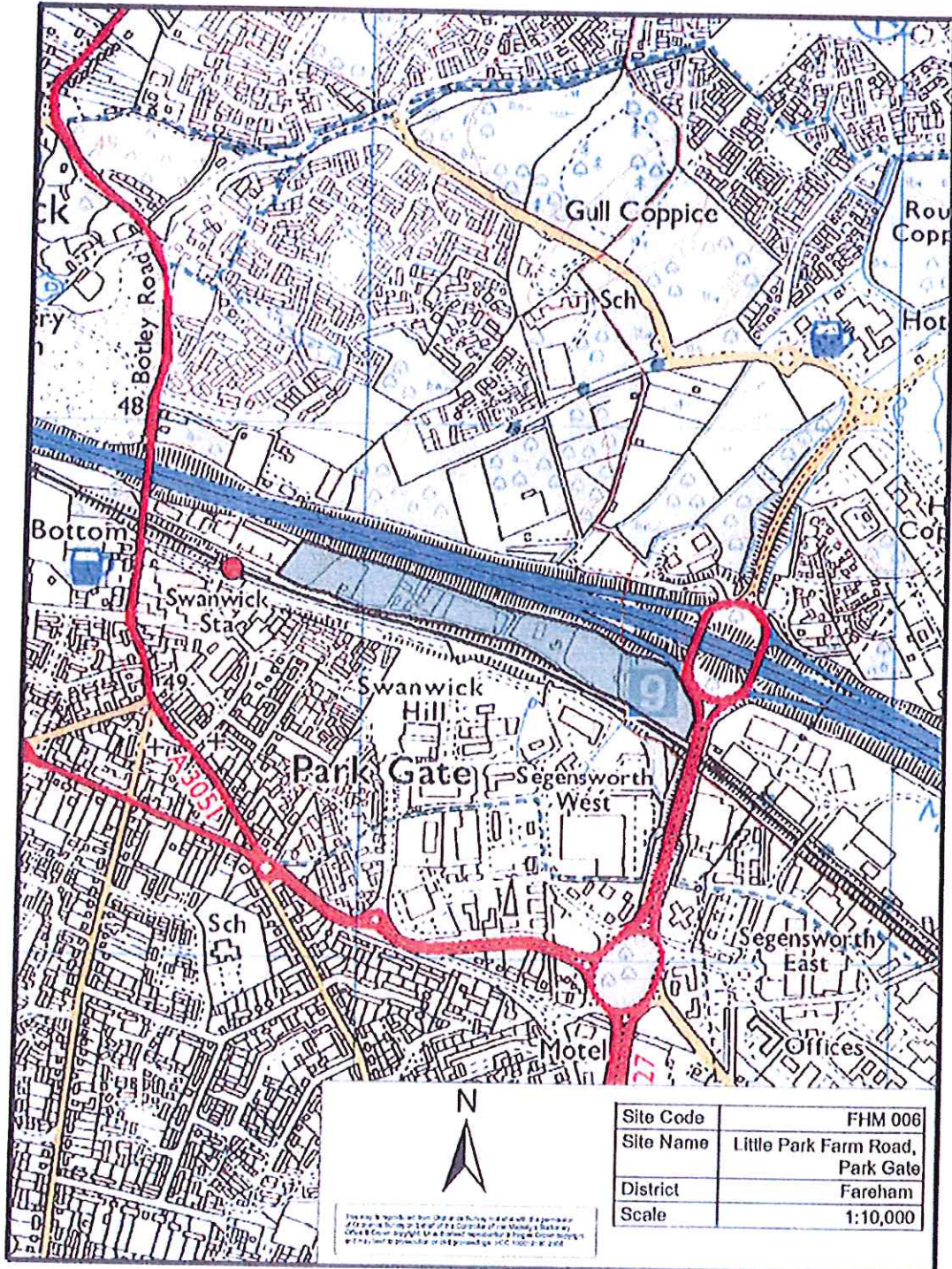
KEY

- Gross area (plot boundary)
- - - - - Not area shown dashed (varying colors)
- Extent of 1926 Esbement

INDICATIVE AREAS:

PLOT 1 (Net Area) -	0.564 Hectares	(1.393 Acres)
PLOT 2 (Net Area) -	0.618 Hectares	(1.527 Acres)
PLOT 3 (Net Area) -	0.685 Hectares	(1.692 Acres)
PLOT 4 (Net Area) -	0.237 Hectares	(0.585 Acres)
PLOT 5 (Net Area) -	0.128 Hectares	(0.316 Acres)
PLOT 6 (Net Area) -	0.884 Hectares	(2.184 Acres)
PLOT 7 (Net Area) -	0.082 Hectares	(0.202 Acres)
PLOT 8 (Net Area) -	0.402 Hectares	(0.993 Acres)
PLOT 9 (Net Area) -	1.176 Hectares	(2.905 Acres)
PLOT 10 (Net Area) -	0.213 Hectares	(0.526 Acres)
PLOT 11 (Net Area) -	1.101 Hectares	(2.720 Acres)
OVERALL SITE (Gross Area) -	6.635 Hectares	(16.395 Acres)





APPENDIX Y

Preliminary Space Assessment 35MWe Biomass Plant with Fuel Store

(SRF Processing excluded at this stage)

PMcG 26th June 2012

