

East Hampshire District Council
Extension to Woolmer Trading Estate, Bordon
Development Brief

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Extension to Woolmer Trading Estate, Bordon.

Amendments to Development Briefs.

It was resolved at the Development Policy Committee on the 10th October, 1994, that the following amendments be made to this Development Brief:

Paragraph 1.2 to read as follows;

1.2 The Woolmer Trading Estate was developed in 1981 to meet the employment needs of the Whitehill/Bordon area. The estate has been extremely successful and by 1988 the full site had been developed. There is a need to provide additional land to enable local firms to expand. The District Council is, therefore proposing an extension to the Woolmer Trading Estate in order to provide space for general industry and warehousing.

Paragraph 3.2 re-numbered as paragraph 3.4.

Paragraph 3.2 to read as follows;

3.2 The Mid Hampshire Structure Plan (1980) set the context for Whitehill/Bordon when it was recognised as an area which experienced particular local economic problems and was subject to a separate Structure Plan policy. The Woolmer Trading Estate was established in Bordon specifically to meet the employment needs of the Whitehill/Bordon area. Until then the area relied heavily on the Ministry of Defence for employment and so the trading estate was developed in order to provide a strong and varied employment base. There is a need to provide additional land to enable firms already on the estate to expand; if they cannot expand then they will have to move away from the Whitehill/Bordon area as no alternative undeveloped general industrial land is available.

Paragraph 3.3 to read as follows;

3.3 The County Structure Plan (1994) although no longer specifically referring to Whitehill/Bordon, continues to recognise the need to provide expansion space for local firms. This strategy is also contained in the East Hampshire District Local Plan : First Review. It is considered therefore that the units provided cater for local needs only and should normally be occupied by firms already occupying premises in the Whitehill/Bordon area and principally by firms already on the Trading Estate.

Add the following new paragraphs:

3.10 The needs of disabled people should be taken into account and form an integral part of any development scheme. Public areas should be planned to ensure that all parts are accessible to people who cannot walk or whose mobility is restricted.

3.11 The layout, design and construction of the development scheme should incorporate crime prevention measures. Leaflets on appropriate measures can be obtained from the Development Services Division and advice from Hampshire Constabulary.

6.2 If land adjoining the Development Brief site becomes available, and if appropriate for development, it should be considered comprehensively. Any further development beyond the

Development Brief site would require a full transportation impact assessment and drainage improvements to be undertaken.

Contact officer; Andrew Biltcliffe, extension 4219.

EXTENSION TO WOOLMER TRADING ESTATE, BORDON: DEVELOPMENT BRIEF

1.0 PURPOSE OF THE DOCUMENT

1.1 This Brief outlines proposals and provides planning guidance to prospective developers of the site. The Brief sets out the requirements which developers will be expected to meet before planning permission is granted. The Brief aims to provide a framework for co-ordinating the development of the site and to ensure that a high standard of design, layout and landscaping is achieved in the creation of a safe, attractive and convenient environment.

1.2 The Woolmer Trading Estate was developed in 1981 to meet the employment needs of the Whitehill/Bordon area. The Estate has been extremely successful and by 1988 the full site had been developed. There is now an urgent need to provide additional land to enable firms already on the Estate to expand. The District Council is, therefore, proposing an extension to the Woolmer Trading Estate in order to provide space for industry, light industry and warehousing. The Local Plan provisions are exceptions to the guidance of the Mid Hampshire Structure Plan, justified because they are specifically to meet local needs.

2.0 THE SITE

Location (see Map 1)

2.1 The site is located alongside the A325, Petersfield Road to the south of the Woolmer Trading Estate, Bordon.

Description (see Map 2)

2.2 The site measures approximately 2.2ha (5.4 acres) and is roughly rectangular in shape. The site is level and forms part of a larger area of coniferous woodland, the woodland forms a significant feature alongside the A325. The site is bounded to the east by the A325, to the north east by a petrol filling station and to the north by a car park owned by East Hants District Council. Existing services across the site consist of overhead electricity cables, one which runs parallel to and inside the eastern boundary of the site, and one which runs east to west across the southern part of the site.

2.3 The site is owned by the Ministry of Defence.

3.0 SITE REQUIREMENTS

3.1 This section sets out essential information which developers will need to take into account when preparing development schemes for the site.

Employment

- 3.2 Under the policies set out in the East Hampshire District Local Plan the site may be developed for use for industry, light industry and warehousing. Total floorspace is restricted to 8,000 square metres (86,000 sq ft) gross.
- 3.3 In the Mid Hampshire Structure Plan (1989), the Whitehill/Bordon area is recognised as an area which has experienced particular local economic problems and is, therefore, subject to a separate Structure Plan policy. The Woolmer Trading Estate was established in Bordon specifically to meet the employment needs of the Whitehill/Bordon area. Until then the area relied heavily on the Ministry of Defence for employment and so the Trading Estate was developed in order to provide a strong and varied employment base. There is now an urgent need to provide additional land to enable firms already on the Estate to expand; if they cannot expand then they will have to move away from the Whitehill/Bordon area as no alternative undeveloped industrial land is available.
- 3.4 The strategy of the Mid Hampshire Structure Plan and Local Plan could be compromised by allowing new firms from outside the area to move in, with implications for housing demand. It is considered, therefore, that the units provided should cater for local needs only and should normally be occupied by firms already occupying premises within the Whitehill/Bordon area and principally for firms already on the trading estate.
- 3.5 The Local Planning Authority would wish to see a range of unit sizes provided on the site, in order to cater for the expansion needs of firms already on the Estate. The buildings should be designed and constructed to allow alteration in unit size at a later date as the expansion or other needs of the firm demand.

Access/Road Layout

- 3.6 The access to the site will be from Woolmer Way, to the west of the petrol filling station over land currently used as a car park. No highway access will be permitted direct from the A325 nor from the petrol filling station access.
- 3.7 A detailed traffic study of the section of A325 through Bordon and Whitehill has recently been undertaken. The study showed that with additional traffic generated by this proposal the Conde Way/Woolmer Way roundabout junction with the A325 will experience capacity problems. Developers will be required to fund appropriate improvements to this roundabout. Developers will be expected to enter into an Agreement with Hampshire County Council under Section 278 of the Highways Act 1980 to provide at their own expense, and prior to commencing work, off site highway improvements made necessary by the development.

- 3.8 As with previous developments along this part of the A325, the Highway Authority will require reservation of land adjoining the A325 dedicated for possible future highway purposes. The extent of this reservation is shown on the principles of development plan, Map 3.

Archaeological Evaluation

- 3.9 The site is close to known Bronze Age funerary monuments and lies within a small area known for its wealth of nationally rare Mesolithic occupation sites. A full archaeological evaluation of the land should be undertaken prior to consideration of any planning application. For further information contact the County Archaeologist.

4.0 LAYOUT AND DESIGN OF SITE

- 4.1 This section sets out the detailed requirements and information which developers will need to take into account when designing their schemes for the site. The information is intended to give a clear indication of the District Council's design requirements for the development of the site (see Map 3).

Layout, Roads, and Footpaths

- 4.2 The layout for the Brief area should follow the general principles indicated on Map 3. One main access road will serve the whole of the Brief area, as a cul-de-sac it will be restricted to a maximum length of 90m from its junction with Woolmer Way. The junction with Woolmer Way should take the form of a simple priority type junction.
- 4.3 Within the site as a whole, the needs of pedestrians should be taken into consideration and should form an integral part of any scheme. Pedestrian footways should be 2 metres in width and their route should be safe and convenient.
- 4.4 For general advice on the layout and design of roads and footpaths within the development site, developers are referred to the Hampshire County Council Standards of Service document. The design of all roads and footpaths that are intended for adoption by the Highway Authority should accord with current County Council policies and standards.

Design of Buildings

- 4.5 The buildings should be of a high design standard and built of good quality materials. As far as possible a common design theme should be used to create a sense of unity. Particular attention should be paid to detailing; materials should be subdued in colour and durable.

Landscaping

- 4.6 Landscaping is an important aspect of the site layout and design. An overall landscaping scheme must, therefore, be prepared as an integral part of the site and submitted together with the planning application. (See Appendix 1)
- 4.7 The landscaping for the Brief area should follow the general principles as indicated on Map 3 and as detailed below. In view of the importance of the woodland alongside the A325, a 20m landscaped buffer zone should be retained on the eastern boundary of the site to minimise the visual intrusion of industrial development. In order to achieve comprehensive and successful landscaping it will be necessary for the developer to divert the existing MOD power line. The buffer zone should be extended as a tree screen to the rear of the petrol filling station to reduce the impact of the development. On the western boundary of the site new planting should be carried out to reinforce the existing woodland.
- 4.8 In designing landscape arrangements the emphasis should be on low maintenance requirements for the future, for example by eliminating isolated, odd shaped areas of open space which have no particular use and by the appropriate use of well designed hard landscaping arrangements.

External Equipment and Storage

- 4.9 The use of external plant and equipment and the external storage of materials is a common feature of many industrial estates, and one which detracts from the overall appearance of the estate. The Local Planning Authority recognises that external uses are often important to the efficient functioning of the firm. The Authority will wish to see such external uses suitably located within the site and well screened by high brick walls or close-boarded fencing; brick walling will be preferred.

Service Areas

- 4.10 Each unit must be adequately served by a service area, the entrance to which should be sufficiently wide to enable vehicles to enter and leave without mounting a raised kerb on a public road. Units larger than 300m² gross floor area must have on-site hardstanding for at least 2 vehicles, one measuring up to 15m in length and the other up to 6m in length.

Parking Standards

- 4.11 Car and lorry parking to the standards of provision required by the County Highways Authority must be provided on each site. The current standards are set out below but as these standards are subject to periodic revision, the Development Section of the Council's Engineering Services Division should be consulted to confirm current requirements.

Car Parking

- 4.12 (i) Each space should measure 4.9m x 2.4m and the distance between the rows should be 6m.
- (ii) Industrial/warehouse use: 1 space per 45 m gross floor area.
- (iii) Warehouse use (restricted by legal agreement): 1 space per 90 m² gross floor area.
- (iv) B1 (Office/Hi-tech/Light Industrial use): 1 space per 20 m² gross floor area.
- (v) Light Industry (Restricted by legal agreement): 1 space per 45 m² gross floor area.

Lorry Parking

- 4.13 (i) Minimum number of 2 spaces per 400m² gross floor area.
- (ii) Each space should measure at least 15m x 4m with sufficient aisle space for manoeuvring.

5.0 SERVICES

- 5.1 The existing Woolmer Trading Estate is provided with all main services and these can be supplied to the site.
- 5.2 Further information should be obtained directly from the Service Agencies and Statutory Undertakers (addresses in Appendix 2) but the following points should be borne in mind.
- (a) Gas - supplies are available but due to the type of development combined with projected loads and location, possible off site contributions may be necessary.
- (b) Electricity - caution should be exercised in conjunction with the MOD and Southern Electric HV cables and lines. Considerable off-site and on-site works will be needed to divert or replace the lines and the costs will be chargeable to the developer. An electricity substation may well be needed to provide a supply to the development.

6.0 DEVELOPERS CONTRIBUTIONS

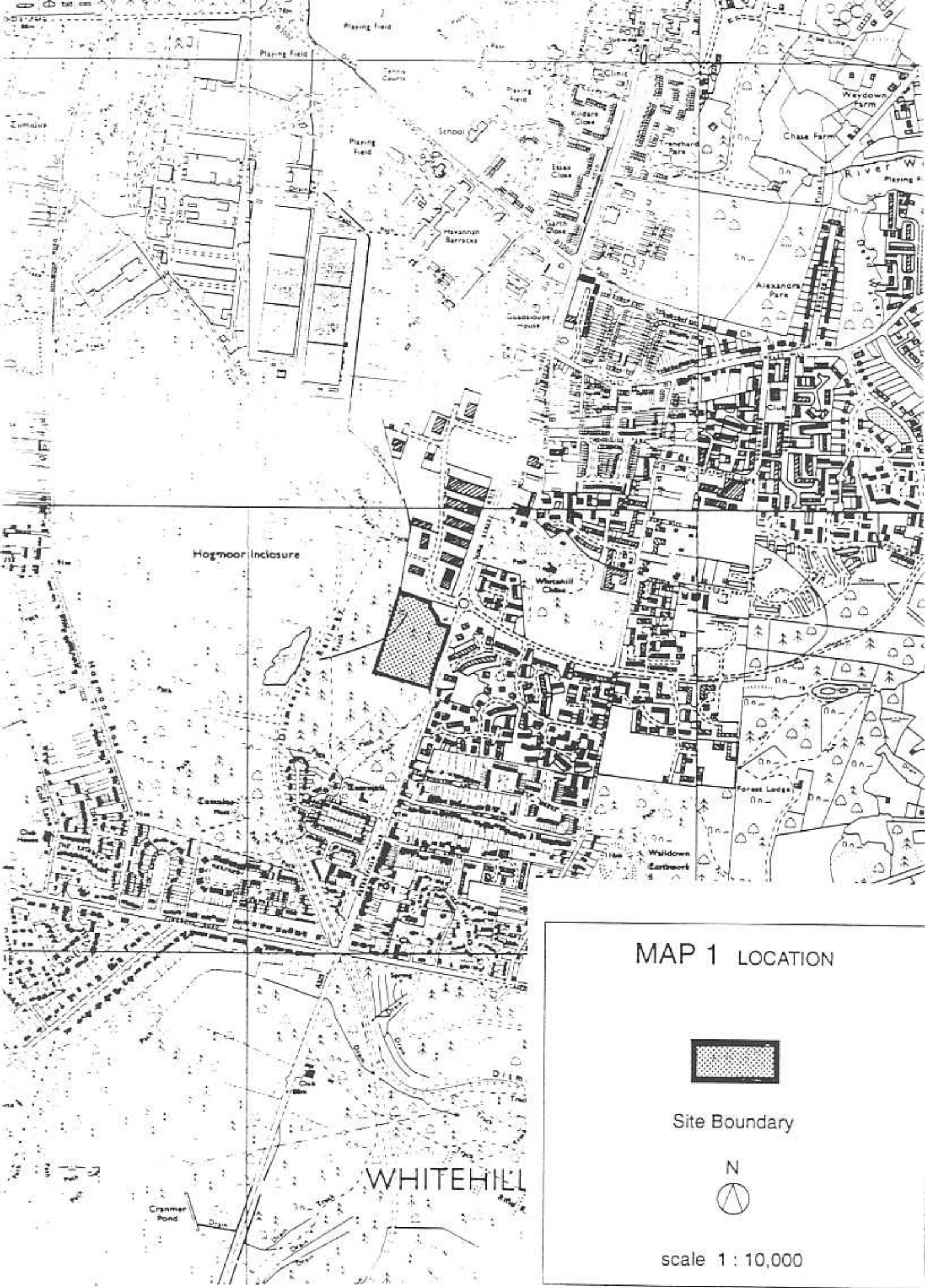
- 6.1 The developer will be responsible for the cost of constructing the roads within the site including providing the junction to Woolmer Way. With the additional traffic generated by this proposal the Conde Way/Woolmer Way roundabout junction with the A325 will experience capacity problems and developers will be required to fund appropriate improvements to this roundabout. The developer should provide the required landscaping of the site.

7.0 DISCLAIMER

Any views expressed by the Local Authority are those which represent policies held at the time and may be varied by the Local

Authority as a result of any re-assessment of these policies at any time. Any information given in this Brief is given by the Local Authority on the distinct understanding that the Local Authority does not warrant the accuracy of the information or any part of it on the basis that neither the Local Authority nor any officer, servant or agent of the Local Authority is legally responsible either in contract or in tort for any inaccuracies, errors or omissions, whether arising from inadvertence or negligence or any other cause. Any information supplied does not in any way absolve the applicant from satisfying himself that all the necessary information on the requirements of the various authorities and organisations is correct at the time. Neither does it restrict the Local Authority from amending or varying such information contained in the Brief before a planning application is determined.

SP/PW/JW/DAS
(reports - D30:6)
7.10.91



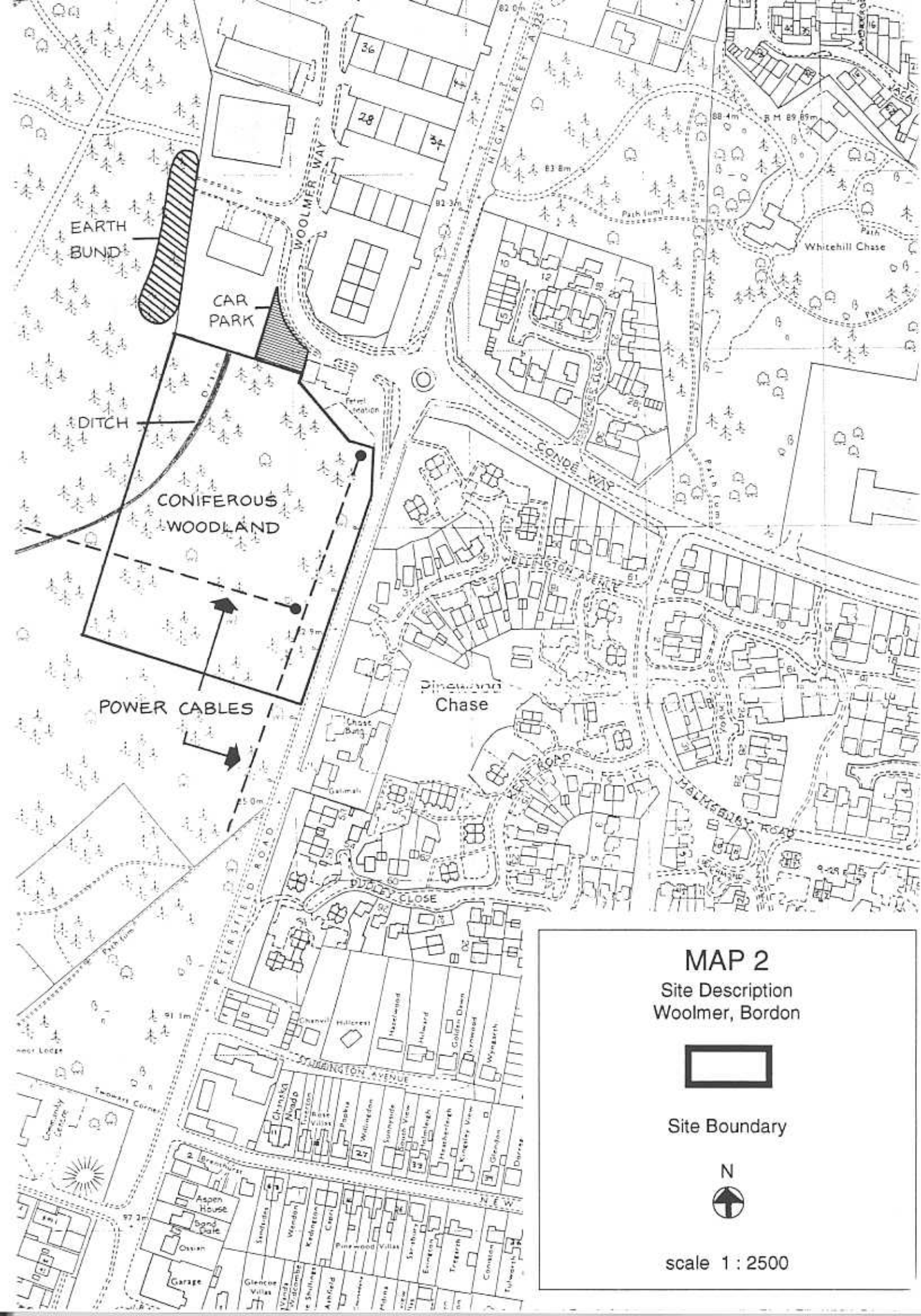
MAP 1 LOCATION



Site Boundary



scale 1 : 10,000



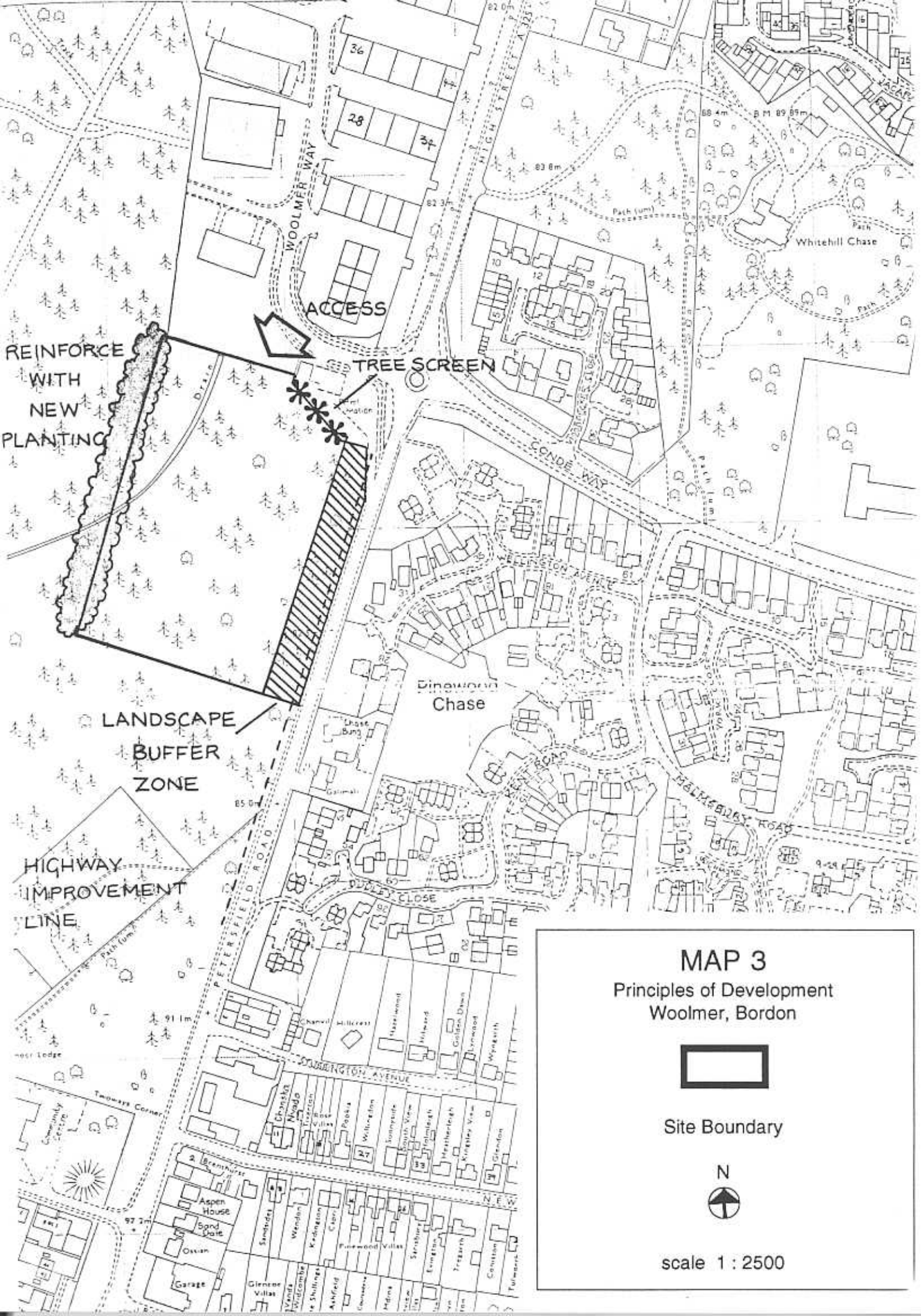
MAP 2
 Site Description
 Woolmer, Bordon



Site Boundary



scale 1 : 2500



MAP 3

Principles of Development
Woolmer, Bordon



Site Boundary



scale 1 : 2500

TREE CARE AND LANDSCAPE PROPOSALS

INTRODUCTION

Detailed in this Appendix are those standards or guidelines which this Authority will expect the developer to conform to in the preparation of their development plans for the site.

For further clarification and advice contact the District Council's Landscape Architect.

A. Tree Survey

As an essential part of the site survey and plan preparation stage developers will be required to undertake a survey of the trees on the proposed development site in order to determine their condition and therefore their general suitability for retention within the development scheme.

Any remedial work required to the trees should be agreed with the District Council's Arboricultural Officer and undertaken prior to work starting on site.

All work should conform to BS3998: 1989 Tree Work.

B. Tree Care and Protection

The appearance of any development will normally be enhanced by the preservation of as many as possible of the existing trees. The protection and preservation of trees should therefore be one of the major basic factors taken into consideration when designing a development.

The developer should therefore refer to and conform with the provisions of BS5837: 1980 Trees in relation to construction.

In deciding which trees will be retained, it is essential to consider their compatibility with the development. This British Standard should guide these considerations.

Apart from the actual felling of trees on building sites, other less obvious factors can cause the loss of existing trees, including compaction of soil particularly by machinery; lowering of the water table due to new hard surfacing, and drainage systems, the onset of disease following bad pruning or physical damage; root damage sustained when utilities, roads or foundations are laid, and buildings, roads and underground services must not be sited too close to trees. Death from these causes is often not immediate (in the case of semi or near mature trees they may die gradually over a number of years), and the loss of these can be avoided by adhering to the following Code of Practice.

1. Marking of Trees

All trees agreed to be retained shall be numbered with a metal tag above normal arm reach, at the time of survey: all trees agreed to be felled shall be clearly marked with a yellow cross. A copy of an agreed schedule of the trees to be retained and felled shall be given to the contractor at the commencement of felling work.

2. Fencing of Trees

All trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works and building operations. No work shall commence on site until all trees, shrubs or features to be protected are fenced:

- a) with 1800mm high chestnut paling to BS1722 Part 4 securely mounted on 1800mm high timber posts driven firmly into the ground or
- b) 2.5m high heavy duty hoardings securely mounted on scaffold poles
 - i) for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the canopy unless otherwise agreed with the Planning Authority;
 - ii) for upright growing trees at a radius from the trunk not less than 6.0m or two thirds of the height which ever is the greater;
 - iii) for other natural features along a line to be agreed with the Planning Authority.

Such fencing shall be maintained during the course of development operations. No goods, fuels or chemicals, soil or other materials shall be stacked inside the fenced area.

3. Weed Killers

If it is necessary to clear the site of weeds by the use of herbicides the Local Planning Authority should be consulted before any such work is undertaken.

4. Stump Clearance

Where trees are felled, in agreement with the Local Planning Authority, all stumps should preferably be removed from the site to a depth of 150mm (6 ins) below final ground level. Inaccessible stumps should be felled as low as possible and then killed by chemicals (eg Sodium Chlorate) being applied to the bark.

5. Change of Ground Level

If it is necessary to raise or lower the level of the land surrounding the trees to be retained, prior treatment will be necessary, and the Local Planning Authority should be consulted before any such work is commenced and such work should be carried out to the satisfaction of the Local Planning Authority.

6. Boundary Fences

At least 600mm (2 ft) should be left between boundary fences or walls and any trees to allow for basal swelling of the tree.

7. Underground Services

All underground services should be located outside the normal root areas of any trees and placed in a common trench. Deep trenches and loss or large roots (over 50mm (2 ins) diameter) on one or both sides of a tree will affect its stability. To avoid root damage excavations should not be within 6m (20ft) of tree trunks or 3m (10 ft) of fastigate (upright) trees.

The connection of essential services to existing mains should be undertaken away from the trees. Seepage of liquid or fumes from sewers may kill roots and the escape of Natural Gas quickly combines with bacteria in the soil to give off carbon dioxide which very quickly kills adjacent trees.

8. Trees in Paved Areas

Where trees are to be retained or planted within paved areas, adequate provision must be made for water to reach the feeder roots.

9. Site Hut Location

Site huts should be located away from trees wherever possible but where this is impossible they should be raised on blocks so that water from the roof can run beneath them, to prevent deterioration of the soil and death of surface roots.

10. Heavy Plant Routes

Heavy plant should, wherever possible, be restricted to routes away from trees but where movement amongst trees is essential obtrusive branches should be tied back before damage occurs and vulnerable trunks wrapped with chestnut fencing.

11. Siting of Mixers

Mixers should be sited away from trees and mixer spoil should be tipped on the sites of paths and paving areas etc as the thick impermeable layer which accumulates beneath mixers deprives roots beneath them of essential water and air.

12. Storage of Soil

No soil or other material should be stored beneath the canopies of trees as the resulting ground compaction can lead to their death.

Excavated or replacement soil should not be piled against tree trunks as this may cause death of areas of bark by keeping them permanently moist. In particular, clay soil should not be placed around oak.

13. Heavy objects should not be leant against trees as this may cause undue strain to be placed on the roots thereby affecting the stability of the trees at a later date.

14. Storage of Bricks

Bricks and other materials should not be stacked against or near trees as this may bruise or crush areas of bark allowing decay to enter and their dead weight may destroy the soil structure by compaction. Materials should not be tipped or stored beneath the canopies of trees.

15. Bonfires

Any bonfires should be sited at least 3m (10ft) from the branch tips of any trees and always on the leeward side of the tree as scorched leaves and branches may initiate insect or fungal attack and damage to the lower trunk may cause root death.

16. Treatment of Liquids

Liquids such as paint, oil, fuel, acids and cleaning fluids should not be allowed to spill near trees and their containers should not be discharged beneath trees as this may kill surface roots and cause fire risks or danger to children at a later date.

C. Landscape Proposals

Detailed landscape proposals will be required for the proposed development. Such information should be comprehensive and complete; detailing all tree, shrub and other landscaping proposals.

The attached list identifies those trees which are common in Hampshire and therefore potentially suitable for use, subject to local conditions.

It should be noted that as a general rule no tree should be planted closer to a new dwelling than its normal mature height.

All proposals and work subsequently undertaken should conform to BS4428: 1989 General Landscape Operations.

D. Maintenance

The careful and sensitive management and maintenance of all landscaped and public open spaces is critical if the landscaping is to establish successfully and appear as the designer intended.

Proposals will therefore be required from the developer detailing the arrangements for the maintenance of all areas not in private ownership.

It is recommended that early discussions should take place with the District Council's Landscape Architect. This is especially necessary for those areas which may be designated as public open space and therefore likely to be subsequently adopted by the District Council.

Such proposals should be submitted as part of the overall development proposals for the area.

Common Trees in Hampshire

Species	Latin name	Base	Acid	Soil Character			Exposure	Associated Species
		6-14	0-5	Heavy	Light	Wet		
1 Alder	<i>Alnus glutinosa</i>	X					X	2,5
2 Ash	<i>Fraxinus excelsior</i>	X		X	X		X	1,5,7,9,13,14,15,18,19
3 Aspen	<i>Populus tremula</i>	X	X	X			X	1,2,6,15
4 Beech	<i>Fagus sylvatica</i>	X	X		X			9,10,14,15,18,19
5 Birch	<i>Betula pendula</i>		X		X		X	15,16
6 Cherry wild	<i>Prunus avium</i>		X	X				2,4,7,8,9,14,15
7 Crab apple	<i>Malus sylvestris</i>	X		X	X			2,8,9,15
8 Hawthorn	<i>Crataegus monogyna</i>	X	X	X	X		X	2,9,10,14,15
9 Hazel	<i>Corylus avellana</i>	X		X				2,8,10,11,14,15
10 Holly	<i>Ilex aquifolium</i>	X	X	X	X			2,3,4,8,9,15
11 Hornbeam	<i>Carpinus betulus</i>	X		X				3,4,6,8,9,15
12 Juniper	<i>Juniperus communis</i>	X	X		X		X	2,4,19
13 Lime, small leaved	<i>Tilia cordata</i>	X		X				2,5,6,9,14,15
14 Maple, field	<i>Acer campestre</i>	X		X				2,6,8,9,15
15 Oak, common	<i>Quercus robur</i>	X		X			X	1,2,3,5,6,8,9,10,11,14
16 Rowan	<i>Sorbus aucuparia</i>		X		X		X	2,3,5,6,7,12,14,15
17 Service tree	<i>Sorbus torminalis</i>	X		X				2,6,7,8,9,10,11,14,15,16
18 Whitebeam	<i>Sorbus aria</i>	X		X	X		X	2,4,8,9,14,19
19 Yew	<i>Taxus baccata</i>	X			X			2,4,6,10,12,14,18

Identification of Soils

Type	pH	Drainage	Plant Indicators	Soil Character
Chalk	9-14	Free	Beech, Ash, Cherry, Sycamore, Pontentilla, Campanula	Light. Poor water retention and nutrient value.
Clay	7-9	Poor	Oak, Ash, Fieldmaple, Willow, Rushes	Heavy. Sticky, plastic quality can be rolled into long flexible worms.
Clay loam	7-9	Fair	Hornbeam, Oak, Fieldmaple	Heavy. Rich in nutrients. Sticky, moulded easily and polished between fingers.
Loam	7	Good	Horsechestnut, Maple, Lime, Plane, Elm, Stinging Nettle, Chickweed	Medium. Neither sticky, gritty nor silky. Very fertile.
Silts	5-7	Poor	Foxgloves, Ash, Willow, Birch	Heavy. Silky or soapy.
Sands	0-5	Free - poor	Birch, Broom, Gorse, Pine, Rhododendron, Heather, Oak	Light. Texture gritty. Non cohesive, can form hardpan.

ADDRESSES FOR CONSULTATION

1. EAST HAMPSHIRE DISTRICT COUNCIL, Penns Place, Petersfield, Hants, GU31 4EX (Telephone: Petersfield (0730) 66551)

- (a) Head of Development Services:

Consultations:

- (i) New building and extensions, landscaping, fencing, land use activities; enquiries extension 259.
- (ii) Building Control enquiries, extension 293.
- (iii) Contributions and adoption of off-site open space, extension 259.

- (b) Engineering Services Manager:

Consultations:

- (i) Client Services enquiries, extension 316. Arrangements for wheeled bins and waste collection. Provision of play equipment on on-site open space.
- (ii) Capital Works enquiries, extension 308. Location of existing foul drainage.
- (iii) Development Section enquiries, extension 522. Section 18 and Section 38 Agreements. Highways Safety aspects of layouts. Details of new foul and surface water drains and highway areas to be adopted and supervision of their construction. Liaison with County Council regarding street light layout and inspections; arranging a soils test etc.
- (iv) Street naming and house numbering, adoption of on-site open space; enquiries extension 272.

2. HAMPSHIRE COUNTY COUNCIL

- (a) County Surveyor, The Castle, Winchester, Hants. SO23 8UD (Telephone: Winchester 841841):

Consultations: Details of large site layouts, off-site highway improvements and likely scale of contributions.

- (b) Area Surveyor (East), The Old College, College Street, Petersfield, Hants. GU31 4AG (Telephone: Petersfield 66411):

Consultations: Maintenance of roads and footpaths (once adopted by Highway Authority). Non-statutory road opening agreements; location of existing highway drainage.

3. CHIEF FIRE OFFICER, Fire Brigade Headquarters, Leigh Road, Eastleigh, Hants, SO4 4JS (Telephone: Eastleigh 620000).

Consultations: Fire Certificate, inflammable liquids.

4. HAMPSHIRE CONSTABULARY, Police Headquarters, West Hill, Romsey Road, Winchester, Hants (Telephone: Winchester 68133).

Consultations: Site security, traffic movement.

5. THAMES WATER UTILITIES, Doman Road, Camberley, Surrey, GU13 5PY (Telephone: 0276 681422)

Consultations: Waste water disposal.

6. NATIONAL RIVER AUTHORITY, Thames Region, Kings Meadow House, Kings Meadow Road, Reading, Berkshire, RG1 8DQ (Telephone: Reading 535000).

Consultations: Land drainage and pollution control.

7. MID SOUTHERN WATER COMPANY, Frimley Green, Nr Camberley, Surrey, GU16 6HZ (Telephone: Deepcut 835031)

Consultations: Water supply.

8. BRITISH GAS SOUTHERN, P.O. Box 105, 80 St. Marys Road, Southampton, Hants, SO9 7GL (Telephone: Southampton 824171)

Consultations: Gas supply

9. SOUTHERN ELECTRIC, Test Division, Centenary House, 10 Winchester Road, Basingstoke, Hants, RG21 1UF (Telephone: Basingstoke 59191).

Consultations: Electricity supply

10. BRITISH TELECOM, Thamesway District, Telephone Exchange, High Street, Aldershot, Hants, GU11 1TR (Telephone: Aldershot 335234/5).

Consultations: Telephone connections

DRAWINGS AND INFORMATION REQUIRED FROM APPLICANTS FOR PLANNING PERMISSION

(a) Outline Stage

The applicant shall submit a plan showing the site in relation to adjoining development. The plan should include a site layout including access, siting, parking and open space provisions. Permission will be granted for development in accordance with the principles set out in the Brief, and the policies of the East Hampshire District Local Plan. Indicative details of the proposed landscaping arrangements will also be required at the outline stage. If no such details are submitted the Planning Authority will consider using the provisions of Article 7 of the Town and Country Planning General Development Order 1988 to ensure submission of these details.

(b) Detail Stage

It will be a condition of the outline planning permission that the applicant shall submit plans and particulars showing the detailed proposals for the following aspects of the development:-

- (i) final layout, including the position and width of roads and footpaths and the details of design and materials for all paved areas;
- (ii) the landscape design for the site, including arrangements to be made for the permanent maintenance of landscape areas;
- (iii) means of access to buildings;
- (iv) siting and design, including colour and texture of facing materials, of all buildings, walls and fences;
- (v) final provision for the parking vehicles;
- (vi) a programme and specification for the making up of roads and footpaths.