

## WRITTEN REPRESENTATION: ARCHAYLEN PROPERTY LIMITED

### SOUTHAMPTON TO LONDON PIPELINE PROJECT

(PINS Ref. 20022742 / EN070005)

Written Representation on behalf of Archaylen Property Limited further to and expanding on the Relevant Representation previously submitted. This Written Representation is structured as follows:

1. an explanation of Archaylen's plans for its wider site (see enclosed Site Layout Plan) of which Plots 895 and 902 Book of Reference form a part;
2. an explanation of key issues of concern for Archaylen;
3. update on Compulsory Purchase / negotiation by Agreement;
4. ESSO's ("the Applicant") response to our Relevant Representation; and
5. suggested resolutions to Archaylen's concerns.

#### **1. Archaylen's Site and Planning Permission**

- 1.1 Archaylen's site currently has the benefit of planning permission ref. 16/00564/OUT for "development comprising 10 industrial units (Amended plans, Flood Risk Assessment and Design and Access Statement received 23 October 2017)" dated 16 May 2018 ("the Archaylen Planning Permission"). The Applicant has been aware of this planning permission since at least October of 2018. In correspondence, GN2 acting for Archaylen explained to Fisher German (agent for the Applicant) that:

1.1.1 *"The site by the date of pipeline construction will be fully built out and tenanted therefore by the projects own statement they must re-route the pipeline to the west of the site. Any construction on, under or over the estate will cause significant disturbance to the estate tenants and their access to the units...."*

- 1.2 Final reserved matters approval for the Archaylen Planning Permission was granted on 3 June 2019 (Ref. 19/00428/REM).
- 1.3 Archaylen's Planning Permission will result in a commercial B1, B2 and B8 development comprising 10 industrial units ("the Archaylen Development") within the red line boundary of the enclosed Site Layout Plan. The Archaylen Development has potential to employ up to 80 people on site.
- 1.4 There is an adjacent development site where the former Vertu building is to be demolished to provide a new Aldi, Homebuyer and 4 industrial units commencing in Spring 2020. This will add further disturbance and impact the subject property as the scheme is implemented.

#### **2. Key Issues of Concern**

- 2.1 The Archaylen Planning Permission must be implemented by 2 June 2021. Archaylen expect to be able to commence construction between January and June 2020. If the DCO is granted in the first six months of 2020 then there is a potential for

construction of the ESSO Development to either hinder or completely prevent completion of the Archaylen Development.

2.2 Archaylen have the following primary concerns relating to the impact of the DCO if granted:

2.2.1 if the Archaylen Planning Permission is implemented and the Applicant's Development comes forward then construction of the Archaylen Development could be disrupted;

2.2.2 the Archaylen Development might be completed but cannot be occupied due to the Applicant's works at Beacon Hill Road;

2.2.3 the Archaylen Development is occupied and tenants use of their units is disrupted by the Applicant's Works preventing access or disrupting services and utilities; and

2.2.4 the impact on Archaylen Development's ability to connect to utilities.

2.3 We ask that the Applicant address these concerns and reserve our position as to suggesting potential solutions until such time as more information is available from the Applicant.

### **3. Update on Compulsory Purchase / negotiation by agreement**

3.1 Some discussions have taken place including a site meeting on 14 November 2019 and the Applicant is considering our concerns. Further detail will be provided at the Hearings.

### **4. Applicant's response to our Relevant Representation**

4.1 The Applicant's response to our Relevant Representation is contained within a more general response to the following issues:

4.1.1 Terms of Voluntary Agreements;

4.1.2 Decommissioning of the existing Pipeline;

4.1.3 Compulsory Acquisition; and

4.1.4 Disturbance during construction reinstatement of soils and financial compensation.

4.2 Archaylen is not in a position to respond to the Applicant's comments at this time but will do so at the appropriate Hearing.

### **5. Resolution**

5.1 We ask that the Applicant:

5.1.1 clarify their expected timing, proposal and potential impact on the implementation of the Archaylen Planning Permission and on the operation of the Archaylen Development;

5.1.2 commit to installation techniques where they will mitigate against the impacts of the Applicant's Development on the Archaylen Development;

5.1.3 commit to construction and operation arrangements that will prevent disruption at the Archaylen Development.

We reserve the right to update the Examining Authority on progress, including at Hearings.

**Encs**

1. Planning Permission Ref. 16/00564
2. Reserved Matters Approval Ref. 19/00428/REM
3. Site Layout Plan Ref. 2260-30 Rev G 4.



## NOTICE OF DECISION

### TOWN AND COUNTRY PLANNING ACT 1990

<b>Decision :</b>	<b>Grant Permission</b>
<b>Application no :</b>	<b>16/00564/OUT</b>
<b>Site address :</b>	Land On The East Side Of, Beacon Hill Road, Ewshot, Farnham, Surrey
<b>Description of development :</b>	Outline application for commercial B1, B2, B8 development comprising 10 industrial units (Amended plans, Flood Risk Assessment and Design and Access Statement received 23 October 2017)
<b>Date of Notice :</b>	16 May 2018

**The development must be carried out in accordance with the details approved and subject to the following condition(s):**

- 1 No development shall commence before approval of the details of the appearance, layout and scale of the proposed development, and the landscaping of the site (hereinafter called the "reserved matters") has been obtained from the Local Planning Authority in writing.

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved whichever is the sooner.

**REASON:**

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

- 2 The development hereby approved shall be carried out in accordance with the following drawing numbers and documents:

Drawings: 2260 30 Rev E; HA207 D01; HA208-3M-001 Rev A and HA208-3M-002 Rev A

Documents: Transport Assessment, Preliminary Ecological Appraisal, Drainage Strategy Report, Phase I and Phase II Geo-Environmental Assessment, Flood Risk Assessment, Planning, Design & Access Statement, Energy Statement - Commercial, Arboricultural Impact Assessment

**REASON:**

To ensure that the development is carried out in accordance with the approved plans and particulars.

- 3 The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) reference: Beacon Hill Road - Flood Risk Assessment dated 4th August 2017 undertaken by Ramboll Environ and the following mitigation measures detailed within the FRA:

1. All built footprint to be located in flood zone 1 as shown in drawing reference: Site Layout for B1c, B2 & B8 use - Drawing Number 30 - Revision E dated 2017

2. There shall be no raising of existing ground levels on that part of the site located within flood zones 2 and 3

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**REASON:**

This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework to prevent flooding elsewhere by ensuring that the flow of flood water is not impeded and the proposed development does not cause a loss of flood plain storage and to satisfy saved policy GEN11 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 4 The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures detailed in the approved Preliminary Ecological Appraisal document, prepared by Southern Ecological Solutions, and dated January 2016. This would include the carrying out of further

survey work, in respect of rare flora, breeding birds and common reptiles, and a pre-construction survey for badgers, before any development commences on site.

**REASON:**

In order to protect and enhance the nature conservation and biodiversity value of the site, in accordance with saved policies CON4 and CON5 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 5 The development hereby approved shall be carried out in accordance with the recommendations detailed in the approved Arboricultural Impact Assessment document, prepared by Southern Ecological Solutions, and dated 20th March 2016

(including the accompanying Tree Survey Plan (drawing number 1, dated 18.11.15) and Tree Survey & Protection Plan (drawing number 1, dated 21.03.2016)).

**REASON:**

To limit the impact of the development on the existing trees on site, in accordance with saved policy CON8 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 6 Notwithstanding the approved Phase I and Phase II Geo-Environmental Assessment, prepared by Land Science, and dated 10.04.2015, further details of the proposed remediation/mitigation measures to be undertaken in respect of land contaminants (hydrocarbons), ground gases/vapours and protecting potable water supplies, should be submitted to and approved, in writing, by the Local Planning Authority before any development is commenced on site. The submitted information should include a site remediation plan providing full details of proposed remediation work and an overall site validation statement. Once approved, the development should be carried out in accordance with the submitted details.

Should any land contaminants or unexpected ground conditions be identified during site development the Local Planning Authority should be notified accordingly.

**REASON:**

To ensure the provision of a development that does not put users of the development at risk, in accordance with saved policy GEN9 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 7 The details to be submitted at the Reserved Matters stage shall include, amongst other things, full details of external lighting to be provided within the site and on the proposed buildings. The information to be provided shall include full details of all external lighting units including design of the individual units, details of shielding/cowling, light spill diagrams and proposed hours of illumination. PL.102

**REASON:**

In the interests of neighbouring amenity and protecting the ecological value of the site, in accordance with saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 8 No development shall take place, including any works of demolition, until a Construction Method Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The scope of the plan shall include but not be restricted to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development and in particular the storage of oil so as to prevent water pollution
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

- viii. mitigation measures to ensure that all protected species are adequately protected during construction
- ix. a method statement detailing the timing of and methods for habitat clearance on site
- x. a strategy for the clearance and relocation of any reptiles found on site during construction

REASON:

To ensure that there are no significant impacts as a result of the construction phase of the development and to satisfy policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 9 No sound reproduction equipment, conveying messages, music, or other sound by voice, or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

REASON:

To protect the amenities of occupiers of nearby properties and to satisfy policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 10 Prior to the commencement of the development, details for the provision of cycle parking should be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be provided on site prior to occupation of any unit on site.

Reason:

In the interest of encouraging sustainable transportation.

- 11 Nothing shall be manufactured, assembled, altered, repaired or stored outside the buildings to be provided on the site.

REASON:

To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 12 Notwithstanding the provisions of the Town and Country Planning General Development Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modifications) no alterations, extensions or hard standings permitted by Classes F, G, H and J of Part 7 of the Second Schedule of the Order shall be carried out.

REASON:

To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 13 In accordance with Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 this premises can be used for a use falling within either Class B1 or Class B2, or Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON:

To accord with the terms of the submitted application and to allow for flexibility in planning whilst ensuring adequate car parking is made available.

- 14 The total amount of Use Class B8 floorspace to be provided on site shall be limited to a maximum of 3,031.5 square metres or 65% of the total floorspace to be provided at the site, whichever is the lesser.

REASON:

To accord with the terms of the application, to limit any potential impact on neighbouring amenity and to satisfy policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006..

- 15 No single unit to be provided on the site for Use Class B8 purposes shall exceed a total floorspace area of 1,500 square metres.

REASON:

To accord with the terms of the application, to limit any potential impact on neighbouring amenity and to satisfy policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 16 No unit on the development hereby approved shall be brought into use until all audible alarms to all loading/docking bays, doors and vehicles kept on site, including fork-lift trucks, and all vehicles taking deliveries to or dispatches from premises which require audible alarms, have been fitted with broadband (white noise) alarms or broadband (white noise) reversing alarms respectively, full details of which shall have been submitted to the Local Planning Authority for approval, in writing, before the unit is first occupied. The approved details shall be implemented and maintained on existing and replacement loading/docking bays, doors and vehicles unless the Local Planning Authority gives written consent to any variation.

REASON:

To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance and to satisfy saved policy GEN6 in the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 17 All fixed plant or equipment, including air handling plant, fans and compressors, used in conjunction with any of the Use Class B1, B2 or B8 units or buildings within the development, shall be installed in accordance with a scheme to be agreed to be agreed in writing with the Local Planning Authority. The scheme shall demonstrate that the cumulative noise levels generated by all fixed plant and equipment installed at all of the Use Class B1, B2 and B8 units or buildings, as rated in accordance with the assessment procedures detailed in BS4142:2014 'Method for Rating Industrial and Commercial Sound', do not exceed the existing background daytime and night-time background noise levels (LA90,T) at the nearest noise sensitive premises.

Any sound attenuation measures shall be provided in accordance with the approved details prior to the plant or equipment first being brought into use and shall be retained thereafter in the approved form, unless the prior written agreement of the Local Planning Authority is obtained for any variation to the approved details.

REASON:



To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance and to satisfy saved policy GEN6 in the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 18 Electric hook up points shall be provided for all refrigerated vehicles awaiting loading or departure in order to maintain the operation of the refrigeration plant whilst on site, without the need to run the vehicle engine.

Reason:

To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance and to satisfy saved policy GEN6 in the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 19 Heavy Goods Vehicles, ie. those over 7.5 tonnes gross weight, carrying deliveries to or dispatches from the units on the development site shall only access or egress the site between the hours of 08:00 to 18:00 hours Monday to Friday, 08:00 and 16:00 hours on Saturdays and at no time on Sundays and Bank Holidays.

REASON:

To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance and to satisfy saved policy GEN6 in the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

## **INFORMATIVE NOTES**

These are advice notes to the applicant and are not part of the planning conditions

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:  
  
The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 2 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 3 The applicant's attention is drawn to the email received from Southern Gas Networks - Plant Location Team, dated 28th June 2016, and the accompanying plan and guidance relating to the gas pipeline running close to the northern boundary of the application site. Safe digging practices, in accordance with HSE publication HSG47 'Avoiding Danger from Underground Services' must be used to verify and establish the actual position of mains, pipes, services and other apparatus on the site before any mechanical plant is used. It is the applicant's responsibility to ensure that this

information is provided to all relevant people(direct labour and contractors) working for them on or near gas plant. This email can be viewed on the Council's public access website.

## What to Do Next

If your consent is subject to conditions, please read them carefully. You may need to submit further information to the Council for approval before you start work in which case there will be a fee for each request to approve details; £34 per request for a Householder Development and £116 for all other development. You can apply online at [www.planningportal.gov.uk/planning](http://www.planningportal.gov.uk/planning) and you should expect a decision within 8 weeks of your application being validated.

Please email [streetnames@hart.gov.uk](mailto:streetnames@hart.gov.uk) to let us know when you are planning to start work. If you fail to comply with the conditions, it may lead to enforcement action.

Please note that this permission only relates to planning matters. You may still need to apply for other consents such as building regulation approval. For Building Regulations applications please contact us at: [buildingcontrol@hart.gov.uk](mailto:buildingcontrol@hart.gov.uk) or call us on 01252 398715.

This permission does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

## General Notes

Please contact the Officer who handled this application Peter Lee on Tel: 01252 774152 or Email: [peter.lee@hart.gov.uk](mailto:peter.lee@hart.gov.uk) if you would like clarification about this decision or would like to make changes to your permission.

## Rights of Appeal

Applicants have a right of appeal against the requirements of any conditions attached to this permission.

Appeals can be made on the Planning Inspectorate's website [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

There is no third party right of appeal for neighbours or objectors.

## Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.



# NOTICE OF DECISION

## TOWN AND COUNTRY PLANNING ACT 1990

<b>Decision :</b>	<b>Grant Permission</b>
<b>Application no :</b>	<b>19/00428/REM</b>
<b>Site address :</b>	Land On The East Side Of, Beacon Hill Road, Ewshot, Farnham, Surrey
<b>Description of development :</b>	Application for Approval of Reserved Matters relating to appearance, landscaping, layout and scale pursuant to outline Planning Permission 16/00564/OUT for commercial B1, B2, B8 development comprising 10 industrial units.
<b>Date of Notice :</b>	3 June 2019

**The development must be carried out in accordance with the details approved and subject to the following condition(s):**

- 1 The development hereby approved shall be begun before the expiration of 2 years from the date of this approval.

**REASON:**

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

- 2 The development hereby approved shall be carried out in accordance with the following drawing numbers and documents:

**Drawings:**

737/01 Rev B (Detailed Landscape Proposals); 2260 (Site Layout For B1c, B2 & B8 Use); 2260 02 (Site Layout For B1c, B2 & B8 Use); 2260 03 (General Arrangement Units 1 and 2); 2260 04 (General Arrangement Units 3 to 5); 2260 05 (General Arrangement Units 6 to 10); HA207 D01 (Location Plan).

**Documents:**

Construction Method Statement Rev A (Harmonix Construction); Crime Prevention Statement (DLP Planning) (February 2019); Drainage Strategy (Matrix Transport Planning and Infrastructure) (February 2019); Indicative Bin and Bike Store Photograph; Indicative Cantilever Sliding Gate Photograph; Landscape Report (Draffin Associates) (737/HDC/LA/26.1.19); Lighting Scheme Rev B (Carnell Warren

Associates) (05/04/2019); Planning, Design and Access Statement (DLP Planning) (February 2019); Sustainability Appraisal (DLP Planning) (February 2019); Update Preliminary Ecological Appraisal (Southern Ecological Solutions) (26/11/2018); Updated Energy Statement - Commercial Rev 1 (Energy Evaluation) (LM051218-180) (27th December 2018).

Reason

To ensure that the development is carried out in accordance with the approved plans and particulars.

- 3 Notwithstanding the submitted indicative information, prior to first occupation of any part of the development full details of the proposed bin and bike store buildings and the cantilever sliding gate shall be submitted to and approved, in writing, by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the submitted details prior to first use.

REASON:

To ensure the provision of appropriate facilities and in the interests of visual amenity.

- 4 The development hereby approved shall be carried out fully in accordance with the details contained within the approved Updated Preliminary Ecological Appraisal and Landscape Report. The landscape planting shown on approved drawing number 737/01 Rev A shall be carried out prior to first occupation of any part of the development, or in the first planting season following first occupation.

Should any of the trees or hedgerows die, become diseased or are otherwise removed within 5 years of the first occupation of the development, they shall be replaced with appropriate planting of the same size and species.

REASON:

To ensure the provision of appropriate landscape planting and its subsequent retention in the interests of visual amenity.

- 5 As detailed in the approved Lighting Scheme (Rev B) the external lighting to be provided within the development shall be provided with an automatic switch off which would preclude the turning on of lighting during the period of 22:00 hours to 05:00 hours.

REASON:

In the interests of neighbouring amenity and biodiversity and to accord with policy GEN8 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 6 Notwithstanding the submitted details, prior to installation of the proposed acoustic fence amended details showing the provision of a gap at ground level to allow for the free flow of flood water within the Flood Zone 2 and 3 parts of the site shall be submitted to and approved, in writing, by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the submitted details prior to first occupation of any part of the development and the acoustic fencing shall thereafter be retained for the life of the development.

REASON:

In order to prevent the increased risk of flooding on other land, in accordance with saved policy GEN11 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

## INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

- 2 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 3 The applicant is hereby reminded that the development hereby approved is subject to the relevant conditions imposed on planning permission 16/00564/OUT dated 16th May 2018.

## What to Do Next

If your consent is subject to conditions, please read them carefully. You may need to submit further information to the Council for approval before you start work in which case there will be a fee for each request to approve details; £34 per request for a Householder Development and £116 for all other development. You can apply online at [www.planningportal.gov.uk/planning](http://www.planningportal.gov.uk/planning) and you should expect a decision within 8 weeks of your application being validated.

Please email [streetnames@hart.gov.uk](mailto:streetnames@hart.gov.uk) to let us know when you are planning to start work. If you fail to comply with the conditions, it may lead to enforcement action.

Please note that this permission only relates to planning matters. You may still need to apply for other consents such as building regulation approval. For Building Regulations applications please contact us at: [buildingcontrol@hart.gov.uk](mailto:buildingcontrol@hart.gov.uk) or call us on 01252 398715.

This permission does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

## General Notes

Please contact the Officer who handled this application Peter Lee on Tel: 01252 774152 or Email: [peter.lee@hart.gov.uk](mailto:peter.lee@hart.gov.uk) if you would like clarification about this decision or would like to make changes to your permission.

## Rights of Appeal

Applicants have a right of appeal against the requirements of any conditions attached to this permission.

Appeals can be made on the Planning Inspectorate's website [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

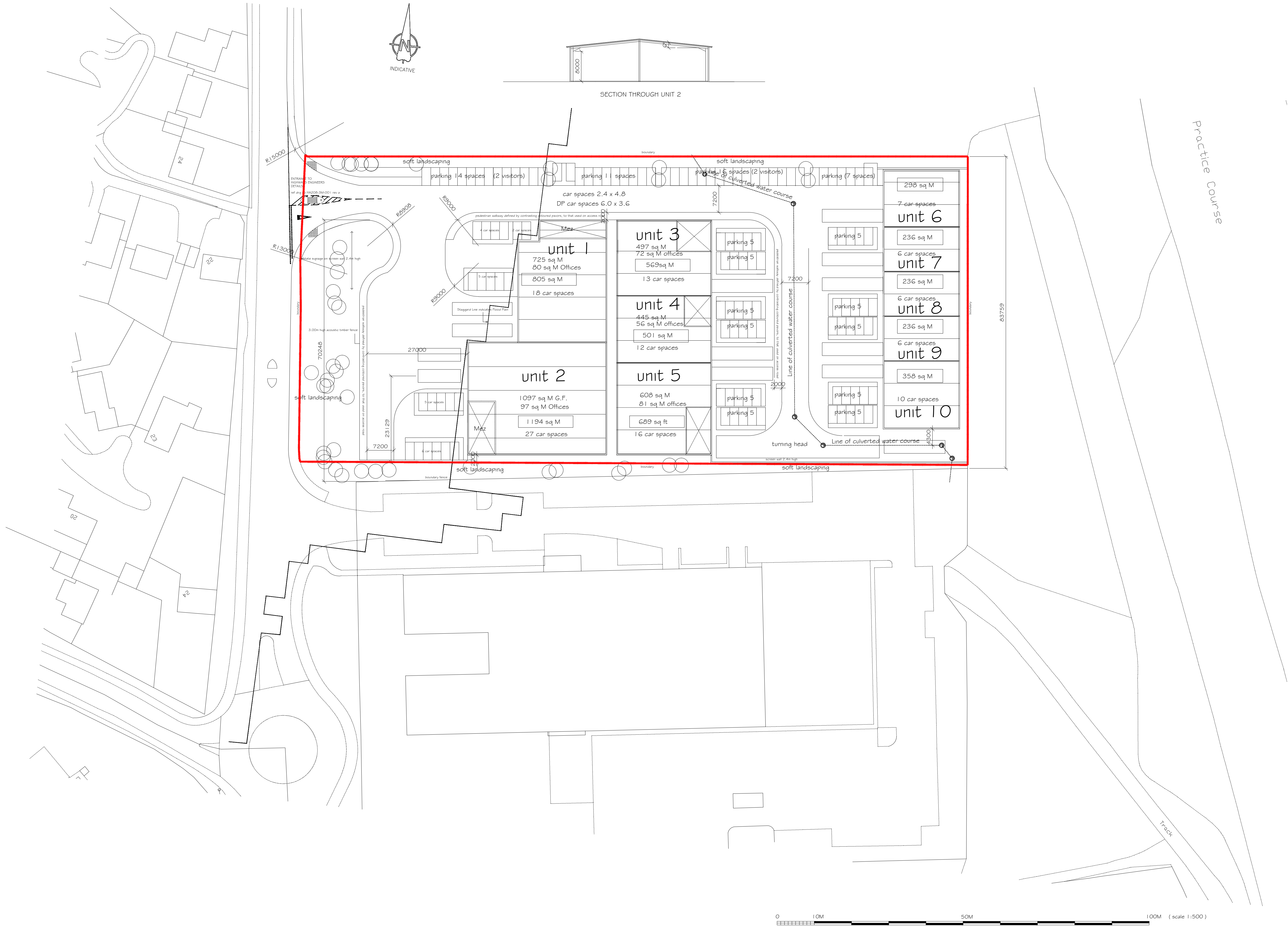
There is no third party right of appeal for neighbours or objectors.

## Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.





Drawing is the copyright of the Architect  
Architect to be notified of any discrepancies in drawing  
Any queries relating to this drawing please notify the architect immediately

NOTES

SITE AREA 1.47ha  
GIA 55168 sq ft  
(5125 sq m)

CARS: B1c @ 1: 45 sq m min

CARS: B8 @ 1: 90 sq m min.

CARS: min required = 121 no.  
CARS: total provided = 125 no.  
(inc 4 no. visitors spaces)

REV	DATE	
G	05.12.17	Line of diverted culvert adjusted to be 4300mm from unit 10 as advised by drainage consultants.
F	21.11.17	Line of diverted culvert adjusted to ease flow where entering site as discussed with planning.
E	11.10.17	Building areas changed from sq ft to sq M as requested by DLP (planning) Limited
D	01.08.17	Southern site boundary moved northwards. Units 2 and 5 reduced in width by 2M to suit. Parking spaces adjusted to suit.
C	20.07.17	Section modified as unit 2
B	14.06.17	Drawing configured Units 1 & 2
A	24.05.17	Drawing revised / updated in accordance with September Properties email dated 20-05-17. <ul style="list-style-type: none"><li>Existing culvert diverted</li><li>Unit 9 reconfigured as units 7 &amp; 8</li><li>Unit 10 reconfigured / enlarged and repositioned adjoining unit 9.</li><li>GIA increased by 2433sq ft</li><li>Car parking adjusted to suit new GIA</li></ul>

**G M K**  
ASSOCIATES  
CHARTERED ARCHITECTS

CLIENT  
SEPTEMBER PROPERTIES

JOB  
LAND AT BEACON HILL ROAD  
FLEET, HAMPSHIRE GU52 8DY

DRAWING  
SITE LAYOUT FOR B1c, B2 & B8 use

SCALE 1:500@A1/ 1:1000@A3	DATE May 2017	DRAWN
JOB No 2260	DRG No 30	REVISION G

DUKE HOUSE  
1-2 DUKE STREET  
WOKING, SURREY GU21 5BA  
TEL (01483) 729378  
FAX (01483) 755383  
E Mail: gmkassociates@btconnect.com