

30th June 2022

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market St
SO50 9YN

Sent Electronically only via the planning portal.

Discharge of condition 4 of full planning permission F/19/86233

Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Tetra Tech Planning have been instructed to submit a discharge of conditions application on behalf of Vistry Group. Full planning permission was approved 27th May 2021 for the demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.

Condition 4: Biodiversity Mitigation and Enhancement Plan
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'A Biodiversity Mitigation and Enhancement Plan (BMEP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The BMEP shall contain full details of how the ecological mitigation measures and biodiversity enhancement recommended in the Ecological Appraisal report by WYG (Jan 2019) and the Bat Emergence /Return Survey report by WYG (Nov 2018), plus any additional measures required to secure Biodiversity Net Gain, shall be implemented and the following shall be included in the BMEP:

- An annotated map showing the location of all mitigation and enhancement features;*
- A lighting plan with modelled lux levels prepared according to best practice guidelines in the Bat Conservation Trust Bats and Artificial Lighting Guidance Note (2018) [available at <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>]. Any external lighting, both permanent and during construction, must be kept to a minimum, be of low level and directional away from the perimeter planting and other planted areas;*
- During construction all excavations on site must be covered nightly and/or include a suitable escape ramp for the protection of wildlife. A suitable ramp can be a wooden plank or a sloping end wall that does not exceed a 45-degree angle. Any temporarily exposed open pipe systems must be checked and then suitably capped when not in use to prevent access by wildlife;*
- Any permanent fencing that is erected at the individual plot boundaries must have periodic holes (locations and dimensions to be confirmed in the BMEP) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges.*

The development shall then be undertaken in accordance with the approved details.'

This application is accompanied by the following plan and report to discharge condition 4:

- Street Lighting 6663-MJA-SW-XX-DR-C-005 Rev P1 – prepared by MJA Consulting
- Biodiversity Mitigation and Enhancement Plan – prepared by Tetra Tech

In summary the following mitigations and enhancements will be incorporated:

- Excavations will be covered nightly and / or suitable ramps to allow for escape will be provided.
- Any open pipe systems will be checked and then capped when not in use
- Hedgehog highways will be installed to allow for movement of animals to promote habitat connectivity.

A plan showing the post development enhancements is included within the BMEP on page 21.

The information provided within the BMEP demonstrates that suitable enhancements and mitigation measures will be provided to ensure wildlife safety and promote habitat connectivity.

A lighting plan for the site illustrating modelled lux levels has been prepared according to the best practice guidelines in the Bat Conservation Trust 'Bats and Artificial Lighting Guidance Note' (2018) and is attached to this application. It is proposed that the lighting for the development site comprise of LED lamps, with a low colour correlated temperature – below 3500K (warm white). Lighting is to be directed groundward to avoid light spillage and away from boundary habitats. No external lighting will be directed at the retained vegetated boundaries.

The proposed lighting has been designed and located to minimise light spillage and avoid adverse impact on any flight corridors used by bats. The information provided within the BMEP demonstrates that any impact will be negligible.

In summary these ecological mitigation measures and biodiversity enhancements will have a positive impact on the development; therefore, condition 4 can now be discharged.

I look forward to receiving confirmation that the application has been received and registered at your earliest convenience. Should you have any questions or wish to discuss, please do not hesitate to contact me on [REDACTED] or by email at [REDACTED].

Yours sincerely

[REDACTED]

Debra Higginbotham

Planning Assistant

Tetra Tech Limited.