

Thursday, 20 October 2022

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

Sent Electronically only via the planning portal.

Discharge of conditions 15, 17,18,19 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 15: Landscaping

'Notwithstanding the submitted details, no development above slab level shall start until a fully detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping details including top soil depth; plant species, location and densities; trees and tree pit details; boundary treatments; surface materials; bollards; street furniture and construction details of hard landscaping elements.

The fully detailed landscaping scheme shall be in general accordance with the landscape proposals shown on drawing LA700 rev F, and incorporate the amendments listed below and the amendments/additions set out in EBC's Landscape detailed design guidance notes dated 14.1.21:

- *Revisions to landscape proposals for retail area as set out in item 5 EBC's Landscape consultation response dated 14.1.21 and provision of benches and bins;*
- *Addition of low shrub planting in front of plots 13-19;*
- *Relocation of tree from rear garden of plot 24 into amenity area immediately adjoining eastern boundary of plot 24;*
- *Additional clear-stemmed tree to north of parking spaces for plot 27.*
- *Provision of knee rail, kerb or bollard detail between the pedestrian / cycle route running north /south through the site and any abutting parking spaces.*

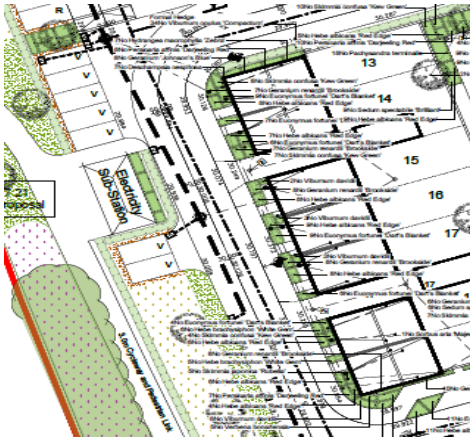
Details of timings for all landscaping and any future maintenance (including watering regime) shall also be provided. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.'

This application is accompanied by the following plans to discharge condition 15:

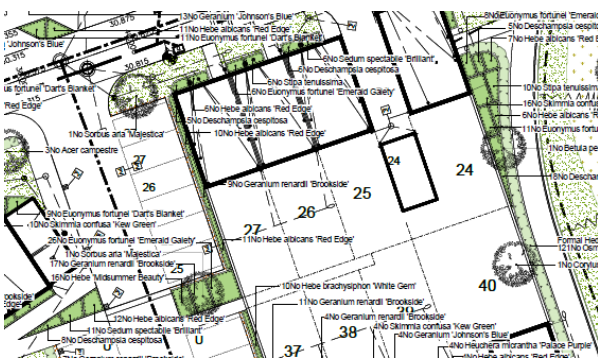
- Landscape Proposals VYH23647 11 Sheets 1- 4
- Hard Landscape Proposals VYH23647 12 Sheets 1 - 4
- Landscape Construction Details VYH23647 14 Sheet 1
- VYH23647 Man - LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

The accompanying Landscape Proposal plans VYH23647 11 Sheets 1- 4 show where the changes have been made in line with comments made in EBC's Landscape consultation response.

Plan VYH23647 11 Sheet 2 shows the addition of low shrub planting in front of plots 13-19. An extract of the plan showing the plots is as below:



Plan VYH23647 11 Sheet 3 shows the tree has been removed from rear garden of plot 24 into amenity area immediately adjoining eastern boundary of plot 24. The plan also shows 1No Sorbus aria 'Majestica' to the north of parking spaces for plot 27. An extract of the plan showing these changes is as below:



Plan VYH23647 14 Sheet 1 details the fence and rail specifications across the development.

The Landscape Management and Maintenance Plan, with maintenance schedules showing programme of watering and replacement, is submitted to discharge condition 15. The schedule is compliant with Condition 18 which states:

'All hard & soft landscaping, tree planting, boundary treatment, bollards and street furniture shall be carried out or installed in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.'

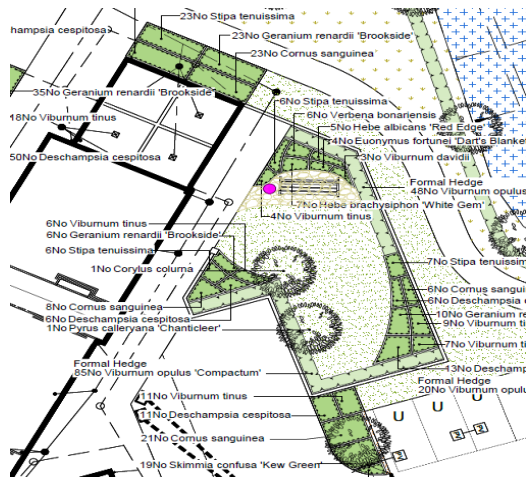
Condition 17:

'Notwithstanding the submitted details no development above slab level of plots 1-9 or Block A respectively shall start until details of the private amenity space associated with the respective units has been submitted to and approved in writing by the Local Planning Authority. The spaces shall be designed as a high-quality, private or semi-private garden area rather than a general amenity space and shall include paved seating areas and a variety shrub and perennial planting. Development shall be carried out in accordance with the approved details.'

This application is accompanied by the following plans to discharge condition 17:

- Landscape Proposals VYH23647 11 Sheet 1

- Open Space Proposals VYH23647 21 Sheet 1



The extract from plan Landscape Proposal Plan VYH23647 11-1, as shown above, shows that a private space has been created as requested, containing a paved area with seating and a variety of shrubs within the soft landscaping. This therefore discharges condition 17.

Condition 19:

'No development above slab level shall start until a landscape and open space management plan and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. The landscape and open space shall thereafter be managed in accordance with the approved details'

The following information has been provided for condition 19:

- VYH23647 Man - LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

The schedule is compliant with Condition 18 which states:

'All hard & soft landscaping, tree planting, boundary treatment, bollards and street furniture shall be carried out or installed in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.'

The Landscape Management and Maintenance Plan, with maintenance schedules, is submitted to discharge condition 19.

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 07970 638 165 or by email at debra.higginbotham@tetrattech.com.

Yours sincerely

Debra Higginbotham
Planning Assistant
 Tetra Tech Limited.