

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Approval of Details Reserved by Condition**

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Melanie

Surname

Stephens

Company Name

Fair Oak and Horton Heath Parish Council

Address

Address line 1

2 Knowle Park Lane

Address line 2

Fair Oak

Address line 3

Town/City

Eastleigh

County

Country

United Kingdom

Postcode

SO50 7GL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

F/22/94174 for the conversion of the existing playing field to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Erection of cricket nets. Extension to an existing culvert. Associated landscaping and footpath upgrade.

Reference number

F/22/94174

Date of decision (date must be pre-application submission)

11/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4
Condition 6

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

25/09/2023

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Submission of updated LEMP to meet requirements stipulated in Condition 4: "Within 3 months of the commencement of development, a Landscape Ecological Management Plan (LEMP) and final landscaping scheme shall be submitted and approved in writing by the Local Planning Authority. The submitted LEMP and landscaping scheme shall include detail in broad accordance to the submitted Enhancements Plan (25 05 23-Rev1) and submitted Landscape Management Plan (HBD2230LSR2). The scheme shall cover all biodiversity enhancements, hard and soft landscaping including trees, planting, boundary treatments, and hard surfacing and provide details of timings for all landscaping. This must ensure the approved Biodiversity Net Gain on site is maintained. The development shall thereafter be carried out in accordance with the approved details."

Drainage details and Ordinary Watercourse Consent confirmation in accordance with requirements stipulated in Condition 6: Prior to any drainage works or culvert works, culvert details and detailed drainage plans showing how the pitch drainage will feed into the proposed area of wet woodland, the size of the drainage catchment area for the proposed wet woodland, cross sections and long sections of the proposed wet woodland and details for the remainder of the site including any new discharge points.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

27/09/2023

Details of the pre-application advice received

Condition 4: Updated LEMP was issued and the following comments given:

- There is a lot of underplanting proposed (hawthorn, blackthorn, hazel, elder, guelder rose etc) in the wet woodland which seems excessive. This could dry the wetland out too much – either significantly reduce the number/ leave around the edges or remove completely? I take the point about assessing suitability for and planting sedges, ferns etc when conditions have been established, therefore these will be planted at a later date (if suitable).
- River birch, a non-native, is proposed in the wet woodland. Could we stick to the native birches e.g. downy and silver in drier parts?
- Neutral grassland – there were several generic options provided in Appendix 5. We need to be confident that the grassland will reach the improved condition proposed in the BNG spreadsheet. Therefore quite a specific management prescription will be required which takes into account how the grassland is managed now and how it will be managed going forward to ensure the condition for biodiversity is improved. The condition should also be monitored and the management tweaked if required to ensure the target condition will be reached within the required timeframe. How this will be done also needs to be included.
- We briefly mentioned tree staking – the one diagonal stake is our preferred option as it benefits the tree's development.

The submitted LEMP now addresses these items and the revised neutral grassland management proposal was also shared and agreed in advance.

Condition 6: Revised wet woodland plans and cross sections were provided and discussed. Proposals were considered agreeable but a request made to move the outfall location from the existing primary drainage collector pipe as far north as possible and to demonstrate the catchment areas for both the primary drainage outfall and from surface water run-off. These amendments have now been made.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Harry Lee

Date

11/12/2023