



Planning Department
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh
SO50 9YN

Ref: JB/LW/NK/36540
15 September 2026

Dear Sir/ Madam,

APPLICATION TO DISCHARGE PLANNING CONDITIONS 28 AND 29 RELATING TO PLANNING PERMISSION X/22/94322- CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END, SO30 2PA

This letter accompanies an application to discharge planning Conditions 28 and 29 relating to Section 73 planning permission X/22/94322 which varied planning permission F/18/83495. The description of development X/22/94322 is as follows:

Variation of conditions 1 (approved drawings), 4 (Design & Access Statement and Site Plan), 13 (foul and surface water sewerage disposal), 14 (surface water drainage scheme), 20 (air quality impacts), 22 (noise mitigation scheme) and 26 (contaminated land verification) and amendments to other conditions of planning permission F/18/83495 for hybrid Planning Application consisting of:

1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m² of Use Class B1(c)), development of 767m² of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and

2. Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).

This letter summarises the details submitted to address the Conditions sought to be discharged. The application has been submitted via the Planning Portal, and the statutory fee has been provided separately. The Conditions addressed by this application are Conditions 28 and 29.

Condition 28

Condition 28 is worded as follows:

Prior to the demolition of Buildings 3 and 7 within the Outline element of this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', a single emergence/re-entry survey for each building shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation



measures shall thereafter be implemented and maintained in accordance with the agreed details.

Reason: To ensure protection of bats, and to comply with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

Condition 29

Condition 29 is worded as follows:

Prior to demolition of Buildings 2 and 5 within the Outline element if this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', three bat activity surveys shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall thereafter be implemented and maintained in accordance with the agreed details.

Reason: To ensure protection of bats, and to comply with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036

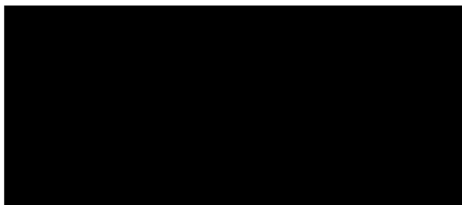
Application Documents

A Bat Emergence Activity Survey Report has been submitted in support of this application to discharge Conditions 28 and 29. The Report assesses the bat activity at buildings 2, 3, 5 and 7 as per the conditions, including details of any mitigation measures, where necessary.

We would be grateful if the application could be determined at the earliest opportunity, given the subsequent requirement to engage with Natural England to obtain the relevant licences, as detailed within the Bat Emergence Activity Survey Report. This process cannot progress, and Natural England cannot accept or review the relevant application, until the condition has been approved and formally discharged by the LPA.

I trust you have sufficient information to validate the application, and I look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please let me know.

Yours sincerely,



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Planner

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