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

Ref: JB/LW/NK/36540
10 November 2026

Dear Sir/ Madam,

APPLICATION TO DISCHARGE PLANNING CONDITIONS 9 and 26 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 9 and 26 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/18/83945 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 9 and 26.

Condition 9

Condition 9 is worded as follows:

> *A Landscape and Ecology Management Plan (LEMP) with final proposals for new site landscaping for each unit shall be submitted to and approved by the Local Planning Authority within 3 months of the commencement of the development of each unit hereby approved and the approved schemes shall be carried out in the first planting and seeding seasons following first occupation of each building. Any trees or plants which, within a period of 10 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

Condition 26

Condition 26 is worded as follows:

Prior to commencement of Phase 2 (the outline phase subject to further reserved matters approval), a lighting scheme which has been checked by a suitably qualified ecologist, must be submitted to and approved in writing by the Local Planning Authority. The scheme shall use the most recently updated batsensitivity lighting guidance and will be required to demonstrate that the SINC buffer zone will remain as a dark corridor with light shining from buildings being no more than 1 lux on the buffer area. The lighting shall hereafter be implemented in accordance with the approved details.

Application Documents

The following documents have been submitted in support of this application to discharge Conditions 9 and 26:

- Landscape and Ecological Management Plan (LEMP);
- Proposed Site Plan;
- Proposed Elevations Unit 10;
- Proposed Elevations Unit 11;
- Proposed Isolux Plan; and
- A Bat Lighting Review Letter.

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,

Lizzie Withall MRTPI



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