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Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

14th March 2024

Dear Ms. Altman

Re: 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE.
Application to Discharge Conditions Pursuant to Planning Permission F/22/94159

CPC Planning Consultants Limited (“CPC” or the “Agent”) is instructed by Eastway Estates Limited (the “Applicant”) to prepare this Covering Letter in support of its application to approve details reserved by planning conditions following the grant of planning permission (ref no: F/22/94159, the “Application”). This application to discharge conditions 7 and 13 relates to 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE (the “Property”).

The Application relates to conditions 7 and 13 of the Decision Notice. The conditions are copied below for ease of reference:

Condition 7: *“a. No development above foundation / slab level shall take place until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall specify species, density, planting, size and layout. b. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), and shall thereafter be retained. c. If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.”*

Condition 13: *"Prior to any works above foundation/slab level, a Biodiversity Enhancement Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a Biodiversity Net Gain calculation and include full details of biodiversity enhancement measures, which shall broadly accord with the recommendations set out in Section 7.4 of the Preliminary Ecological Appraisal (Arun Ecology, December 2022, ref. C-CGP-002/001/001)."*

Discharge of Pre-Works above Foundation / Slab Level Conditions

The Applicant is seeking to discharge conditions 7 and 13 (two of the planning conditions require to discharge prior to any works above foundation/slab level associated with the planning permission) so that they can lawfully commence works and implement the planning permission.

An assessment of the documentation provided to discharge the two conditions is provided below.

Condition 7

This Statement should be read in conjunction with the submitted Landscaping Plan (prepared by PLC Architects).

The plan ensures the planting to be carried out in the next available planting season following the building completion. Following planting, there will be monthly visits to ensure all the plants are growing and any necessary watering shall be carried out to ensure successful establishment.

The planting schedule is set out in the table below:

Type	Location	Total Length/ Area on Site	No. of Plants	% Mix	Species	Density/Spacing
Mixed Native Hedge	Planting Bed A & B	21m	42	40	Acer campestre	Planted as a double staggered row 30cm, 5 plants per linear metre; To be maintained at a height of 1.5 – 2.0m. The hedge will be maintained to provide a constant supply of flowers fruit and seeds available to wildlife. To achieve this, after the hedge is established, it will be pruned on a three-year rotation with the top and alternate sides pruned in successive years.
			42	40	Prunus spinosa	
			21	20	Corylus avellana	
Mixed Scrub	Planting Bed C, D, E & F	103sqm	31	30	Corylus avellana	1 per sqm; planting bed C will be maintained at 1.5 – 2.0m whilst planting bed D, E and F will be maintained at 1m.
			31	30	Crataegus monogyna	
			21	20	Euonymus europaeus	
			10	10	Salix caprea	
			10	10	Viburnum opulus	

The plan confirms that all plants will be planted to the correct depth, and any plant losses during the first five years will be replaced in the correct planting season with identical species to ensure the entire scheme stays as originally planned.

Condition 13

This statement should also be read in conjunction with the submitted Biodiversity Net Gain and Ecological Enhancement Plan (prepared by Arun Ecology).

The proposed habitat creation within the site as part of the agreed site layout is summarised in the table below:

Proposed Habitats	Area (ha) / Length (km)	Distinctiveness	Target Condition	Strategic Significance	Biodiversity Units
<i>Habitat</i>					
Other Neutral Grassland	0.0093 ha	Medium	Moderate	Low	0.05
Mixed Scrub	0.0070 ha	Medium	Moderate	Low	0.06
Mixed Scrub	0.0050 ha	Medium	Moderate	Low	0.03
Developed Land, Sealed Surface	0.0753 ha	Very Low	N/A	N/A	0.00
<i>Hedgerow</i>					
Native Hedgerow	0.021 km	Medium	Moderate	Low	0.07

The hedgerow will include 5% from a choice of climbers such as honeysuckle, bramble, ivy and native clematis, as recommended in the plan. These plants were included in the hedgerow mix because they provide nectar and pollen for a variety of insects, so will be added to the mix of plants in the hedgerow or mixed scrub planting areas.

The plan ensures the proposed ecological enhancement within the site as part of the development are proportionate to the size of the site and scale of the development. These include:

- Provisions for new roosting opportunities within the site for crevice dwelling bats
- Installation of two integrated or alternatively two externally wall mounted swift boxes Swift Boxes
- Installation of a single nesting provision for starlings

- Installation of four habitat provisions for invertebrates including solitary bees and wasp species
- Provision of hedgehog crossings
- Wildlife Sensitive Lighting Strategy

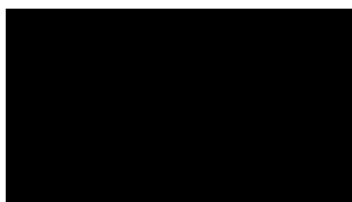
The plan confirms there are 23.41% and 31.17% Biodiversity Net Gain (BNG) for habitat units and hedgerow units at the site respectively, which will all be achieved in line with the following ten core principles of BNG.

Summary

In summary, the Applicant is applying to discharge conditions 7 and 13. On the basis of the foregoing information it is requested that all of the above-mentioned conditions are formally discharged.

The fee of £209 (for the discharge of planning conditions) will be paid electronically.

I trust the information provided satisfies the Council requirements but should you have any queries relating to any of the information outlined in this document, please do not hesitate to contact me directly on 01243 697707 or jenna@cpcplanningconsultants.co.uk



ts Limited

Cc. Eastway Estates Limited

Encl. Landscaping Plan, Biodiversity Net Gain and Ecological Enhancement Plan.