

By email  
22 March 2024

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Your ref PP-12887539  
Our ref 251898-03

Dear Gary,

**APPLICATION TO DISCHARGE DETAILS RESERVED BY CONDITION 4 (HERITAGE),  
CONDITION 7 (ARBORICULTURE), CONDITION 16 (SITE INVESTIGATIONS) AND  
CONDITION 27 (LANDSCAPING / LEMP) OF OUTLINE PLANNING PERMISSION  
O/18/83698 RELATING TO BOTLEY FIELDS**

**Botley Fields, Land to the north and east of Winchester Street, Botley, Eastleigh.**

On behalf of our client Hampshire County Council ('The County Council') (the 'Applicant'), please find enclosed an application (PP-12887539) for the partial discharge of details reserved by Condition 4 (Heritage), Condition 7 (Arboriculture), Condition 16 (Site Investigations), and Condition 27 (Landscaping) pursuant to outline planning permission (ref: O/18/83698) relating to Botley Fields (formerly known as land to the north and east of Winchester Street, Botley, Eastleigh).

This discharge of conditions application is submitted alongside a reserved matters application (RMA) (PP-12887350) associated with the biodiversity enhancement zone phase of development for Botley Fields. The information submitted as part of this application to partially discharge the conditions have been produced to encompass both the Botley Fields and Botley Bypass developments and there is therefore a crossover in the information provided. Notwithstanding this, the information provided is appropriate to the supporting RMA in line with the condition requirements for the proposed biodiversity enhancement zone. Where appropriate, information that applies to the wider Botley Fields site and Botley Bypass is referenced accordingly.

In parallel with this discharge of conditions application, a separate application to discharge Condition 15 (Archaeology Written Scheme of Investigation) has also been submitted (PP-12835541), to support this RMA and the wider Botley Fields outline planning permission.

For completeness and subject to the determination of the RMA, the following conditions are proposed to be deferred until such time as the prospective contractor is appointed to deliver the biodiversity enhancement zone. These conditions are:

- Condition 9 (Construction Method Statement);

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- Condition 11 (Noise and Vibration);
  - Condition 12 (Dust Assessment).

#### **Condition 4 (Heritage)**

Condition 4 of the outline planning permission O/18/83698 states:

*‘Upon submission of the first reserved matters application and any subsequent applications, a supporting statement shall be provided assessing the setting of the Listed Buildings and demonstrating how the detailed design of that phase has taken account of these heritage assets and optimised opportunities to preserve and enhance their setting.*

*Reason: To safeguard the architectural and historic character of the Listed Buildings.’*

In line with the requirements of Condition 4 outlined above, the following section provides a statement assessing the impact of the RMA for the biodiversity enhancement zone phase of development upon the setting of the listed buildings.

The application site for the biodiversity enhancement zone does not contain any heritage designations, with the closest being the three listed buildings associated with Uplands Farm including: Uplands Farmhouse (listing ref: 1111960), Uplands Farm building 30 yards north west of Farmhouse (listing ref: 1322710) and Uplands Farm barn 30 yards south west of Farmhouse (listing ref: 1111961).

The application site for the RMA from its southern boundary is located approximately 160 metres from the closest listed building. Whilst this is considered to provide an appropriate separation distance from the heritage assets to have a limited impact, the RMA could be considered to impact upon the setting of the listed buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines how the relevant determining authority may have, *‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’* The proposed RMA does not include any proposals which would directly impact upon the listed buildings themselves (this includes no demolition), nor does the RMA application site benefit from any features of value relating to its setting which are of any special architectural or historic interest.

The proposed RMA would deliver an enhancement to the wider setting of the area through the provision of landscape and ecological design interventions which would impact positively upon the landscape, ecological and visual amenity and setting of the area in accordance with Section 66. It is therefore considered that the this first RMA for the biodiversity enhancement zone phase of development is likely to have a minor positive impact upon the setting of the three Grade II listed buildings. This is also important given the role of this phase of development in integrating with the Botley Bypass proposals and other future phases of development associated with Botley Fields.

The proposed design of the biodiversity enhancement zone phase has been strategically located along the northern boundary of the Botley Fields site, to contribute to biodiversity net gain

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improvements, provide a linear corridor and separation between Botley Bypass development, and enhance the natural environment in this area through retention and reinforcement of existing habitat and new tree and scrub planting.

In summary, the above statement has taken account of the setting of the listed buildings in relation to the design of the biodiversity enhancement zone as part of the first reserved matters phase of the Botley Fields development. The Statement demonstrates that the biodiversity enhancement zone would not result in any adverse impact upon views and would not result in any significant harm upon the listed buildings or their setting. The RMA, therefore, optimises opportunities to preserve and enhance the setting of the listed buildings through the detailed landscape and ecological design measures in accordance with Condition 4 of the Botley Fields outline planning permission.

### **Condition 7 (Arboriculture)**

Condition 7 of the outline planning permission O/18/83698 states:

*'Prior to the commencement of each phase of development, an updated Arboricultural Impact Assessment, Method Statement, Tree Survey and a Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with the approved details. No excavation, demolition or development-related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as per the approved tree protection plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority, beyond that which is agreed in the arboricultural documentation. Tree protection measures shall be retained in their approved form for the duration of the work. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction.'*

*Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.'*

In accordance with the requirements of Condition 7, the following information is submitted for approval:

- Tree Protection Plan and Arboricultural Method Statement Rev: 1 (MJC Tree Services Limited, 22 March 2024).

### **Condition 16 (Site Investigations)**

Condition 16 of the outline planning permission O/18/83698 states:

*'Prior to the commencement of each phase, no work shall commence until the following has been submitted to, and approved in writing by the Local Planning Authority for that phase: a) a report of preliminary investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11,*

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*and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA; b) a report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, and BS 8576:2013; and unless otherwise agreed with the LPA; c) a detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.*

*Reason: To minimise the risk from land contamination for public safety.*

In accordance with the requirements of Condition 16, the following information is submitted for approval:

- Land Quality Assessment Botley Bypass Phase 3 (416.063962.000002, October 2022)

### **Condition 27 (Landscaping / LEMP)**

Condition 27 of the outline planning permission O/18/83698 states:

*'Prior to the commencement of each phase, a detailed landscaping scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.*

*Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.'*

In accordance with the requirements of Condition 27, the following information is submitted for approval:

- Landscape General Arrangement Sheet 1 of 2 (251898-ARP-XX-XX-DR-L-0001)
- Landscape General Arrangement Sheet 2 of 2 (251898-ARP-XX-XX-DR-L-0002)
- Planting Schedule (251898-ARP-XX-XX-DR-L-0003)
- Sections (251898-ARP-XX-XX-DR-L-0004)
- Landscape and Ecological Management Plan (251898-ARP-XX-XX-RP-L-0001)

The application has been submitted via the Planning Portal (PP-12887539). The Applicant will liaise directly with Eastleigh Borough Council to make arrangements for the requisite planning application fee.

I trust that you have all the necessary information to validate and consider this application. Please also be aware that the site is still a working farm with livestock. In line with health and safety

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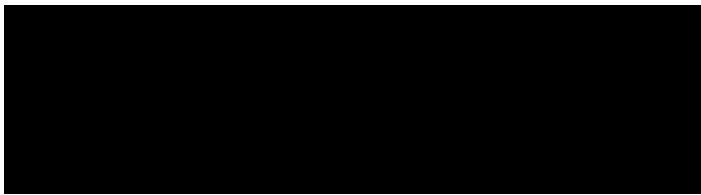
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requirements Hampshire County Council require at least 5 working days' notice should you wish to visit the site as part of your consideration of the above.

Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely



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