

10 May 2024

Attention: Liz Harrison
Planning Department, Eastleigh Borough Council

By email only

SLR Project No.: 402.064843.00001

**RE: Discharge of conditions 15, 17, 19 of full planning permission F/19/86233
Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA**

SLR Consulting have been requested to provide additional information for conditions 15, 17, 19, to support application reference: DC/22/94170.

Condition 15 stated:

'Notwithstanding the submitted details, no development above slab level shall start until a fully detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping details including top soil depth; plant species, location and densities; trees and tree pit details; boundary treatments; surface materials; bollards; street furniture and construction details of hard landscaping elements.

The fully detailed landscaping scheme shall be in general accordance with the landscape proposals shown on drawing LA700 rev F, and incorporate the amendments listed below and the amendments/additions set out in EBC's Landscape detailed design guidance notes dated 14.1.21:

- *Revisions to landscape proposals for retail area as set out in item 5 EBC's Landscape consultation response dated 14.1.21 and provision of benches and bins;*
- *Addition of low shrub planting in front of plots 13-19;*
- *Relocation of tree from rear garden of plot 24 into amenity area immediately adjoining eastern boundary of plot 24;*
- *Additional clear-stemmed tree to north of parking spaces for plot 27.*
- *Provision of knee rail, kerb or bollard detail between the pedestrian / cycle route running north /south through the site and any abutting parking spaces.*

Details of timings for all landscaping and any future maintenance (including watering regime) shall also be provided. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.'

Condition 17 stated:

'Notwithstanding the submitted details no development above slab level of plots 1-9 or Block A respectively shall start until details of the private amenity space associated with the respective units has been submitted to and approved in writing by the Local Planning Authority. The spaces shall be designed as a high-quality, private or semi-private garden area rather than a general amenity space and shall include paved seating areas and a

variety shrub and perennial planting. Development shall be carried out in accordance with the approved details.'

Condition 19 stated:

'No development above slab level shall start until a landscape and open space management plan and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. The landscape and open space shall thereafter be managed in accordance with the approved details.'

A number of comments have been received from Eastleigh Planning's Landscape Officers on these conditions and there have been a number of plan iterations to resolve the comments made to date.

We have submitted the following documents to address these comments:

- Landscape Comments Spreadsheet 10.05.24
- Hard Landscape plans VYH23647 12 Sheets 1 – 4
- VYH23647 11-4_Soft Landscape Proposals – Sheets 1- 4
- VYH23647 Soft Landscape Specification B
- VYH23647 Landscape Man and Main B
- 6663-MJA-SW-XX-DR-S-1171-Retaining Wall Details
- 6663 Boorley Green SW Tech Note
- 6663-MJA-SW-XX-DR-C-005-C2 Street Lighting
- 6663-MJA-SW-XX-DR-C-001-C9 Engineering Layout Sh1
- 6663-MJA-SW-XX-DR-C-002-C11 Engineering Layout Sh2
- 6663-MJA-SW-XX-DR-C-200-C2 Highway Construction Details

