

# Vistry Group



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Gary Osmond  
Planning Department  
Eastleigh Borough Council  
(by email)

**PP: 13164576**

18<sup>th</sup> June 2024

Dear Mr Osmond,

## **Town and Country Planning Act 1990**

**Application swtart of to Re-Discharge Condition 17 relating to Approval (F/21/91132) Demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage.**

I am writing with regards to the above site and to submit an application to redischarge planning Condition 17 associated with the above site and pursuant to planning permissions Ref. F/21/91132 for the following development;

*“Demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage..”*

These conditions relate to the approved hard and soft landscaping scheme.

## **Condition 17 – Landscaping Details**

*“No development above slab level shall take place until a final detailed landscaping scheme based upon the principles shown on drawing numbers VYH23077 10C Revision D, VYH23077-11 Revision D Sheet 1, VYH23077-11 Revision D Sheet 2, VYH23077-12 Revision C Sheet 1, VYH23077-12 Revision C Sheet 2, P103 Revision E, and Soft Landscape Management and Maintenance Plan (ACD Environmental, VYH23077man Revision A) and Soft Landscape Specification (ACD Environmental, VYH23077spec Revision A) has been submitted to and approved in writing by the local planning authority. The landscaping scheme submitted for approval shall cover all hard and soft landscaping, tree planting and boundary treatments for the development, as well as timings for its provision and details of its future maintenance. All works shall be carried out in accordance with the approved details and to the appropriate British Standard.”*

As you will recall, the wording of this condition was amended to reflect some minor comments by the landscape officer. The plans approved under condition 17 reflected the landscape officer comments. The condition was discharged on 14.9.2023. In respect of the hard landscaping plans, there are some discrepancies between the plans which are picked up by this application to re-discharge condition 17.

### **Pump Station**

Approved plan VYH23077-12F showed a 2m high grey security fence whereas the surfacing plan V063-25H referred to a 1.8m palisade fence.

The plan submitted (rev 12G and 25L respectively) now consistently show a 1.8m high galvanised chain link, topped with 3 strands of barbed wire, set on concrete posts in accordance with BS1722: Part 1, GLC 108c

### **Attenuation Pond**

Approved plan VYH23077-12F indicated no fence around the attenuation basin whereas Plan V063-25H showed a 1.8m Palisade Fence which is not desirable.

The plan submitted (rev 12G and 25L respectively) now consistently show a 1.2m post and rail fencing around the basin which much more suitable to the location.

### **Rear of the site**

Approved plan VYH23077-12F detailed a 1.2m post and wire fence whereas Plan V063-25H showed 1.2m post and rail fence.

The plan submitted (rev 12G and 25L respectively) now consistently show a 1.2m post and rail fencing to the woodland at the rear which reflects the requests of the landscape officer.

Overall, the changes are matters of clarification and consistency rather than change and we trust the plans are acceptable. The list of proposed approved plans for condition 17 is as follows;

- Soft Landscape Management And Maintenance Plan - VYH23077manB
- Soft Landscape Specification - VYH23077specA
- Soft Landscape Plan Sheet 1 - VYH23077-11I
- Soft Landscape Plan Sheet 2 - VYH23077-11I
- Hand Landscape Plan Sheet 1 - VYH23077-12F-Sheet 1
- **Hand Landscape Plan Sheet 2 - VYH23077-12G-Sheet 2**
- Surface Finishes Sheet 1 of 2 - V063-24G
- **Surface Finishes Sheet 2 of 2 - V063-25L**

Accordingly please find enclosed the following information to re-discharge this condition;

| Document Title                | Reference  | Revision/Date |
|-------------------------------|------------|---------------|
| Surface Finish Sheet 2 of 2   | V063-25    | L             |
| Hard Landscaping Sheet 2 of 2 | VYH2307-12 | G             |

I trust that the submitted details will allow you to validate this application and proceed to determination. If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on [laura.driver@vistry.co.uk](mailto:laura.driver@vistry.co.uk)

Your sincerely



**Laura Driver**  
Head of Planning