

MR LUQMAAN KHOLWADIA
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BS1 6JZ

Application	RM/24/97106
Please ask for	Gary Osmond
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Thursday 29 August 2024

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. RM/24/97106

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 March 2024 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

Description: Reserved Matters for the delivery of the biodiversity enhancement phase of Outline Planning Approval O/18/83698 for the erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters to be considered: scale, appearance, landscaping and layout.

Site: Land identified for the biodiversity enhancement zone within the wider Botley Fields development. , Land north and east of Winchester Street, Eastleigh, SO30 2AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
P09623-HCC-BF-00-DR-T-0058 Rev P2 – Location Plan;
P09623-HCC-BF-00-DR-T-0059 Rev P2 – Application Plan;
P09623-HCC-BF-00-DR-T-0060 Rev P3 – Block Plan;
251898-ARP-XX-XX-DR-L-0001_P02 – Landscape General Arrangement Sheet 1 of 2;

251898-ARP-XX-XX-DR-L-0002_P02 – Landscape General Arrangement
Sheet 2 of 2; &

251898-ARP-XX-XX-DR-L-0004 – Landscape Sections.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/18/83698 which was permitted on 24th March 2022.

Reason: To secure properly planned development.

- 3 No development shall start until full details of the landscaping planting scheme and planting specification, together with an updated Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all 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 ecological enhancement and the visual amenity of the locality.

- 4 No hedge or shrubs shall be planted within two metres and no trees within four metres of either edge of the Public Right of Way (Botley Footpath 3).

Reason: To protect public safety and convenience on the Public Right of Way.

- 5 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

- 6 Note to Applicant: Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on

Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>).

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes