

5 September 2024

Attention: Liz Harrison
Planning Department, Eastleigh Borough Council
By email only

SLR Project No.: 402.064843.00001

**RE: Discharge of conditions 15, 17 and 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 and 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.'

The following additional information was requested for conditions 15 and 17:

'Comments received from Landscape Officer 20/6/24: Further amendments are still required.'

Response:

See submitted Landscape plans and amended copy of EBC Landscape comments dated Sept 2024

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.'

The following additional information was requested for condition 19:

"I note the comment about it likely to be the Parish Council who maintains land rather than the Borough Council, but as this is not yet confirmed I would simply amend the 2nd bullet point in paragraph 4.1 to add "(or the Parish Council if onward transferred to them)", or something similar.

In addition, Ecology have requested that section 10.4 be amended to read Hedgerows are to be cut on a 3-year rotational basis to maintain a constant supply of flowers, fruits and seeds for the benefit of wildlife. Each side and the top can be cut in successive years or 1/3 of the hedgerow can be cut in successive years.

Please arrange for the Landscape Management and Maintenance Plan to be amended as requested.

Response:

The Landscape Management and Maintenance Plan has been amended as requested.

Drawings submitted:

- VYH23647 11C-Sheets 1 – 3 Soft Landscape Proposals
- VYH23647 12C-Sheets 1 - 4 Hard Landscape Proposals
- VYH23647 21C-Sheets 1 – 4 Open Space Proposals
- Landscape Management and Maintenance Plan
- Soft Landscape Specification
- EBC Landscape Comments dated Sept 2024

