

12 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.'*



*2. Parking bays S of Plot 34 - Dashed red line below – add to plan with note ‘Knee Rail / kerb / bollard detail to be approved by EBC to prevent vehicles overhanging cycleway’.*

**Following an iterative design process and subsequent comments from EBC’s landscape officer this point has been addressed in detailed landscape design see drawing VYH23647 12C.**

*3. Communal Garden Blocks C, D & E Add note to plan.:*

**This point relates to an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants. The design of the Communal Gardens has since been developed through an iterative design process incorporating detailed comments from EBC’s landscape officer. Please see landscape drawings VYH23647 11 & 12C for details.**

*4. Please check the purple double lines on the landscape plan (presume these show brick walls but not shown on legend?). Either remove these or if retained update as at present there is an inconsistency with the Boundaries Materials Layout plan by Thrive.*

**This point relates to an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants. Please see engineer proposal for latest design produced by MJA.**

*5. Revise screening of retail areas*

**This point relates to an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants. Following an iterative design process and subsequent comments from EBC’s landscape officer, hedge 1 has been amended and reduced to comment. Point 2, 3 and 4 have been developed in line to subsequent comments from the landscape officer and include climber planting to screen the outer wall.**

*6. Add in trees Plots 21 & 27 (clear stemmed stock to avoid forward visibility issues).*

**This point is addressed within the detailed landscape proposals see drawing VYH23647 11C.**

*7. Block A - Resolve the pinch point on footpath – appears to be less than 1m wide on latest plan?*

**This point relates to layout design in an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants.**

*8. Add note in shopping precinct:*

**This point relates to design in an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants. See drawing VYH23647 11 & 12C for the detailed landscape proposals in line with iterative design process incorporating EBC’s landscape officer comments.**

*9. Move tree out of rear garden of Plot 24*

**This point relates to design in an earlier version (Rev E) of the approved plan LA700 Rev F produced by other consultants. Through the iterative design process this point is addressed within the detailed landscape proposals see drawing VYH23647 11C.**

**Drawings submitted:**

- VYH23647 11C-Sheets 1 – 4 Soft Landscape Proposals
- VYH23647 12C-Sheets 1 - 4 Hard Landscape Proposals
- 6663-MJA-SW-XX-DR-S-1170 Rev: C3 Retaining Wall Layout

**Summary**



The landscape details for your consideration have been arrived at via an iterative process working with the Council's landscape officers having already had and responded to at least 4 iterations of their comments. It is not possible to update the original WYG drawings as they are no longer involved in the project, but ACD have addressed each comment within their plans unless an alternative approach has been requested via the later comments from EBC's landscape consultant.

In response to other comments received, the plans have also been reviewed against the retaining walls plans in collaboration with the civil engineer and they have confirmed that the plans are consistent in showing retaining walls.

I trust this explains the approach to the landscape plans and how we have adhered to the conditions and the comments of the landscape officer where they relate to the above conditions. We look forward to these conditions being discharged in due course. Any queries, please do let us know.

