

From: [Development Management](#)
To: [Planning @ Eastleigh Borough Council](#)
Subject: Email 1 Partially Discharge Conditions Botley Bypass, Woodhouse Lane, Botley SO30 2GD (Planning Permission CS/21/91199 & 21/02012/HCS)
Date: 21 October 2024 12:52:47
Attachments: [image002.png](#)
[Botley Bypass Biosecurity Plan.pdf](#)
[Botley Phase 3 Advanced works CEMP REV 3.pdf](#)

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Wendy Agombar

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My reference EAH002 WRH008
*Your
reference*

21 October 2024

Email planning@hants.gov.uk

Dear Sir/Madam,

Conditions

Conditions 3, 10 15 &16

Variation of condition 15 (to provide for revised Arboricultural Impact Assessment and Arboricultural Method Statement) of permission CS/17/81226 & 17/02023/HCS at Botley Bypass, Woodhouse Lane, Botley SO30 2GD (Planning Permission CS/21/91199 & 21/02012/HCS)

I enclose information submitted pursuant to conditions on the above planning permission. I would be grateful for your comments by 11 November 2024, after which time I shall assume that you have no comments to make.

Conditions

3 Prior to the commencement of development a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the outline CEMP (Environment Statement Volume 3 Appendix L dated July 2017) and shall have regard to the protection of existing surface water drains from Botley Rail Depot during construction. The development shall be subsequently implemented in accordance with the approved details.

Reason: To protect the amenity of nearby properties, to avoid impacts to features of ecological interest and in accordance with Policy 59BE (Design criteria) of the Eastleigh Borough Local Plan Review (2006) and Policy DM19 (Development and Pollution) of the Winchester District Local Plan Part 2 (2017). This information is required prior to commencement in order to satisfy the Local Planning Authority that a plan is in place for environmental management before construction begins on site.

10 Prior to the commencement of development, detailed reptile, badger, and otter mitigation strategy, informed by updating survey work as necessary, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To avoid impacts to protected species and in accordance with policy 24NC of the Eastleigh Borough Local Plan Review (2006) and policy CP16 of the Winchester District Local Plan Part 1 (2013). This information is required prior to commencement of development in order to satisfy the Local Planning Authority that the impact of the development on protected species is satisfactorily mitigated before construction begins on site

Should you wish to discuss anything further please contact Wendy Agombar on the above number.

15 The development shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement in accordance with BS5837:2012: Rev:15, (dated July 2021) as submitted with the application, unless otherwise approved in writing by the Local Planning Authority.

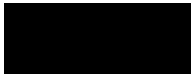
Reason: To protect existing trees which are to be retained during construction and in accordance with Policy 18CO (Protection of landscape) of the Eastleigh Borough Local Plan Review (2006) and Policy DM24 (Trees, Important Hedgerows and Ancient Woodlands) of the Winchester District Local Plan Part 2 (2017).

16 Prior to the commencement of development, a Landscape Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Plan shall specify the phasing and timescales for carrying out of landscaping works, and provision for future maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: In the interests of visual amenity and landscape character of the area site and in accordance with Policy 18CO (Protection of landscape) of the Eastleigh Borough Local Plan Review (2006) and policy DM24 of the Winchester District Local Plan Part 2 (2017). This information is required prior to commencement in order to satisfy the Local Planning Authority that the landscaping is agreed prior to construction beginning on.]

Should you wish to discuss anything further please contact Wendy Agombar on the above number.

Yours faithfully,



Wendy Agombar
Planning Support Manager