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Reference: PP-13206998

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Date: 15 January 2025

Email: Lauren.Thomas@hants.gov.uk

Dear Gary,

Application to discharge details served by Conditions 4 (heritage), 5 (landscaping/LEMP), 7 (arboriculture), 9 (construction), 11 (noise and vibration), 12 (dust), 16 (site investigations) and 27 (detailed landscaping) of the outline planning permission O/18/83698 relating to Botley Fields.

I am writing on behalf of Hampshire County Council ('The County Council') ('The Applicant') to support the submission of an application (PP-13206998) for the partial discharge of details reserved by Conditions 4 (heritage), 5 (landscaping/LEMP), 7 (arboriculture), 9 (construction), 11 (noise and vibration), 12 (dust), 16 (site investigations) and 27 (detailed landscaping) relating to the outline planning permission O/18/83698 for Botley Fields, previously named 'land north and east of Winchester Street'.

This discharge of conditions application is submitted concerning the noise bunds phase of development at Botley Fields, alongside a separate reserved matters application (RMA) (PP-13203544). The supporting documents accompanying this discharge of conditions (DoC) application encompass both the wider Botley Fields and the Botley Bypass site.

The subsequent section provides an outline of evidence supporting this application seeking approval for the partial discharge of Conditions 4 (heritage), 5 (landscaping/LEMP), 7 (arboriculture), 9 (construction), 11 (noise and vibration), 12 (dust), 16 (site investigations) and 27 (detailed landscaping) relating to the outline planning permission for the development of Botley Fields (O/18/83698). Issues of landscape and ecological management in respect of the noise bund phase are covered under Condition 5. As this duplicates the information requirements of Condition 6, the Case Officer in pre-application discussions on 23/10/24 agreed that it does not need to be discharged in respect of the noise bund phase.

Condition 4 (Heritage)

Condition 4 states the following:

'Upon submission of the first reserved matters application and any subsequent applications, a supporting statement shall be provided assessing the setting of

the Listed Buildings and demonstrating how the detailed design of that phase has taken account of these heritage assets and optimised opportunities to preserve and enhance their setting.

Reason: To safeguard the architectural and historic character of the Listed Buildings.'

To accord with the requirements of Condition 4, this section provides a statement assessing the impact of the development on the setting of the listed buildings as a consequence of the separate RMA for the noise bunds phase of development.

The application site of the noise bunds phase of development does not contain any heritage designations within its boundary, with the group of listed buildings located approximately 110 yards from the proposed noise bunds at their closest point. The listed buildings include: Uplands Farmhouse (listing ref: 1111960), Uplands Farm building (listing ref: 1322710) and Uplands Farm barn (listing ref: 1111961).

The relevant planning authority can have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' according to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The RMA is absent of any proposals that would have a direct impact on the listed buildings, including that no demolition is proposed, and neither does the application site benefit from any features of special architectural or historic interest relating to the setting of the buildings.

The proposed RMA would provide an enhancement to the setting of the listed buildings as the proposed acoustic scheme would act a physical barrier between the listed buildings and improves the setting visually by blocking views of the adjacent Botley Bypass with an attractive landscaping scheme. The proposed landscaping works for the noise bunds comprise new grassland verges, swales and noise attenuation embankments planted with a diverse native scrub mix that will integrate with the wider landscape strategy of the bypass and approved details for the biodiversity enhancement zone (RM/24/97106). These landscaping works will soften the appearance of the noise bunds, compliment the site's wider countryside setting and mitigate any potential negative impacts on the setting of the listed buildings. The proposals and landscaping works to be completed as part of the noise bunds phase of development at Botley Fields is therefore considered to have a limited positive impact on the setting of the listed buildings.

Overall, this statement has accounted for the potential impacts as a result of the RMA (PP-13203544) for the noise bunds phase at Botley Fields on the setting the listed buildings. The statement shows that no significant harm would be found to the setting of the listed buildings located in proximity to the application site, as a result of the proposals. It further demonstrates that there is some potential for the proposal to positively impact the setting, through enhancing the filtration of views, providing biodiversity and habitat gains as well as providing physical separation and noise mitigation from the Botley Bypass. Overall, the optimisation of opportunities to enhance and preserve the setting of the listed buildings by way of landscaping and design measures should indicate that the RMA accords with the requirements of Condition 4.

Condition 5 (Landscaping/LEMP)

Condition 5 states the following:

'Upon the submission of the reserved matters for the individual noise bunds phase a landscape and ecology management plan and implementation report shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall be in general accordance with the approved Landscape and Ecology parameter plan and include:

- *details of mitigation, enhancement, management and monitoring of habitats within that phase;*
- *details of the extent and type of new planting, to be of native species;*
- *details of maintenance regimes;*
- *details of any new habitats created within that phase;*
- *details of any new wetlands/SuDS created within the phase and their future management;*
- *details of management responsibilities;*
- *a timetable for implementation.*

The development shall accord with the details set out in the Plan.

Reason: To ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site in line with national planning policy.'

The following document demonstrates accordance with Condition 5:

- Botley Bypass Phase 3 Landscape & Ecological Management Plan (LEMP) & Implementation Report (Hampshire County Council, December 2024).

The plans submitted to demonstrate compliance with Condition 5 also cover land designated for the Botley Bypass scheme, which sits outside the noise bunds application boundary. This is due to the high levels of integration between the landscaping schemes of the Botley Bypass and the noise bunds phase at Botley Bypass.

Condition 7 (Arboriculture)

Condition 7 states the following:

'Prior to the commencement of each phase of development, an updated Arboricultural Impact Assessment, Method Statement, Tree Survey and a Tree Protection Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development must accord with the approved details. No excavation, demolition or development-related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as per the approved tree protection plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority, beyond that which is agreed in the arboricultural documentation. Tree protection measures shall be retained in their approved form for the duration of the work. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.'

This application submits the following information for approval, in compliance with the stipulations of Condition 7:

- Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement (MJC Tree Services Limited, December 2024)

Due to the interface between the noise bunds phase of the Botley Fields development and the Botley Bypass project, information within the Tree Protection Plan and Arboricultural Method Statement also includes some areas outside of the application site for the construction of the noise bunds as well as an overlap in the tree survey data as it was produced in relation to the Botley Bypass project.

Condition 9 (Construction Method Statement)

Condition 9 states the following:

'Prior to the commencement of each phase, no construction or demolition work shall start until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:

a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;

b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;

c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site, including a lorry routing plan taking account of the operational impact on Junction 7 of the M27;

d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];

e) the parking of vehicles of site operatives and visitors;

f) measures to control the emission of dust and dirt generated by demolition and construction, including measures to prevent mud on the highway;

g) provision for storage, collection, and disposal of rubbish from the development during construction period;

h) temporary lighting;

i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

j) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;

k) diagrammatic and written details of construction drainage containing three forms of temporary filtration;

l) measures to offset construction impacts on protected species and sites, including protective fencing for ecological areas;

m) measures to protect Listed Buildings during construction period;

n) measures to protect the public foul rising mains, sewers and water mains located within the site.

Reason: To limit the impact the development has on the amenity of the locality.'

To accord with Condition 9 the following documentation has been supplied as part of this application.

- Botley Bypass Phase 3 Construction Environmental Management Plan (CEMP) Main Works (Milestone Infrastructure, December 2024)

Condition 12 (Dust Assessment)

Condition 12 states the following:

'Prior to the commencement of each phase, no site clearance, demolition or construction shall begin until the developer has carried out a dust assessment, and prepared a scheme of works to deal with dust for each phase that adequately takes into account the impact of site preparation and construction works, on existing and proposed dwellings, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail the mitigation measures for protecting existing and proposed dwellings from dust and should take account of the Institute of Air Quality Management guidance, 'Guidance on the assessment of dust from demolition and construction sites'.

Reason: To protect the amenities of occupiers of any nearby premises from dust.'

To accord with Condition 12 the following document has been submitted as supporting evidence to this application.

- CEMP Main Works Appendix C: Dust Management Plan (Milestone Infrastructure, December 2024)

Condition 16 (Site Investigation)

Condition 16 states the following:

'Prior to the commencement of each phase, no work shall commence until the following has been submitted to, and approved in writing by the Local Planning Authority for that phase:

a) a report of preliminary investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11, and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA;

b) a report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, and BS 8576:2013; and unless otherwise agreed with the LPA;

c) a detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for public safety.'

To accord with Condition 16 the following information is enclosed within this application for approval:

- Botley Bypass Phase 3 Construction Management Plan (CEMP) Main Works (Milestone Infrastructure, December 2024)

Although the CEMP Main Works was prepared in relation to the Botley Bypass scheme, the Botley Fields Noise Bunds Phase was also investigated as part of this assessment.

Condition 27 (Detailed Landscaping Scheme)

Condition 27 states the following:

'Prior to the commencement of each phase, a detailed landscaping scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft 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 the visual amenity of the locality and to safeguard the amenities of neighbouring residents.'

To accord with the requirements of Condition 27, the following plans and documents have been supplied as part of this submission.

- Botley Bypass Phase 3 Landscape & Ecological Management Plan & Implementation Report (Hampshire County Council, December 2024)
- Detailed Landscape Plan Proposed 1 (P09623-HCC-BF-00-DR-T-0073)
- Detailed Landscape Plan Proposed 2 (P09623-HCC-BF-00-DR-T-0074)
- Detailed Landscape Plan Proposed 3 (P09623-HCC-BF-00-DR-T-0075)

This application has been submitted via the planning portal (PP-13206998) and the appropriate fee of £215.00 will be paid by The County Council to Eastleigh Borough Council.

It should also be advised that to be in line with health and safety requirements The County Council require at least 5 working days' notice in the event of a site visit request as the site is currently an operational farm with livestock present.

Please contact me should you require any further information in consideration of this application.

Yours sincerely,

Lauren Thomas
Town Planning Apprentice
Land and Assets – Hampshire 2050