

Statement in respect of a planning application to clear conditions attached to planning appeals APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912 re Land at Broadway Farm, Broad Oak, Botley SO30 2EU.

The following statement seeks to set out how conditions 1 (surface water drainage), 2 (landscaping), 4, (Biodiversity Environmental Management Plan), 5 (external lighting) and 6 (tree planting) associated with planning appeals APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912 can be discharged.

Many, but not all, of the conditions require the submission of relevant details within 3 months of the date of the appeal decision – i.e. the 30th December 2025. These conditions also require the submission of a timetable for implementation.

The current application seeks to discharge all the relevant conditions as follows:

Condition 1 (surface water drainage)

1. The use hereby permitted shall cease, all equipment and materials brought onto the land for the purposes of such use shall be removed and the tarmac area shall be removed within 30 days of the date of failure to meet any one of the requirements set out in i) to v) below:

i. Within 3 months of the date of this decision a scheme of surface water drainage shall have been submitted to the local planning authority for its written approval. The scheme shall include, but shall not be limited to, the details of the means for the filtration of surface water, the means and location of below ground water storage and the details of the discharge of surface water off the site.

ii. Within 3 months of the date of this decision a timetable for the completion of the drainage shall have been submitted to the local planning authority for its written approval.

iii. If within 6 months of the date of this decision the local planning authority refuse to approve the timetable and scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iv. If an appeal is made in pursuance of iii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

v. The completion of the surface water drainage in accordance with the approved scheme and the approved timetable.

Upon completion of the surface water drainage in accordance with the approved scheme and the details specified in this condition, the drainage shall thereafter be retained for so long as the use hereby permitted continues.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The condition requires both the submission of a drainage scheme and an implementation timetable, as per the following:

Submission details – the drainage details are contained within the following documents (submitted with the application):

- Drainage strategy layout (020.5961.0531), dated 6th October 2025
- Drainage construction details (020.5961.0532), dated 7th October 2025
- Drainage Technical Note (020.5961/TN/3), dated March 2025
- Stormsed Filter 1200 (EM-MO1-738-1), dated 27th March 2024
- Drawing detail (122359-KT-D1), dated 5th June 2025

Implementation timescales – on the assumption that the condition can be discharged in time works can commence in Spring 2026 with a view to completion in October 2026,

Condition 2 (landscaping)

The use hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed and the tarmac area shall be removed within 30 days of the date of failure to meet any one of the requirements set out in i) to vi) below:

i. Within 3 months of the date of this decision a scheme of landscaping of the land identified on drawing number BLA423-08 'Landscape Proposals Plan with 15m buffer to woodland' shall have been submitted to the local planning authority for its written approval. The land subject of the scheme includes the land identified by the key on drawing number BLA423-08 as:

- Existing Laurel hedgerow to be removed;
- Proposed infilling of existing earth bund;
- Proposed species rich woodland edge grass mix; and
- Proposed structure planting.

The scheme shall include details of trees and planting proposed, including species, age and planting densities; and trees and planting to be retained and the means for their protection;

ii. Within 3 months of the date of this decision a timetable for the completion of the landscaping scheme shall have been submitted to the local planning authority for its written approval;

iii. Within 3 months of the date of this decision a scheme for the management of the landscaping shall have been submitted to the local planning authority for its written approval. The landscaping management scheme shall include measures for the replacement in the next planting season with others of a similar size and species of any trees or planting that dies, is removed, or becomes seriously damaged or diseased.

iv. If within 6 months of the date of this decision the local planning authority refuse to approve the timetable, scheme or management details, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State

v. If an appeal is made in pursuance of iv) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

vi. The completion of the landscaping in accordance with the approved landscaping scheme and the approved timetable.

Upon completion of the landscaping in accordance with the approved scheme and timetable, the planting shall thereafter be maintained in accordance with the approved landscaping management details for so long as the use hereby permitted continues.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The condition requires both the submission of a landscape scheme and an implementation timetable, as per the following:

Submission details – the landscape scheme is as set out in the following documents:

- Outline specification for soft landscape implementation, maintenance and management (October 2025).
- Planting plan

Implementation timescales – the planting will be undertaken in the first planting season after the completion of the construction work.

Condition 4 (Biodiversity Environmental Management Plan) -

4. The use hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed and the tarmac area shall be removed within 30 days of the date of failure to meet any one of the requirements set out in i) to v) below:

i. Within 3 months of the date of this decision a Biodiversity Environmental Management Plan (BEMP) shall have been submitted to the local planning authority for its written approval. The scheme shall include:

- the provision of a buffer to the north and east of the site shown on drawing number BLA423-08 'Landscape Proposals Plan with 15m buffer to woodland' as lying between the site, annotated as the 'COMMERCIAL VEHICEL HARDSTANDING AREA' and the area identified in the key as the 'Existing tree and woodland vegetation'; and*
- details of the means of enclosure of the site as a means to minimise light spill from the site.*

ii. Within 3 months of the date of this decision a timetable for the completion of the works specified in the BEMP shall have been submitted to the local planning authority for its written approval;

iii. If within 6 months of the date of this decision the local planning authority refuse to approve the timetable and BEMP, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iv. If an appeal is made in pursuance of iii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

v. The completion of the works specified in the BEMP in accordance with the approved BEMP and the approved timetable.

Upon completion of the works required in the approved BEMP in accordance with the approved BEMP and timetable, the site shall thereafter be maintained in accordance with the approved BEMP for so long as the use hereby permitted continues.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The condition requires both the submission of a BEMP and an implementation timetable, as per the following:

Submission details – the landscape scheme is as set out in the following documents:

- Biodiversity Environmental Management Plan (1819/Version 1.1), dated 29th October 2025

Implementation timescales – the BEMP identifies four elements with regard to implementation, namely the construction phase; the implementation of ecological features and; management measures and; monitoring. These are set out in detail in section 6 of the BEMP (page 23) and addressed as follows:

- **Construction phase** – works identified in the BEMP relating to the protection aspects of the construction phase of the works will be linked to the site works and its programme (i.e. from May-October 2026).
- **Ecological implementation phase** – the implementation of the ecological features associated with the timing of the site works will need to be timed to the relevant planting season after the site works (i.e. November 2026 to March 2027).
- **Ongoing maintenance phase** – April 2027 onwards
- **Monitoring** – from April 2027 onwards

Condition 5 (external lighting)

All external lighting shall accord with and be used at all times in accordance with external lighting details that shall first have been submitted to and approved in writing by the local planning authority.

The condition requires the submission of external lighting details, which are as follows:

- Lighting layout plan (3850-DFL-ELG-XX-DR-EO-13002) (September 2025)

Condition 6 (tree protection)

All excavation or works required to be carried out by conditions 1 to 5 shall be carried out in accordance with a tree protection plan and a tree protection method statement, the details of which shall first have been submitted to and approved in writing by the local planning authority. The submitted details shall accord with the British Standard

5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations).

The tree protection plan and tree protection method statement are provided in support of the application as per the following documents:

- Arboricultural method statement (25005-AMS-PB), October 2025
- Tree protection plan (25005-TPP-03), October 2025
- Manual for managing trees on development sites, October 2025