

Hi Alistair

Thank you for your email regarding drainage, which I have arranged for the consultees to be reconsulted on

As to condition 17 our Landscape Team has raised the following points:

“Planting - There are no proposed street trees in the north west corner of the site to the detriment of the planting scheme, where space is limited use fastigate species.

We would want to see the parking broken up north of plots no. 12 15 with trees as low level planting will not be visible when parking bays are in use.

We have concerns with the width of the planting beds breaking up the car parking north of plots 9 - 15 we would rather see these narrow strips consolidated into larger beds.

The double staggered hedgerow around the perimeter of the open space means this parcel of land is inaccessible to residents given the scale of development we require accessible and useable open space for residents. Additionally, the hedge limits natural surveillance which could increase the risk of anti-social behaviour.

Hard landscaping no adverse comments Boundary treatments - All boundary treatments which are visually prominent within the streetscape or abut open space are required to be either brick or brick topped with fencing.”

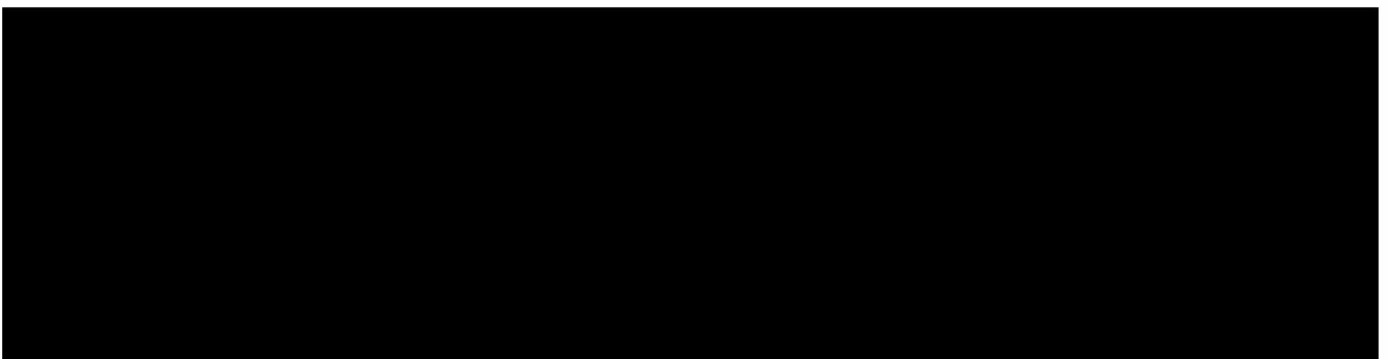
Would you please arrange for an amended plan to be submitted incorporating the above changes.

Condition 16 Materials

I am unable to comment on this condition until details of the proposed materials have been provided.

I look forward to receiving this information.

Kind regards Lesley



Hi Lesley,

Please see attached drainage calculations in response to the consultee comment.

Kind regards,

Ali Prideaux



Director
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Hi Lesley

Thanks for your reply, I have replied below in green.

Ali will also review/respond to the landscape architect's feedback (attached) in due course.

Regards

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[REDACTED]

Hi Sam

Please see my replies in blue below.

[REDACTED]

Hi Lesley

Sorry to jump in on your email chain with Ali, he's been on holiday this week and I wanted to respond where I could, to keep things moving.

I have added some replies to your email below in red; we look forward to hearing from you again soon.

Regards



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[REDACTED]

Hi Ali

Apologies for the delay in replying. Just coming back up for air after back-to-back committees!

Thank you for your email enclosing further information regarding condition 12, which I have arranged for SW and the LLFA to be reconsulted on. Thanks, we look forward to feedback in due course. Previously forwarded SW's feedback. LLFA comments still outstanding. I have found the feedback from the LLFA, but nothing from SW; could you send this over if you have it please, as we can't find it on the public access website. Ali will speak with our engineer to obtain the further information required to satisfy the LLFA.

You should have received by separate email the discharge of condition 25 – i.e. bats and bird boxes. Received, thank you.

As to condition 19 having reviewed its wording, this does require the external lighting details to be submitted for consideration/discharge by the LPA, with National Highways consulted on such details. Noted, Ali will review/reply in due course. National Highways has been formally consulted – hopefully, a response will be received shortly. Noted, thanks.

As to condition 13 the Ecologist's comments are as follows: Noted, please see updated CEMP incorporating the below comments.

"The Construction Environment Management Plan (Doswell, March 2024) contains reference (paragraph 9.1 p.13) to Eastleigh Borough Council. The document needs to explicitly incorporate the ecological avoidance and mitigation measures as set out in the Mitigation & Enhancement Statement (Lizard, June 2020). These measures are very specific and include matters such as timing of vegetation removal, control of pollution, and the need for ecological supervision. The document should include details of the contractor's ecological advisor. This document needs reviewing and correcting."

The comments of Highways and Environmental Health are also outstanding in respect of this condition. Have these been received yet? Highways comments are attached, seeking further information. EH's comments still outstanding. I have reconsult Ecology on the updated CEMP. Ryan will update the CEMP to address Highways comments and issue a further copy shortly.

As to the raised tabletop, I have not had an opportunity to investigate this and where this requirement originated from, with normally such matters being required by the Highway Authority (HA). I will investigate this matter further, which will probably involve discussing this with the HA. We have had further discussions with HCC and it looks like we are proceeding with the raised tabletop; if things change in this regard we'll let you know. Noted and bearing in mind the concerns raised about the access when permission was granted, any changes will not be able to be dealt with as minor amendments. Noted, thanks.

Kind regards Lesley

Hi Lesley,

Further to our Teams call the other day regarding the planning condition discharges, please see the following:

Condition 12: Please can you replace '23339-JUBB-XX-XX-RP-C-003_P1 Coldharbour Farm Road Drainage Strategy Technical Note' with '23339-JUBB-XX-XX-RP-C-003_P2 Coldharbour Farm Road Drainage Strategy Technical Note' attached? The revised document provides a comprehensive response to Condition 12.

Condition 19: External Lighting. I have submitted a potential lighting design by a subcontractor on the understanding that external lighting is required. However, upon further review of the condition, a submission is only required to confirm that external lighting does not affect the A27 highway. I cannot see any planning requirement or design that shows that external street lighting is required. Please can you confirm that is the case? In which case, I would like to withdraw this submission and propose that no external street lights are to be installed in line with planning approved drawings.

Raised tabletop to new highway: The S106 makes reference to a raised table as per the screenshot below. The road safety audit does not require a raised table so we are proposing to omit it. However, Hampshire Highways are under the impression that the raised table is required as a planning requirement. We would still complete S278/Highways work up to the point where the table was shown at planning stage. Please can you confirm you would have no issue with the raised table being omitted if Hampshire Highways and Roads Safety Audit are in agreement?

"Highway Works"

means a new vehicular access formed from Coldharbour Farm Road up to and including the raised table as shown in principle on drawing number 5314/006 Rev G at Appendix 5 to this Agreement.

I have also attached the covering letter which was submitted as part of the submission. This outlines what document relates to which condition.

Many thanks

Ali Prideaux

Director

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