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24th November 2025

Dear Ms Clark

DISCHARGE OF CONDITIONS APPLICATION: CONDITIONS 16 and 18

LAND ADJACENT TO LARKRISE, MILL CLOSE (DOWN BARN ROAD), WINTERBOURNE GUNNER, SP4 6JN

APPLICATION REFERENCE: PL/2024/10931

Further to the approval of application PL/2024/10931 for the erection of a single dwelling on land adjacent to Larkrise, Mill Close I am pleased to enclose for your consideration an application to discharge details of Conditions 16 and 18.

Condition 16

Within the onsent, Condition 16 states the following:

Prior to the commencement of any works, including vegetation removal and demolition, an Ecological Enhancement Plan shall be submitted to the local authority for approval. This shall include details of habitat features that will contribute to the functionality of the site for the wildlife present in the area. This may include, for example, bat and bird boxes, reptile refugia, planted areas of scrub, new hedgerows etc., within the site boundary. The approved details shall be implemented before occupation of the final works.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning

Authority before development commences in order that the development is undertaken in an acceptable manner. To provide enhancement for biodiversity in line with CP50 and NPPF.

Condition 18

Within the consent, Condition 18 states the following:

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include

- location and current canopy spread of all existing trees and hedgerows on the land;*
- full details of any to be retained, together with measures for their protection in the course of development;*
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
- finished levels and contours;*
- means of enclosure;*
- all hard and soft surfacing materials;*

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and in the interests of visual amenity and protecting the character of the area.

The application for discharge of these conditions is supported by a Technical Note prepared by Provision (November 2025). This includes an Ecological Enhancement Plan, including details of the proposed mitigation and enhancement measures that will be implemented at the site, as well as details of the hard and soft landscaping relevant to the scheme.

I trust you have everything required to validate and consider this application. If anything further is required please do not hesitate to contact me.

Yours sincerely

Eleanor King

Eleanor King BA (Hons) MSc MRTPI

Associate - Atlas Planning Group