

29<sup>th</sup> January 2024

Ms Sabah Halli  
Planning Services  
East Hampshire District Council  
Penns Place,  
Petersfield,  
GU31 4EX

Dear Ms Halli,

**PLANNING APPLICATION, Planning Portal Ref: PP-12617732  
BIRDWORLD LTD AND HASKINS GARDEN CENTRE LTD,  
Forest Lodge, Farnham Road, Holt Pound, GU10 4LD  
EIA Screening Opinion Request**

We are instructed by our client, Birdworld and Haskins Garden Centre, to apply for planning permission for:

**Improvements to, and new facilities at Birdworld including a new Entrance Building, Play Barn, Conservation and Breeding facility and an external Adventure Play Area. The re-development of Forest Lodge Garden Centre to include the demolition of the existing garden centre and the adjoining Garden Style structures to create a new garden centre (with covered and open sales areas, restaurant, plant, and warehouse). New service areas and car parking for both operations, accessed from a new roundabout on the A235. The closure and removal of the existing Forest Lodge access. Enhanced landscaping throughout.**

In support of this application, please find attached the following:

- Application Form and Certificate A, dated 29<sup>th</sup> January 2024
- CIL Form, dated 29<sup>th</sup> January 2024
- EHDC Planning Application Validation Checklist

- Planning Drawings:

9868-RL-XX-00-DR-A-0001 P01 - Site Location Plan  
9868-RL-XX-ZZ-DR-A-0100 P03 - Existing Site Plan  
9868-RL-XX-ZZ-DR-A-1100 P02 - Demolition Site Plan  
9868-RL-XX-ZZ-DR-A-2000 P12 - Proposed Site Plan  
9868-RL-XX-00-DR-A-2100 P04 - Proposed Garden Centre Floor Plan  
9868-RL-XX-ZZ-DR-A-2120 P03 - Proposed Garden Centre Elevations  
9868-RL-XX-RF-DR-A-2110 P03 - Proposed Garden Centre Roof Plan  
9868-RL-XX-00-DR-A-2200 P03 - Proposed Birdworld Entrance Floor Plan, Roof Plan

**MDAssociates**  
5 Chancery Lane,  
London, WC2A 1LG

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E [hello@mdaplanning.co.uk](mailto:hello@mdaplanning.co.uk)  
W [www.mdaplanning.co.uk](http://www.mdaplanning.co.uk)

9868-RL-XX-00-DR-A-2210 P03 - Proposed Birdworld Entrance Elevations  
9868-RL-XX-00-DR-A-2300 P06 - Proposed Play Barn Floor Plan, Roof Plan  
9868-RL-XX-00-DR-A-2310 P05 - Proposed Play Barn Elevations  
9868-RL-XX-00-DR-A-2400 P03 - Proposed BoH Living Collections Yard Floor Plan, Roof Plan  
9868-RL-XX-00-DR-A-2410 P02 - Proposed BoH Living Collections Yard Elevations  
9868-RL-XX-00-DR-A-2500 P03 - Proposed Birdworld Service Yard  
9868-RL-XX-ZZ-DR-A-1201 P03 - Proposed Phase 1  
9868-RL-XX-ZZ-DR-A-1202 P03 - Proposed Phase 2  
9868-RL-XX-ZZ-DR-A-1203 P01 - Proposed Phase 3

- Design and Access Statement prepared by Roberts Limbrick.
- Transport Assessment - iTransport
- Travel Plans for Birdworld and Forest Lodge Garden Centre - iTransport
- Flood Risk Assessment and Drainage Strategy - Scott White and Hook
- Tree Survey and Arboriculture Assessment - SJA Trees
- Landscape - The Richards Partnership:

21-47-201 - Landscape General Arrangement Plan Sheet 1 of 3  
21-47-202 - Landscape General Arrangement Plan Sheet 2 of 3  
21-47-203 - Landscape General Arrangement Plan Sheet 3 of 3  
21-47-204 - Planting Palettes  
21-47-206 - Illustrative Landscape Master Plan  
21-47-207 - Cross Sections Sheet 1  
21-47-208 - Cross Sections Sheet 2

- Sustainability Reports - ION Consulting:

M&E RIBA Stage 2 Report - Garden Centre  
M&E RIBA Stage 2 Report - Birdworld  
Low/Zero Carbon Report - Garden Centre  
Low/Zero Carbon Report - Birdworld  
Passive Design Report - Garden Centre  
Passive Design Report - Birdworld Play Barn  
Passive Design Report - Birdworld Entrance  
Thermal Comfort Report - Garden Centre  
Thermal Comfort Report - Birdworld Play Barn  
Thermal Comfort Report - Birdworld Entrance  
Lighting Strategy Report  
Climate Change and Sustainability Construction SPD, Appendix 4 – Sustainability Checklist

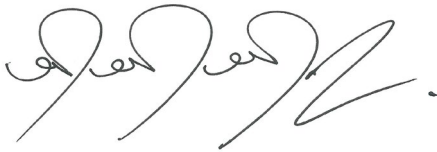
- BREEAM Report - RPS
- Ecological and Biodiversity Assessment - Ecology Solutions
- Retail Impact Assessment - Alder King
- Statement of Community Involvement - MDAssociates

- Planning Statement - MDAssociates

The requisite planning application fee of £52,320.00 (inc £64 Planning Portal charge) has been paid online via Planning Portal.

We are also requesting a Screening Opinion for the development to determine whether it should be subject to an Environmental Impact Assessment. The Screening Opinion Request is attached as Appendix A and the site identified on the location plan at Appendix B.

Yours sincerely,



Mary Davidson  
**Managing Director**