

Our Ref: B026380 Parcel B3A

29th April 2021

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Discharge of conditions 8, 9, 10, 12, 25, 31, 33 and 45 of O/12/71514, Parcel B3A

Land to the north and east of Boorley Green, Winchester Road, Botley, Southampton, SO32 2UA

Following the approval of the above outline planning application, Tetra Tech Planning, on behalf of Vistry Group, are seeking to formally discharge the above conditions, in relation to parcel B3A. Parcel B3A is around 70% complete and likely to be build complete by around September/October 2021. Where development has already occurred this has been in accordance with the supplied details set out in this letter.

The application is supported by a suite of technical documents and plans which have been sent to you via 'We Transfer'. This letter will summarise the technical considerations and then demonstrate how the submitted details address each condition. The relevant conditions are listed below:

O/12/71514

Condition 8 (a-m)- Plans and particulars

Condition 9- Material schedules for all external and roofing materials

Condition 10- Crime Prevention

Condition 12- Water calculations

Condition 25- Details of extent and type of pilling

Condition 31- Land remediation confirmation

Condition 33- Disabled accessibility

Condition 45- Roads and footway construction details

O/12/71514

Condition 8-(a-m)- Plans and particulars

Criterion	Document
a) The provision to be made for street lighting and/or external lighting	Street lighting plan 1 (Prolectric) Street lighting plan 2 (Prolectric)
b) Details of rainwater goods	External Materials Schedule- B3A
c) Details and location of meter boxes	Plan- EN0017039-1 Plan- N0017039-1 Externally wall mounted electric meter box details Externally wall mounted gas meter box details
d) Colours and materials for fascias and soffits	B3A Fascia & Soffit freefoam schedule 12.11.2020
f) Details of Chimneys	Various elevational plans submitted- see relevant folder on file
g) Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land	Plan- A170-LIN-401-C6 Plan-A170-LIN-402-C10
h) The alignment, height, design and materials of all walls, fences and other means of enclosure	Plan A170-701-C8 Plan 170-702-C11
i) The ground floor levels above ordnance datum of all buildings	Plan- A170-LIN-401-C6 Plan-A170-LIN-402-C10
j) The provision of street trees	Plan LH06 A Plan LH07 A
l) Window details and designs	Various elevational plans submitted- see relevant folder on file
m) The provision to be made for the storage of refuse	Plan A170-LIN-701-C8 Plan A170-LIN-702-C11

Criterion 'e' (balconies) and 'k' (green roofs) is not applicable on parcel B3A. Please refer to the relevant documents and plans linked to each criterion in the table above.

Condition 9- Material schedules for all external and roofing materials

External Materials Schedule- B3A

Condition 9 requires details and samples of all external facing and roofing materials. Please refer to the accompanying external materials schedule which details the external materials by plot number and house type in relation to parcel B3A. As noted above, parcel B3A is around 70% complete, therefore the materials can be viewed on site as all proposed materials have already been used on the completed plots. The details provided will provide for a high quality external appearance for all proposed buildings and condition 9 can be discharged.

Condition 10- Crime Prevention

Plan A170-LIN-C8

Plan A170-LIN-C11

Solar Streetlighting plan sheet 1

Solar Streetlighting plan sheet 2

Condition 10 requires the details of all crime prevention measures to be submitted to the LPA. Please see the above referenced plans which demonstrate that site is well lit in the interests of crime prevention. The condition was not specific in terms of requirements, however the design and layout allows for a good level of natural surveillance of roads and parking courts which will improve security and help deter crime. These factors combined with the lighting strategy allows for a secure development and therefore condition 10 can be discharged.

Condition 12- Water Calculations

B3 MCS Zone 3 data (solar)
B3A Water Calculations (breglobal)
SAP modelling data (AES)

Condition 12 of O/12/71514 was varied under NMA (dated 4th January 2016) which changed the wording of the condition to the following:

'Prior to the occupation of any building within each individual phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority): For residential development, design stage SAP data and design stage water calculations confirming energy efficiency and the predicted internal mains water consumption to achieve the following:

- In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in 2013 part L of the building regulations, to be measures as an average and applied across each phase of the development
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day'

This condition was split in two parts, one for residential and the other for non-residential. This will focus only on the residential requirements as there are no non-residential elements on this parcel. This condition requires the submission of SAP data and design stage water calculations confirming energy efficiency and the predicted internal mains water consumption. The SAP modelling provided in this submission achieves the 19% improvement of dwelling emission rate over the target emission rate as set in 2013 Part L of the Building Regulations.

Please refer to the SAP modelling Schedule Rev 1 water calculations prepared by AES Sustainability consultants and breglobal.

Condition 25- Details of extent and type of piling

Geo-Environmental technical note, including trench location plan and trial pit logs- 18 th September 2018
Foundation plan 4001
Foundation plan 4002
Foundation plan 4003
Foundation plan 4004
Foundation plan 4005
Foundation plan 4006
Foundation plan 4007
Foundation plan 4008

Condition 25 requires a scheme of work detailing the extent and type of piling proposed. The supporting text within the letter from Geo- Environmental detail the ground conditions, recommended foundation depths and piling type. Parcel B3A is 70% complete and therefore the piling would have taken place some time ago. Please refer to the foundation plans and Geo-Environmental Services Limited letter report dated 18th September 2018 for more detail. Therefore, condition 25 can be discharged.

Condition 31- Land remediation confirmation

Geo-Environmental Desk study and ground investigation report
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There was no contamination found with Parcel B3A as per Geo-Environmental Services Limited Desk Study & Ground Investigation report GE9523 dated 31/10/2013 submitted and approved under condition 30. This was confirmed by EBC on the decision notice dated 04.02.2019 which states that in relation to condition 30, it 'fully complied' on 07.11.16. Therefore, no remediation is required and condition 31 can be discharged.

Condition 33- Disabled accessibility

Plan A170-LIN-401 C6
Plan A170-LIN- 402 C10
Accessible entrance plan- 0200

Condition 33 required the submission of the full details in relation to the provision made for access within the development by people with disabilities. Refer to the submitted levels plans and accessible entrance plan which demonstrates that the levels have been carefully managed to provide adequate provision for people with disabilities to access and manoeuvre around the site, therefore, condition 33 can be discharged.

Condition 45- Roads and footway construction details

Plan 401-C6
Plan 402- C10
Plan 701-C8
Plan 702-C11
Plan 751- C1

This condition requires the submission of details in relation to the type of construction proposed for the roads and footways, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water. Please refer to plan 751 C1 for the sections and the construction make-up of the roads and footways. Plans 701 C8 and 702 C11 provides a street lighting key and then shows these locations and types of lighting on the plan. The submitted plans also show proposed finished floor levels and drainage details. Therefore, condition 45 can be discharged.

Conclusion

We have provided the relevant information required by each of the aforementioned and listed conditions relating to the Outline approval. Should you require any further information or details please don't hesitate to contact myself on ed.allsoptetratech.com or my colleague Nick Billington nick.billington@tetratech.com.

Yours sincerely



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