

Our Ref: B026380 Parcel B5

10th May 2021

Liz Harrison
Eastleigh Borough Council
Eastleigh House
Upper Market St
SO50 9YN

Discharge of conditions 8, 9 and 13 of R/16/79470, Parcel B5

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

Following the approval of the above reserved matters planning application, Tetra Tech Planning are, on behalf of Vistry Group, seeking to formally discharge the above conditions in relation to parcel B5. Parcel B5 is built complete, therefore these conditions are being discharged retrospectively, the development has been built in accordance with the submitted details.

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:

R/16/79470

Condition 8- Front door colour schedule

Condition 9- Hard Landscaping plans

Condition 13- Soft landscaping planting

Condition 8- Front door colour schedule

External Materials Schedule B5

Condition 8 required the submission of details relating to the colour of the front doors within each parcel. Refer to the external materials schedule above which details the colour of the front doors for each house type and plot on this parcel. The submitted information ensures a satisfactory visual appearance in the interests of the area, therefore condition 8 can be discharged.

Condition 9- Hard Landscaping plans

Plan- A170-LIN-601-P3

Plan- A170-001- Parking demarcation details

Condition 9 required the details of the proposed hard surfacing materials, including type and colour to be submitted to the Council. The design code section on parking does not provide guidance in relation to the type of material or colour to be used, it relates only to natural surveillance and character considerations which have previously been found acceptable through the Reserved Matters approval. The parking demarcation details plan demonstrates that allocated and visitor spaces will be labelled appropriately. Plan 601 shows the type and design of the hard surfacing materials, with adopted carriageway in tarmacadam, private shared surface block paving, private/shared paths in buff riven slabs and the plan also details buff blister tactile paving. The submitted information ensures a satisfactory visual appearance in the interests of the area. All details are in accordance with the design code approved under condition 5 of the Outline planning permission and provide a positive visual appearance in the interests of the amenities of the area, therefore condition 9 can be discharged.

Condition 13- Soft landscaping planting

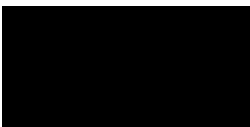
Parcel B5 enclosures plan- A170-LIN-B5-601-P3

Condition 13 required soft landscaping to be planted along the full length of the front/side/rear boundaries of plots 334,339, 341-345, 348, 349, 352, 354, 355 and 358 of Parcel B5, where they adjoin areas of open space. In the interests of security, residential amenity and practicability for the use as a home, the above listed parcels have been built with a 1.8m timber closeboarded fence on the boundary. It is considered that the type and design of fencing is appropriate for its location and still results in an appropriate visual appearance in the interest of the amenities of the area, whilst providing a safe and secure environment for residents as required by outline condition 10 which would not be achievable with a hedge. Therefore, condition 13 can be discharged.

Conclusion

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

Yours sincerely



Ed Allsop
Senior Planner
Tetra Tech Planning