

24th May 2022

Planning department
Eastleigh Borough Council
Eastleigh House
Upper Market St
SO50 9YN

Sent Electronically only via the planning portal.

Discharge of conditions 7, 8, 9 and 16 full planning permission F/19/86233

Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Tetra Tech Planning have been instructed to submit a discharge of conditions application on behalf of Vistry Group. Full planning permission was approved 27th May 2021 for the demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.

Condition 7: levels and retaining walls and cross sections

'No development shall start until details of levels and retaining walls including plans and cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land have been submitted to and approved in writing by the Local Planning Authority. The levels shall be in general accordance with those shown on drawing B717-01 rev I. The development shall be carried out in accordance with the approved details.'

This application is accompanied by the following plans to discharge condition 7:

- Engineering Layout sheet 1 001 P5
- Engineering Layout sheet 2 002 P6
- External works sheet 1 400 P2
- External works sheet 2 401 P2
- Retaining wall layout 1170
- Retaining wall details 1171
- Gabion wall 1 elevation sheet 1172
- Gabion wall 2 elevation sheet 1173
- Gabion wall 3 elevation sheet 1174
- Gabion wall 4 elevation sheet 1175
- Gabion wall 5 elevation sheet 1176

Details of levels, retaining walls and cross sections showing the proposed ground levels have been provided. These respond positively to those shown on plan B717-01 rev I and ensure the impact of development on the locality is acceptable. Therefore, condition 7 can be discharged.

Tetra Tech Limited. Registered in England number: 01959704

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER
Tel +44 2382 022 800 Email nick.billington@tetrattech.com tetrattechurope.com

Condition 8: Highways details

'No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) the width, alignment, gradient, sight lines and type of construction proposed for any roads, footpaths and accesses; and

b) the provision to be made for street lighting and/or external lighting. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats. The development shall not be occupied until the approved details have been fully implemented.'

The following information is provided to discharge condition 8:

- S278 Plan 665
- S278 Plan 666
- S278 plan 667
- Street lighting plan 005 P1
- Longitudinal sections 100
- Highways construction details 200
- External works sheet 1 400 P2
- External works sheet 2 401 P2

Details of the width, alignment, gradient, sight lines and type of construction proposed for roads, footpaths and access have been provided. Additionally, the proposed street lighting has been designed and located to minimise light spillage and avoid adverse impact on any flight corridors used by bats. The information provided demonstrates the impact of development on both the local area and ecology are acceptable and the roads are built to an adoptable standard.

Condition 9: Drainage

'No development shall start until details of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The details of the sustainable drainage system (to be in accordance with the details shown on drawing B717/03 rev H "Gateway Centre Proposed Surface Drainage Strategy) shall include a timetable for its implementation and a management / maintenance plan for the lifetime of the development, including maintenance schedules for each drainage feature type, the arrangements for each drainage feature for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime; and details of protection measures. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.'

The following information is submitted to discharge condition 9:

- Engineering Layout sheet 1 001 P5
- Engineering Layout sheet 2 002 P6
- Manhole Schedule 020 P1
- Drainage construction details 201
- Attenuation and outfall details 202
- Foul drainage strategy B717 02 Rev D
- SUDS Management & Maintenance Plan

Tetra Tech Limited. Registered in England number: 01959704

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER
Tel +44 2382 022 800 Email nick.billington@tetrattech.com tetrattechurope.com

The submitted plans detail the proposed foul and surface water strategy. It has been demonstrated that the proposed strategy ensures the satisfactory drainage for the development and to prevent flooding and pollution. A management and maintenance plan for the SUDs features have also been provided. The condition requires a timetable for the implementation of the SUDs, these will be installed as part of the ground works package which is programmed to commence September 2022. Therefore, condition 9 can be discharged.

Condition 16: Landscaping

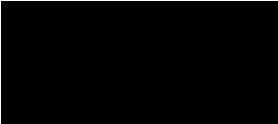
'Notwithstanding the submitted details, no development of Blocks B, C, D and E shall start until full landscape details of the central garden space for these units has been submitted to and approved in writing by the Local Planning Authority. The space shall be designed as a high-quality, private or semi-private garden area, rather than a general amenity space, and shall include a variety of shrub and perennial planting and paved seating areas, including one seating area in a position that would be shaded from the sun in the middle third of the day. Details of retaining walls shall also be provided. Development shall be carried out in accordance with the approved details.'

The following information has been provided for condition 16:

- Plan 11DR Sheet 1
- Plan 11DR Sheet 2
- Plan 11DR Sheet 3
- Plan 11DR Sheet 4
- Plan 12DR Sheet 1
- Plan 12DR Sheet 2
- Plan 12DR Sheet 3
- Plan 12DR Sheet 4
- Plan 14DR Sheet 1
- Plan 21DR Sheet 2
- Plan 21DR Sheet 3
- Plan 21DR Sheet 4

The plans submitted show full landscape details of the central garden space for blocks B, C, D and E. The plans demonstrate that these spaces have been designed to a high quality, providing a variety of shrub, planting and paved seating areas. The landscaping details will have a positive impact on both residential and visual amenity, therefore condition 16 can be discharged.

I look forward to receiving confirmation that the application has been received and registered at your earliest convenience. Should you have any questions or wish to discuss, please do not hesitate to contact me on 07500 951 474 or by email at nick.billington@tetrattech.com.



Nick Billington BA (Hons), MSc, MRTPI
Associate Director – Planning
Tetra Tech Limited.

Tetra Tech Limited. Registered in England number: 01959704

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER
Tel +44 2382 022 800 Email nick.billington@tetrattech.com tetrattechurope.com