

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

18th October 2022

Our Ref:

Your Ref:

Dear Sir / Madam,

APPLICATION SEEKING THE DISCHARGE OF CONDITION 4, 7, 9, 11, 12, 13 FOLLOWING RESERVED MATTERS PERMISSION RM/18/84466 FOR RESERVED MATTERS APPLICATION (PURSUANT TO OUTLINE PLANNING PERMISSION O/15/75953 WHICH WAS SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT) FOR BOORLEY GARDENS PHASE 2 EQUATING TO 143 DWELLINGS WITH ASSOCIATED PARKING, LANDSCAPING, OPEN SPACE AND WORKS, INCLUDING DIVERSION OF A DRAINAGE DITCH. (DETAILS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AT LAND NORTH OF WINCHESTER ROAD, BOORLEY GREEN

(PLANNING PORTAL REF: PP-11628871)

This application is made on behalf of our client, Miller Homes, and seeks to discharge Conditions 4, 7, 9, 11, 12, 13 at Land North of Winchester Road, Boorley Green. These conditions relate to Phase 2C (see attached Phasing Plan) of the RM2 permission.

Please find enclosed with this letter our client's Landscape Management and Maintenance Plan. It is noted here that Condition 4 is phase-wide and relates to the whole of Phase 2.

Condition 4

Notwithstanding the submitted document no development above slab level shall take place until a Landscape Management and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

Please find enclosed with this letter our client's tree pit details.

Condition 7

No development above slab level shall take place until tree pit details have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: In the interests of the visual amenities of the locality

Please find enclosed with this letter our client's hard surfacing materials details.

Condition 8

Notwithstanding the approved landscaping plans, no development above slab level shall take place until details of the proposed hard surfacing materials, including type and colour, and large scale details of the interface between the different materials have been submitted to and approved in writing by the Local Planning Authority. The submission shall also include details of how any parking spaces are to be demarcated and numbered. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

Please find enclosed with this letter our client's cross sections and level and the boundaries of the site and the height of the ground floor slab and damp-proof course.

Condition 9

Notwithstanding the approved plans, no development above slab level shall take place until details of the proposed bin collection points, with sufficient space for 2 bins per dwelling using the collection point, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: In the interests of highway safety

Please find enclosed with this letter our client's Front Door Colours Details.

Condition 11

No development above slab level shall take place until details of the colour of front doors has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area

Please find enclosed with this letter our client's pedestrian gates, railings and picket fences and walls details.

Condition 12

Pedestrian gates shall be installed in any front boundary demarcated by railings, picket fences or walls and no development above slab level shall take place until details of the pedestrian gates to be installed in the front

boundary treatments have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interests of the amenities of the area.

Please find enclosed with this letter our client's landscaping plan details of a 1.8m boundary treatment and associated planting along the boundary with the railway line.

Condition 13

Notwithstanding the approved landscaping plans details of a 1.8m boundary treatment and associated planting along the boundary with railway line shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the fence shall be installed prior to the adjoining open space being available for use by the public.

Reason: In the interests of public safety and the amenities of the area.

We trust this information is sufficient to discharge Condition 4, 7, 9, 11, 12 and 13

Please do not hesitate to contact me if you have any queries.

Yours Sincerely,



Jack Bell BA (Hons)

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