

Thursday, 20 October 2022

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

Sent Electronically only via the planning portal.

Discharge of conditions 11 & 14 of 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 11: Technology and Communications
--

'Prior to the development above slab level details of a technology and communication strategy for the provision of broadband, fibre optic and audio-visual technology must be submitted to and approved in writing by the Local Planning Authority. The infrastructure must then be provided for use upon first occupation of the buildings hereby permitted and retained thereafter'

This application is accompanied by the following plans/documents to discharge condition 11:

- 2019.08.12 BKM-219 BT FTTP Offer
- 2019.08.16 BKM_219_Proposal_Rev 2

The accompanying document confirms that the development will receive Openreach's 'Fibre to the Premises (FTTP)' service. This will provide ultrafast broadband speeds to each home and will deliver a level of broadband future proofing as the demand for speed increases. The accompanying plan identifies the layout of the service across the development.

Therefore, condition 11 can be discharged.

Condition 14: Constructional details - Noise

'Prior to the development above slab level of any building containing both commercial and residential uses, the constructional details shall be submitted to and approved in writing by the Local Planning Authority together with confirmation from a competent acoustic consultant, that any party wall or floor separating commercial use from residential use should have a sound insulation performance of 60dB Dntw or better. The approved constructional details shall be implemented prior to the first occupation of any part of any building to which they relate'

The following information is provided to discharge condition 14:

- B1008-CDP-VRFB00-GF-D2-A-AS-0200 Rev 02

- B1008-CDP-VRFB00-GF-D2-A-AS-0201 Rev 02
- B1008-CDP-VRFB00-FF-D2-A-AS-0202 Rev 02
- B1008-CDP-VRFB00-FF-D2-A-AS-0203 Rev 02
- B1008-CDP-VRFB00-RD-D2-A-AS-0302 Rev 02
- B1008-CDP-VRFB00-RD-D2-A-AS-0303 Rev 02
- B1008-CDP-VRFB00-XX-D2-A-AS-0304 Rev 02
- B1008-CDP-VRFB00-XX-D2-A-AS-0305 Rev 02
- B1008-CDP-VRFB00-XX-D2-A-AS-0400 Rev 02
- B1008-CDP-VRFB00-XX-D2-A-AS-0401 Rev 02
- L1424.4 V1 Red Twin Limited

It has been identified that the external sound pressure levels in the vicinity of the retail spaces during the daytime will not exceed 56db LAeq,16hour and 49db LAeq,16hour at night time. The summary of total Façade Performance Requirements indicates that the total noise level limit on the ground floor will not exceed 55dB(A) LAeq. The design will offer suitable performance to achieve the one BREEAM HEA 05 credit.

Therefore, condition 14 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 07970 638 165 or by email at debra.higginbotham@tetrattech.com.

Yours sincerely

Debra Higginbotham
Planning Assistant

Tetra Tech Limited.