

Our Ref: 784-B026380 Parcel C5

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23 September 2022

Discharge of conditions 8, 9, 13 and 15 of R/16/79470, Parcel C5

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 C5. Parcel C5 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 15 – Front garden gates

Condition 8- Front door colour schedule

Plan - DML.01_C5_C6 Dwelling Materials Layout

Condition 8 required the submission of details relating to the colour of the front doors within each parcel.

As this parcel is now built complete photos are being submitted to confirm the colours of the doors used in this parcel, in accordance with plan DML.01_C5_C6 Dwelling Materials Layout.



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 - 17-301/301 Construction Makeup
 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.

Plan 17-301/301 shows the type and design of the hard surfacing materials, with private shared surface in Marshals Tegula block paving and private tarmac driveways. Plan 17-301/301 also indicates the numbered parking spaces. Plan A170-001 shows the surface treatments of the parking demarcation details. 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

Plans BOV22279 13.1 Sheet 1 Landscape proposals & BOV22279 13.5 Sheet 5 Landscape proposals

Condition 13 required soft landscaping to be planted along the full length of the front/side/rear boundaries of plots 327 and 344 of Parcel C5, where they adjoin areas of open space.

Plans BOV22279 13.1 Sheet 1 Landscape proposals & BOV22279 13.5 Sheet 5 Landscape proposals show the type of soft landscaping used.

Condition 15 – Front Garden Gates

Submission of details of pedestrian gates to be installed in the front boundary treatments for plots within the 'Homes in the Woods', 'The Greens' and 'The Rural Edge' Character Areas.

As this parcel is now built complete photos are being submitted to confirm the style of the gates used in this parcel. This shows an estate railing style boundary frontage painted black.



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 debra.higginbotham@tetrattech.com or my colleague Nick Billington nick.billington@tetrattech.com.

Yours sincerely



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