

Our Ref: 784-B026380 Parcels C6

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Upper Market St
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23 September 2022

Discharge of conditions 8, 9, 10, 12, 25, 31, 33 & 45 of O/12/71514, Parcel C6

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 C6; the development is being 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:

O/12/71514

Condition 8 - Plans and Particulars

Condition 9 – Materials

Condition 10 – Crime Prevention

Condition 12 - Sustainability

Condition 25 – Piling

Condition 31 – Land Remediation

Condition 33 – Disabled Access

Condition 45 - Roads and Footway Construction Details

Condition 8- Plans and Particulars

Plan - B1015-MJA-P6-XX-DR-C-001 Rev C2 Engineering and drainage layout
Plans N0017039-2 Sheet 6
Plan EN0017039-2 Sheet 6
Condition 8C- Technical Guidelines – Gas
B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule
GROUP-VIS-S-RD-D2-A-FC-0604 - VENTILATED EAVES DETAIL (STANDARD COLD ROOF)
Plan B1015-CDP-S-SP-D2-A-FC-0 Rev 1 Chimney Detail
Drawing – 080801 Chimneys
Plan - B1015-MJA-P6-XX-DR-C-400 External Works Layout
Plan - B1015-MJA-P6-XX-DR-C-201 Fence Setting Out
Plan - BOV22279 13.2 Landscape Proposals
Plan - BOV22279 13.4 Landscape Proposals
Plan - BOV22279 13.6 Landscape Proposals

Condition 8 required the submission of details relating to the following points:

a) The provision to be made for street lighting and/or external lighting.

Plan B1015-MJA-P6-XX-DR-C-400 shows the placement of street lighting across Parcel C6.

b) Details of rainwater goods.

Plan B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule details the rainwater goods to be provided on site.

c) Details and location of meter boxes.

Plans N0017039-2 Sheet 6 and EN0017039-2 Sheet 6 show the locations of the meter boxes for parcel C6.

d) Colours and materials for fascias and soffits

Specification sheet VIS-S-RD-D2-A-FC-0604 and the accompanying B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule give details of the fascia and soffits materials used.

e) Balcony details.

Balconies were not provided on this parcel

f) Details of chimneys

Plan B1015-CDP-S-SP-D2-A-FC-0 Rev 1 Chimney Detail and Drawing – 080801 Chimneys show the specifications of the chimneys provided on this parcel.

g) Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land &

(i) The ground floor levels above ordnance datum of all buildings.

Plan – B1015-MJA-P6-XX-DR-C-001 shows the levels of the finished floor level, finished garage level and proposed private level. This parcel is being built to comply with this plan.

(h) The alignment, height, design and materials of all walls, fences and other means of enclosure.

Plan - B1015-MJA-P6-XX-DR-C-400 External Works Layout and Plan - B1015-MJA-P6-XX-DR-C-201 Fence Setting Out detail the means of enclosure within the parcel.

(j) The provision of street trees.

Plans B1015-MJA-P6-XX-DR-C-400 /BOV22279 13.2 / BOV22279 13.4 / BOV22279 13.6 show the layout of the soft landscaping and proposed street trees around the parcel.

(k) Any green roofs.

There were no green roofs used in this parcel

(l) Window details and designs.

Plan B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule details the colour and make of the windows provided on site.

(m) *The provision to be made for the storage of refuse.*

There are no refuse buildings for this parcel. Refuse storage details, relates more to bin storage areas and bin collection points.

The submitted information will ensure a satisfactory visual appearance in the interests of the area, therefore condition 8 can be discharged.

Condition 9- Materials

Plan – DML.01_C5_C6 Dwelling Materials Layout
Plan - B1015-MJA-P6-XX-DR-C-400 External Works Layout
Plan - B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule
Plan - A170-001 Parking Demarcation Details

Condition 9 required the details of all external facing and roofing materials in respect of buildings within each phase of development must be submitted to and approved in writing by the Local Planning Authority before that phase of development commences. The development of that phase must then accord with these approved details.

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 DML.01_C5_C6 shows the type and design of the hard surfacing materials, including roofing and brick materials used for parcel C5. Plan - B1015-BOV-XX-XX-XX-SH-K-0000-Parcel C6 External Materials Schedule gives information on the different types of materials to be used externally across the parcel.

The submitted plans shows the type and design of the hard surfacing materials, with adoptable asphalt carriageway, Marshalls Keyblok block paving in Ochre and brindle for shared surfaces and private tarmac driveways.

Plan B1015-MJA-P6-XX-DR-C-400 also indicates the numbered parking spaces along with visitor 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 10 – Crime Prevention

Condition 10 requires the details of all crime prevention measures to be submitted to the LPA.

The condition was not specific in terms of requirements, however the design and layout for Parcel C6 allows for a good level of natural surveillance of roads and parking courts which will improve security and help deter crime which was secured through the approved Reserved Matter application which considered design, scale, layout and landscaping. It should also be noted that many safety considerations in terms of crime prevention are covered through building regs, such as door security. Plan B1015-MJA-P6-XX-DR-C-400 shows the placement of street lighting across Parcel C6.

These factors combined with allows for a secure development and therefore condition 10 can be discharged.

Condition 12 - Sustainability

Plan - PV-BOV-BOO-503 HBS PV - Indicative Site Layout
 AES Sustainability information Parcel C6

Condition 12 required details on the design stage water calculations and confirming confirmation of energy efficiency and predicted internal mains water consumption. It requires a energy reduction standard equating to a of a 19% improvement of dwelling emission rate (2013 part L Building regs) and a maximum predicted internal mains water consumption of 105 lpd.

Plan PV-BOV-BOO-503 HBS PV shows the placement of the PV panels across the parcel.

Current specifications for water consumption is between 108.9 – 110.7, under 105l specifications it will be between 104.5 and 104.9, which is within the required maximum predicted internal mains water consumption of 105 lpd .

The accompanying report shows that if the DER and TER results are multiplied by the relevant floor areas then the gain in KgCO2/Year is 19.31%.

Taking into account the information provided above, condition 12 can be discharged.

Condition 25 - Piling

Plan – 070009-305 Rev C0 Pile Setting Out
 Plan – 070009-305 Rev C0 Pile Coordinate Schedule
 Plan – Exploratory Hole Location Plan
 Report - Desk Study & Ground Investigation Report
 Report - RA-FM-HSS-N01 Noise Assessments

Condition 25 required details on the proposed methods of piling, including noise and vibration details.

Plans 070009-305 Rev C0 Pile Setting Out, 070009-305 Rev C0 Pile Coordinate Schedule and Exploratory Hole Location Plan show the locations for the piling.

The accompanying noise assessment lays out the mitigation measures to be used whilst development is taking place. These plans provide the required information to discharge condition 25.

Condition 31 – Land Remediation

Report -Desk Study & Ground Investigation Report

Condition 31 required verification from competent person to include:

- (i) *Built drawings of the implemented scheme;*
- (ii) *Photographs of the remediation works in progress;*
- (iii) *Certificates demonstrating that imported and /or material left in situ is free from contamination.*

Previous intrusive investigation across the site did not identify the presence of contamination within the Parcel C6 area, and therefore remedial works were not considered necessary. In addition, Geo-Environmental have not been informed of any contamination discoveries within the Parcel C6 area of the site to date. Therefore, Condition 31 can be discharged.

Condition 33- Disabled accessibility

Condition 33 required the submission of the full details in relation to the provision made for access within the development by people with disabilities. All the houses for C6 are designed to adhere to AD Part M4(1). Refer to the submitted levels plan B1015-MJA-P6-XX-DR-C-001 which demonstrates that the levels have been carefully managed to provide adequate provision for people with disabilities to access and manoeuvre around the site, therefore, condition 33 can be discharged.

Condition 45 - Roads and Footway Construction Details

Plan – B1015-MJA-P6-XX-DR-C-400 Engineering Layout
 Plan - B1015-MJA-P6-XX-DR-C-100 Longitudinal Sections
 Plan - B1015-MJA-P6-XX-DR-C-200 Highway Construction Details
 Plan - B1015-MJA-P6-XX-DR-C-201 Adaptable Drainage Details
 Plan - B1015-MJA-P6-XX-DR-C-202 Private Drainage Details
 Plan - B1015-MJA-P6-XX-DR-C-605 Section 104 Layout
 Plan - B1015-MJA-P6-XX-DR-C-301 Road Setting Out
 Plan - B1015-MJA-P6-XX-DR-C-002 Filter Drain Layout
 Plan - B1015-MJA-P6-XX-DR-C-700 Manhole Schedule

Condition 45 required details to include

- *horizontal and longitudinal cross sections*
- *showing existing and proposed levels together*
 Plans B1015-MJA-P6-XX-DR-C-400 and B1015-MJA-P6-XX-DR-C-100 showing the levels and horizontal and longitudinal cross sections have been provided with this application.
- *details of dealing with surface water*
 Plans B1015-MJA-P6-XX-DR-C-201, B1015-MJA-P6-XX-DR-C-201, B1015-MJA-P6-XX-DR-C-201, - B1015-MJA-P6-XX-DR-C-301, B1015-MJA-P6-XX-DR-C-002, and B1015-MJA-P6-XX-DR-C-700 have been provided with this application.
- *details of street lighting (also covered by con 8(a))*
 Plan B1015-MJA-P6-XX-DR-C-400 shows the placement of street lighting across Parcel C6.

- *programme of implementation*

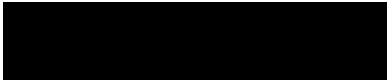
Plan - B1015-MJA-P6-XX-DR-C-301 Road Setting Out shows the setting out of the roads across the parcel.

The information provided has demonstrated that the roads and footways have been constructed to adoptable standard. Therefore, condition 45 can be discharged.

Conclusion

We have provided the relevant information required by each of the aforementioned and listed conditions relating to the Outline Application 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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