

Our Ref: 784-B026380 Parcel C5

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23 September 2022

Discharge of conditions 8, 9, 10, 12, 25, 31, 33 & 45 of O/12/71514, 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 which is built out; 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:

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 – 17-301/300G Engineering layout
Plan - BOV22279 13.1 Landscape Proposals
Plan - BOV22279 13.3 Landscape Proposals
Plan - BOV22279 13.5 Landscape Proposals
Plans N0017039-2 Sheet 6
Plan EN0017039-2 Sheet 6
Prolectric Lighting Design Booklet 22.01.2021
Specification Sheet - 14-SKIL-SS-1-415 Stormking SMARTStack Chimney
Specification sheet VIS-S-RD-D2-A-FC-0604

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.

We have also provided plan EN0017039-2 Sheet 6 which shows the position of the street lighting and the Proelectric Lighting Design Booklet 22.01.2021 for reference.

(b) Details of rainwater goods.

As Parcel C5 is built out we have provided photographic evidence of the rainwater goods in place across the parcel.



(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 C5.

(d) Colours and materials for fascias and soffits.

As Parcel C5 is built out we have provided photographic evidence of the colours and materials of the fascia and soffits in place across the parcel. This is supported by specification sheet VIS-S-RD-D2-A-FC-0604 which gives details of the fascia materials used.



(e) Balcony details.

Balconies were not provided on this parcel

(f) Details of chimneys.

As Parcel C5 is built out we have provided photographic evidence of the chimneys in place across the parcel. This is supported by specification sheet 14-SKIL-SS-1-415 Stormking SMARTStack Chimney which gives further details of the chimneys built.



(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.

17-301/300 shows the levels of the finished floor level, finished garage level and proposed private level. This parcel was built to comply with this plan.

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

As this parcel is now built complete photos have been provided of the front garden enclosures and other means of enclosures as evidence of design and materials



(j) The provision of street trees.

Plans BOV22279 13.1 / BOV22279 13.3 / BOV22279 13.5 show the layout of the street trees around the parcel.

(k) Any green roofs.

There were no green roofs used in this parcel.

(l) Window details and designs.

As this parcel is now built complete photos have been provided of the window details and designs as evidence of what has been installed around the parcel.



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

Plan – 17-301/300G Engineering layout shows the areas where a provision for bins has been made.

The submitted information ensures 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

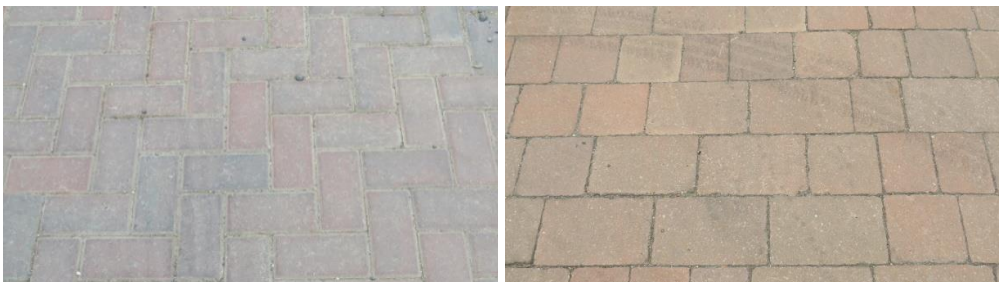
Plan - 17-301/301 Construction Makeup

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.

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 17-301/301 and shows the type of paving used including adoptable asphalt carriageway, Marshalls block paving for shared surfaces and private tarmac driveways. The colour of the blocks that have been implemented across the parcel are shown below.



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 B1015-MJA-P6-XX-DR-C-400 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 C5 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. These factors allow for a secure development and therefore condition 10 can be discharged.

Condition 12 - Sustainability

Plan - PV-BOV-BOO-503 HBS PV - Indicative Site Layout
 4334 - Boorley Green C5 - DER_TER Results Summary

Condition 12 required details on the design stage water calculations and confirmation of energy efficiency . 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.

All units across the parcel have been built to comply with the Code for Sustainable Homes, this will ensure that water consumption achieves a maximum predicted internal mains water consumption of 105 litres/person/day.

Plan PV-BOV-BOO-503 HBS PV shows the placement of the PV panels across the parcel. The accompanying report shows that there will be 31,947KgCO₂/Year dwelling emissions as opposed to the target emissions of 41,635 KgCO₂/Year which equates to 23.27% difference.

As these results exceed the standard of a 19% improvement of dwelling emission rate therefore, 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 took place. As Parcel C5 is built out Condition 25 can be discharged.

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 C5 area, and therefore remedial works are not considered necessary. In addition, Geo-Environmental have not been informed of any contamination discoveries within the Parcel C5 area of the site to date. As Parcel C5 is built out 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. Refer to the accompanying levels plan 17-301/300 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 - 17-301-300G Engineering Layout
 Plan - 17-301-301F Construction Makeup
 Plan - 17-301-302B Highway Construction Details
 Plan - 17-301-303B Drainage Construction Details
 Plan - 17-301-304A Private Drainage Construction Details
 Plan - 17-301-305A Private Construction Details-Layout1
 Plan - 17-301-306B Foul & Surface Water Manhole Schedule
 Plan - 17-301-306D Foul Water Manhole Schedule
 Plan - 17-301-307D Long sections Sheet 1 of 2
 Plan - 17-301-308D Long sections Sheet 2 of 2

Condition 45 required details to include

- *horizontal and longitudinal cross sections*
- *showing existing and proposed levels together*
 Plans 17-301-300G, 17-301-307D and 17-301-308D showing the levels and horizontal and longitudinal cross sections have been provided with this application.
- *details of dealing with surface water*

- Plans 17-301-303B, 17-301-304A, 17-301-305A, 17-301-306B and 17-301-306D showing the drainage for private and shared surfaces have been provided with this application.
- *details of street lighting (also covered by con 8(a))*
Plan EN0017039-2 Sheet 6 which shows the position of the street lighting has been provided with this application
- *programme of implementation*
As Parcel C5 is built out a programme of implementation has not been provided, however the programme complied with the submitted CEMP.

The information provided has demonstrated that the roads and footways have been constructed to a standard which enables them to be taken over as a publicly maintainable highway. 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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Tetra Tech Planning