

Parcel B3a

Outline application:

DC/21/90593

Vistry Group

Bovis
Homes

Linden
HOMES

Vistry
Partnerships

Parcel B3a is now 100% complete

Condition 8 – Plans and Particulars

Requested:

Condition 8a – The provision to be made for street lighting and/or external lighting - the submitted details do not cover all of the parcel. Please provide the remaining details.

Plans A170-LIN-701-C9 & A170-LIN-702-C13 - Please find attached PDF copies of the updated External Works plans for Parcel B3A with the reference to the private lighting updated to reflect the Prolectric design.

In response to queries around the lighting details for the columns south of Braxalls Road; these were not included in this application as they are part of the shared primary infrastructure so are outside of the B3A red line.

I have attached for your information the S38 Plan (ref: B641/321 Rev J), covering that area for reference, as received from Jackson Rowe and I have also attached the current Overall Conveyance Plan for Parcel B3a (ref: A170-IN-900 Rev C12).

As Parcel B3a is built out the photographs below show the external lighting used within the development, including parcel B3a.



Please also find attached the light spill report from SSE containing luminaire data.

Shown below is an image of the external lighting installed on dwellings. Please note that as this parcel is 100% complete, some lighting fixtures may now have been changed by the occupiers.

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Condition 8f – Details of chimneys - Please provide a list of all the plans, rather than referring to the relevant folder, so it is clear that we have received the full submission.

The plans submitted for Condition 8f are as follows:

Drawing Number	Revision	Author
080708	A.23BSA	Storm King
LHS205_3BSA-3007	A	Linden Homes
LHS205_404-3008	C	Linden Homes
LHS205_404-3009	B	Linden Homes
LHS205_404-3012	B	Linden Homes
LHS205_404-30013	A	Linden Homes
LHS205_404-3014	D	Linden Homes
LHS205_404-3016	C	Linden Homes
LHS205_404-3026	C	Linden Homes
LHS205_411A-3010	B	Linden Homes
LHS205_501-3007	D	Linden Homes

Condition 8h – The alignment, height, design and materials of all walls, fences and other means of enclosure - the key of the submitted drawings refers to metal railings and 2 types of picket fences. Please provide elevational details and of these boundary treatments and confirm the colour of the metal railings and if any stain is to be used on the picket fences.

As Parcel B3a is built out the photographs below show the forms of enclosure and the colours used within the parcel.

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Type 1 fencing



Type 2 fencing



Condition 8l – Window details and designs - Please provide a list of all the plans, rather than referring to the relevant folder, so it is clear that we have received the full submission. In addition, please confirm the colour and material for all windows.

As Parcel B3a is built out the photographs below show the colours of the windows used within the parcel. As requested please also find below the full list of plans submitted for this parcel.



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Drawing Number	Revision	Author
LHS205_3BSA-3007	A	Linden Homes
LHS205_3BSA-3008	C	Linden Homes
LHS205_3BSA-3009	C	Linden Homes
LHS205_3BSA-3010	B	Linden Homes
LHS205_302CL-302CL 600	A	Linden Homes
LHS205_302CL-302CL 601	A	Linden Homes
LHS205_302CL-302CL 603	A	Linden Homes
LHS205_306-3006	B	Linden Homes
LHS205_306-3007	B	Linden Homes
LHS205_306-3008	D	Linden Homes
LHS205_306-3009	C	Linden Homes
LHS205_306-3010	B	Linden Homes
LHS205_306-3011	B	Linden Homes
LHS205_306-3021	-	Linden Homes
LHS205_308-3008	D	Linden Homes
LHS205_308-3009	A	Linden Homes
LHS205_308-3010	B	Linden Homes
LHS205_308-3011	A	Linden Homes
LHS205_308-3012	D	Linden Homes
LHS205_308-3013	A	Linden Homes
LHS205_308-3014	B	Linden Homes
LHS205_308-3015	A	Linden Homes
LHS205_308-3016	D	Linden Homes
LHS205_308-3017	A	Linden Homes
LHS205_308-3018	B	Linden Homes
LHS205_308-3019	A	Linden Homes
LHS205_308S-3008	C	Linden Homes
LHS205_308S-3009	A	Linden Homes
LHS205_308S-3010	C	Linden Homes
LHS205_308S-3011	A	Linden Homes
LHS205_312-3008	B	Linden Homes
LHS205_312-3009	E	Linden Homes
LHS205_312-3010	D	Linden Homes
LHS205_402-3008	A	Linden Homes
LHS205_402-3009	A	Linden Homes
LHS205_402-3010	D	Linden Homes
LHS205_402-3011	A	Linden Homes
LHS205_402-3012	A	Linden Homes
LHS205_402-3013	B	Linden Homes
LHS205_402-3014	A	Linden Homes

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LHS205_404-3008	C	Linden Homes
LHS205_404-3009	C	Linden Homes
LHS205_404-3010	E	Linden Homes
LHS205_404-3011	D	Linden Homes
LHS205_404-3012	B	Linden Homes
LHS205_404-3013	B	Linden Homes
LHS205_404-3014	D	Linden Homes
LHS205_404-3015	B	Linden Homes
LHS205_404-3016	C	Linden Homes
LHS205_404-3017	B	Linden Homes
LHS205_404-3018	B	Linden Homes
LHS205_404-3026	C	Linden Homes
LHS205_404-3027	C	Linden Homes
LHS205_404-3031	-	Linden Homes
LHS205_411A-3010	B	Linden Homes
LHS205_411A-3011	B	Linden Homes
LHS205_411A-3012	D	Linden Homes
LHS205_411A-3013	A	Linden Homes
LHS205_414-3009	B	Linden Homes
LHS205_414-3010	B	Linden Homes
LHS205_414-3011	B	Linden Homes
LHS205_414-3012	B	Linden Homes
LHS205_414-3013	A	Linden Homes
LHS205_414-3014	A	Linden Homes
LHS205_414-3015	A	Linden Homes
LHS205_501-3007	D	Linden Homes
LHS205_501-3008	C	Linden Homes
LHS205_501-3009	A	Linden Homes
LHS205_501-3010	C	Linden Homes
LHS205_2301-3007	A	Linden Homes
LHS205_2301-3008	B	Linden Homes

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

Condition 9 – Materials

Requested:

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. - Please set out the percentage of the different materials used to show compliance with the Design Code approved under Condition 5.

Material schedule for Parcel B3a attached showing percentages of materials used.

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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

Requested:

Before development of each phase commences, details of all crime prevention measures in respect of that phase must be submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be carried out otherwise than in accordance with the approved details.

The condition was not specific in terms of requirements, however the design and layout for Parcel B3a 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 Requirements

Requested:

Prior to the commencement of each phase of development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a BREEAM or Code for Sustainable Homes interim stage certificate and report highlighting how essential requirements ESD 2-8 of the Eastleigh Borough Council adopted Environmentally Sustainable Development Supplementary Planning Document are to be met for all elements in that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

On the SAP data table please provide totals for the DER and TER columns, whilst keeping the details for each plot in those columns.

As requested please find attached the Sustainability report for Parcel B3a with DER and TER columns complete; this therefore discharges condition 12.

Condition 25 - Piling

Requested:

Each phase of development shall not begin until a scheme of work detailing the extent and type of piling proposed within that phase has been submitted to and approved in writing by the Local Planning Authority. Each phase of development shall not be carried out otherwise than in accordance with the approved details.

Please confirm the method of pile foundation (s) used and provide the associated noise and vibration details.

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The accompanying noise assessment lays out the mitigation measures to be used whilst any piling took place. As Parcel B3a is built out condition 25 can be discharged.

Condition 45 - Roads and Footway Construction Details

Requested:

Details of the type of construction proposed for the roads and footways within each phase of development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development of that phase commences. Each phase of the development shall not be carried out otherwise than in accordance with the approved details.

As this condition requires details of streetlighting please confirm if you would like Street Lighting Plan 1 and 2 considered in relation to this condition, although please note earlier comments that the details submitted do not cover the whole parcel, so further information is still required. In addition the condition also requires longitudinal sections, details of disposing of surface water and a programme for implementation for making up roads and footways, which have not been submitted.

Plans A170-LIN-701-C9 & A170-LIN-702-C13 - Please find attached PDF copies of the updated External Works plans for Parcel B3A with the reference to the private lighting updated to reflect the Proelectric design.

As Parcel B3a is built out a programme of implementation has not been provided, however the programme complied with the CEMP.

The following plans have been provided as requested to show longitudinal sections and drainage details:

- A170-LIN-151 Rev C LONGITUDINAL SECTIONS,
- A170-LIN-501 Rev C6 DRAINAGE LAYOUT SHEET 1
- A170-LIN-502 Rev C11 DRAINAGE LAYOUT SHEET 2

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.