

14 July 2023

Attention: Liz Harrison
Planning Department, Eastleigh Borough Council
By email only

SLR Project No.: 402.064843.00001

**RE: Discharge of conditions 7, 8, 9 & 16 of full planning permission F/19/86233
Land to the North and East of Boorley Green, Winchester Road, Botley,
SO32 2UA**

SLR Consulting have been requested to provide additional information for conditions 7 and 16, to support application reference: DC/22/93211.

Condition 8 stated:

‘No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) the width, alignment, gradient, sight lines and type of construction proposed for any roads, footpaths and accesses; and

b) the provision to be made for street lighting and/or external lighting. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats. The development shall not be occupied until the approved details have been fully implemented.’

The following information is provided for condition 8:

Further information was requested, by the Ecologist, to allow the application to be discharged:

‘The lighting plan has been amended to show the lux levels previously missing. The level of light spill on trees and vegetation has been shown. At the northern end of the site there is light spill shown onto the swale and to the footpath along the roadway, on the eastern boundary into the wildlife habitat area and on the southern boundary into a planted area.

If these are in areas where there are also parking, footpaths and roadways which need illumination for security reasons, then this is acceptable, however if not needed for security, then lighting design should be adapted to keep these habitat areas dark.’

We can confirm that the lighting in the parking areas is required for safety reasons.

The lighting at the North is for a car park and retail unit which will be operating in hours of darkness throughout the autumn, winter and spring.

To the south the access to the development forms two close Bellmouth junctions between the main road, the adjacent hotel and development. It would not be safe to leave this area unlit.

A statement was also requested confirming that the roads, footpaths, cycleways and accesses have been designed to HCC’s current adoptable construction standards.

Vistry can confirm all parcel roads have been constructed in accordance with the approval Civil Engineer's designs. Currently the Gateway is still at base coat with the completion of the wearing course to be September 2024.

Condition 16 stated:

'Notwithstanding the submitted details, no development of Blocks B, C, D and E shall start until full landscape details of the central garden space for these units has been submitted to and approved in writing by the Local Planning Authority. The space shall be designed as a high-quality, private or semi-private garden area, rather than a general amenity space, and shall include a variety of shrub and perennial planting and paved seating areas, including one seating area in a position that would be shaded from the sun in the middle third of the day. Details of retaining walls shall also be provided. Development shall be carried out in accordance with the approved details.'

The following information is provided for condition 16:

Further information was requested, by the Landscape Officer, to allow the application to be discharged:

3. *The location of the water storage tank is not ideal. Can the applicant forward the engineers details? Its mostly ok, but may need a bit of tweaking.*

Plan 6663-MJA-SW-XX-DR-C-202-C1 Attenuation and Outfall Details was submitted with the application but has been submitted again to assist with this comment.

'Hard Landscape details not submitted:

2. Construction details for the retaining wall – please provide further details of the joint between the fence post and top of retaining wall (inc. height of collar, type of metal and bolt sizes), confirm this has been checked by a qualified structural engineer and provide details of the proposed capping to the walls, as drawing refers to "Architect's Detail".

Please see below for the details requested:



Project Boorley Green,	Job No. 6538	Date	Page No. 1/3	Rev	
Member/Location Retaining Wall Fence Post Connection		Engineer MC	Checked RF		

Calculation to determine Connection Requirement for Fence post - Retaining Wall

Elevation

Connection Section

Wind Calculations:

Basic wind velocity, $V_b = 22 \text{ m/s}$
 Terrain category = 1
 Orography factor at reference height = 1
 Reference height from ground = 2.5m

Wind Peak velocity pressure = 0.603 kN/m^2

Load Case 1

$$1.8 \text{ m} \times (1.8 \text{ m} / 2) \times 0.9 \text{ m} \times 1.5 \times 0.603 \text{ kN/m}^2 = 1.319 \text{ kNm}$$

Load Case 2

$$1.8 \text{ m} \times (1.8 \text{ m} / 2) \times (0.9 \text{ m} + 0.45 \text{ m}) \times 1.5 \times 0.603 \text{ kN/m}^2 = 1.978 \text{ kNm}$$

$\therefore$ Worst case loading on load case 2

