

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

25 July 2023

Our Ref:
Your Ref:

FAO: Liz Harrison

Dear Sir / Madam,

Town & Country Planning Act 1990 (As Amended)

Application to discharge conditions on R/16/79470 (Residential phase 2) of in respect of Bloor Homes' Parcels A3, A4, A5, A6

We enclose the above application to provide various required details for approval on the reserved matters application.

Background

There remain a number of historic applications submitted and validated with the Council for the discharge of details for the above. Discussions on these had reached various stages previously, with the need for updates to plans (in many cases to show garages present).

Due to the passage of time and the need to update various drawings we now submit a fresh application to deal with the following conditions as set out below.

Scope & Overview

Details are enclosed with this application pursuant to the following range of RM conditions shown on the table overleaf. The scope of this submission concerns only the parcels within our client's control (A3, A4, A5, A6).

Condition #	Requirement	Guide
7	Approval of elevational details for Parcel A4	Noting the ambiguity in the condition concerning plots, types

		and detail we set out below, we enclose a range of elevational details some of which previously supplied.
8	Confirmation of front door colours	Details are set out in Material Schedules for each parcel. All front doors will be black.
9	Agreement of specification and use of hard surface materials	Details are shown on the various external works plans for each of the four parcels.
12	Landscaping to pumping stations [adjacent to parcels A3 and C2a, and parcels A6 and C4]	Partial discharge is sought for landscaping solely to the later pumping station found to the east of parcel A6.
14	Agreement of details for access points between development parcels and development perimeter path	A group of plans showing the site wide arrangement of trim trail fencing alignment and breaks are included.
15	Agreement of details of the front boundary pedestrian gates to be installed.	Details re-submitted from application DC/21/90041
19	Landscape management plan & maintenance schedule – for parcels	Details re-submitted from application DC/21/89987

Details Enclosed

Condition 7 – Elevational Detail

Read on its face this condition relates solely to one particular house type (Type 420 Option 5) only as used on plots 325-328 of Parcel A4. However the condition is erroneous as plots 325 and 328 are HT420 (Option 5), Plot 326 is HT420 (Option 2) and plot 327 is a different house type HT419. HT420 (Option 5) was shown on approved drawings A4.HT.420-5.e B and A4.HT.420-2.e A.

The requirement is to agree 1:50 scale details, including materials, of;

- porches, dormer windows, bay windows, blind windows and timber window surrounds

Given the above house type/plot configurations approved do not contain all of these features it is not clear whether the condition was intended to cover a wider ambit within Parcel A4.

We enclose;

- *Standard Details, Cottage Range Elevations*
- *Standard Range Details, Cottage, Arts & Crafts and Georgian Ranges*
- *Photographs showing porches, dormer windows, bay windows and blind windows*
- Additional design information on Juliet balcony details

Condition 8 – Front Door Colour

Submitted for each of the four parcels is a material schedule. These confirm that all front doors and garage doors are to be black while all other external doors (utility/service/rear etc.) are to be white. These material schedules should be referenced as:

A3 - SO106- MS Rev G

A4 - SO106- MS Rev I

A5 - SO106- MS Rev A

A6 - SO106- MS Rev G

Condition 9 – Hard Surfacing

We enclose the following drawings which details the type and colour of surfacing in each parcel reflecting the Design Code. In each case there are details included on parking spaces demarcation and identification.

A3

A170-BLR-A3-601 C17 External Works-Sheet 1 (PCO).pdf

A170-BLR-A3-602 C17 External Works-Sheet 2 (PCO).pdf

A170-BLR-A3-603 C17 External Works-Sheet 3 (PCO).pdf

A4

B700_10Q Surface Treatment, Fencing & External Works.pdf

B700_11Q Surface Treatment, Fencing & External Works.pdf

B700_12Q Surface Treatment, Fencing & External Works.pdf

A5

A170-BLR-A5-601 C6 Materials Layout (PCO).pdf

A6

A170-BLR-A6-601 C11 External Works Sheet 1 (PCO).pdf

A170-BLR-A6-602 C11 External Works Sheet 2 (PCO).pdf

A170-BLR-A6-603 C12 External Works Sheet 3 (PCO).pdf

Condition 12 – Pump Station (east of A6 only)

The enclosed drawing (ref A073968 5 516B “Pumping Station Landscape Proposals”) provides details pursuant to landscaping of one of the two pump stations and partial discharge is sought for this.

Condition 14 – Perimeter path gaps

The enclosed Trim Trail drawings (sheets 1 to 5) set out the proposed Trim Trail boundary. The Trim Trail provides a dedicated perimeter path around the development.

These show the alignment of the fence and where there are gaps within the fencing thereby allowing access onto the perimeter path.

- Trim Trail Chestnut Pale Fence Sheet 1 of 5, Drawing No 605-1
- Trim Trail Chestnut Pale Fence Sheet 2 of 5, Drawing No 605-2
- Trim Trail Chestnut Pale Fence Sheet 3 of 5, Drawing No 605-3
- Trim Trail Chestnut Pale Fence Sheet 4 of 5, Drawing No 605-4
- Trim Trail Chestnut Pale Fence Sheet 5 of 5, Drawing No 605-5

Condition 15 – Front gates

Details were previously submitted under DC/21/90041. These are re-enclosed as follows:

- Boundary Materials layout (Parcel A5)
- Boundary Materials layout (Parcel A4)
- Boundary Materials layout (Parcel A6)
- Standards Detailing – Metal Fencing (Bow top railings and metal railing)
- Metal railing detail – ball top railing
- Picket Fencing / Gate detailing

Condition 19 – Landscape Management

This submission encloses a previously submitted document from a (current) application entitled;

- Boorley Green Landscape Management Document

Further to the discharge of condition 6 (Tree Pits) of the same application (DC/21/89987) it is considered that the document is sufficient to allow partial discharge of the condition insofar as it pertains to the management of parcels within our clients control, A3, A4, A5, A6, in phase 2.

I will contact you once the application is validated to discuss the enclosed information.

Yours Sincerely,



Nigel Jarvis MRTPI

Director

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