

7 December 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 7 stated:

‘No development shall start until details of levels and retaining walls including plans and cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land have been submitted to and approved in writing by the Local Planning Authority. The levels shall be in general accordance with those shown on drawing B717-01 rev I. The development shall be carried out in accordance with the approved details.’

The following additional information was requested for condition 7:

Further information was requested:

‘Further amendments are still required:

- It is noted that the additional information dated 28.7.23 refers to the submission of revised landscape drawings to address the previous comments from Landscape, but no changes appear to have been made to address them. For ease of reference the previous comments were: Gabion Walls - these are significant structures and the locations should be clearly indicated & labelled on all the plans (planting & hard landscape drawings). If possible, the line of the gabion wall should be moved back 0.5m from the back edge of footpath and a strip of rambling, evergreen planting introduced to soften the base of the wall. If this is not possible, some planting should be introduced along the top of the wall to soften the structure (added to planting plans). Where a fall of over 0.6m occurs is a guard rail required? To be avoided if possible as these are visually intrusive.*

Response:

Not possible to relocate, there is a no public access to the top of the wall

- In addition, the details shown on drawing 663-MJA-SW-XX-DR-S-1170 rev T3 “Retaining Wall Layout” are not consistent with Hard Landscape plans VYH23647 12 rev A Sheets 1-4 with regard to the positioning of retaining walls. There is also a dotted green line around the edge of the parking areas in the northern part of the site on the hard landscape plans that is not included in the key. Please review and compare the plans and make the necessary amendments to ensure they are consistent.*

Response:

Retaining walls are positioned on plot boundaries, or where determined for changes in level. The hard landscaping plans have been amended a number of times to take into consideration comments made and now show the position of the gabion / retaining walls.

Reference:

VYH23647 12B-Sheets 1 – 4 Rev B

- *Comments in my email of 8.6.23 in relation to the retaining walls around plot 22 do not appear to have been addressed. I commented that on drawing 6663-MJA-SW-XX-DR-S-1170 rev T3 “Retaining Wall Layout” there is a significant use of retaining walls around plot 22 and it is unclear why the retaining wall on the side boundary of plot 11 and the rear boundary of plot 22 is notably higher than those to the rear of plots 21 and 23. Please can the levels in this area be looked at again in order to minimise the height of the retaining walls, as retaining walls of 1400mm (plots 21/22) and 1650mm (plots 11/22) are excessive and would have an overbearing impact on residential amenities. It is also noted that this drawing has a bright green line along the north-western boundary of the local centre parking and a short section by Block D, plus a blue line on the eastern boundary of the site that are not annotated. Please can the key be amended to explain what these lines indicate.*

Response:

Retaining walls are positioned on plot boundaries, or where determined for changes in level, as required to achieved the engineering level proposals. Garden gradients are at maximum falls and the levels of the plots are determined by the road and parking arrangements. The side boundary of plot 11 and the rear boundary of plot 22 is now 1.8m fencing.

The green line is the approx. front line position of the gabion wall, and the blue line is a temporary French drain.

Condition 9 – Drainage

My email of 30.6.23 also asked for an update on the Section 104 agreement and the adoption of the sewers to which the site wishes to connect given Southern Water’s comments that the submitted plans show the foul sewage being connected to sewers which are not shown in their records. They have requested a detailed drainage layout plan clearly indicating the on-site drainage and their relevant discharge points. Please can this information be provided.

Response:

The on-site foul is remaining private due to Southern Water’s stance on the position of the cellular tanks.

The only potential S104 section would now be the connection from site and the S106 connection approval. The off-site sewers are being dealt with by PFA, a link will need to be made for any Local Centre adoption to their S104 agreement.



MJA Consulting have produced a Surface Water Drainage Technical Note, as attached, to address the queries raised in relation to the surface water drainage and outfalls from the Boorley Green Local Centre development area.

Condition 16 – Garden design for Blocks B, C, D & E

While the amended plans addressed some of the issues raised by Landscape some further amendments/additional information are still required.

Response:

The hard landscape plans have been amended for condition 16 and are attached – reference: VYH23647 12B-Sheets 1 – 4 Rev B.

