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Application DC/22/94190
Please ask for Liz Harrison
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Wednesday 30 September 2026

Dear Ms Higginbotham

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application No: DC/22/94190
Description: Discharge of conditions application following outline permission O/12/71514 for conditions 8 (Plans & Particulars), 9 (Materials), 10 (Crime Prevention), 12 (Sustainability), 25 (Piling), 31 (Land Remediation), 33 (Disabled Accessibility) and 45 (Roads and Footway Construction Details) in relation to Parcel C6.
Site: Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Please see below a summary of compliance with the conditions relating to the above application. The information listed in the table is considered to be acceptable and meet the requirements of the conditions, either in full, or in part, for the specified areas, as set out below:

Condition	Details	Compliance and Date
8a (Lighting)	- Prolectric's Lighting Design Booklet containing street lighting drawing 2021104 rev E, dated 19.8.26 for Boorley Green C6 - Details of Prolectric's AE3 "Solar Street Lighting" - Details of Prolectric's ST "Bollard Solar Lighting" - SLR's "Lighting Survey Report Boorley Green (Parcels B4 & C6) rev 0 dated 12	Partially Approved – 22.9.26 For Parcel C6 only

	September 2024 (reference 402.064830.00001) - Email from Proelectric to Vistry dated 13.4.26 confirming that light shield was fitted to identified lighting column - Additional information note from Vistry dated 15.9.26 confirming light shield reduces lighting levels below 1 lux threshold on adjacent tree line - Additional information note from Vistry rec/d 8.3.23 with details of residential external lighting features	
8b (Rainwater Goods)	Black PVCu as specified on the External Materials Schedule rev 21/09/2021	Partially Approved – 29.9.23 For Parcel C6 only N.B. The External Materials Schedule is only approved in relation to the rainwater goods. Other details included in the schedule are to be approved under other conditions.
8c (Details & locations of meter boxes)	- GTC Technical Guidelines – Electricity - Externally Wall Mounted Electric Meter Box Detail – GE-TGI-IG-0015 rev 07 - Electricity Layout Plan drawing EN0017039-2_6_of_7_appendix rev 56.0 - GTC Technical Guidelines – Gas - Externally Wall Mounted Gas Meter Box Detail – GG-TGI-IG-0014-Vn14.00 - Gas Layout Plan drawing N0017039-2_6_of_7_appendix rev 39.4	Partially Approved – 29.9.23 For Parcel C6 only
8d (Fascias and Soffits)	White PVCu as specified on the External Materials Schedule rev 21/09/2021	Partially Approved – 29.9.23 For Parcel C6 only N.B. The External Materials Schedule is only approved in relation to the fascias and soffits. Other details

		included in the schedule are to be approved under other conditions.
8e (Balcony details)	No details are required as no balconies are proposed within this parcel.	Partially Approved – 29.9.23 For Parcel C6 only
8f (Chimneys)	- External Materials Schedule rev 21/09/2021 080801 rev A.3 “665 x 665 One Pot Brick Slip SmartStack Chimney” - B1015-CDP-S-SP-D2-A-FC-0907 rev 01 “Superstructure Details – Chimney Detail (HT20)”	Partially Approved – 29.9.23 For Parcel C6 only N.B. The External Materials Schedule is only approved in relation to the provision of chimneys. Other details included in the schedule are to be approved under other conditions.
8g (Ground Levels)	B1015-MJA-P6-XX-DR-C-001 rev C2 “Engineering & Drainage Layout”	Partially Approved – 29.9.23 For Parcel C6 only N.B. The drawing is only approved in relation to ground levels. Other details shown on the drawing are to be approved under other conditions.
8h (Boundary Details)	- B1015-MJA-P6-XX-DR-C-400 rev C1 “External Works Layout” - External Materials Schedule rev 21/09/2021	Partially Approved – 29.9.23 For Parcel C6 only N.B. The drawing and schedule are only approved in relation to boundary details. Other details

		shown on the drawing/schedule are to be approved under other conditions.
8i (Ground Floor Levels)	B1015-MJA-P6-XX-DR-C-001 rev C2 "Engineering & Drainage Layout"	Partially Approved – 29.9.23 For Parcel C6 only N.B. The drawing is only approved in relation to ground floor levels. Other details shown on the drawing are to be approved under other conditions.
8k (Green Roofs)	No details are required as no green roofs are proposed within this parcel.	Partially Approved – 29.9.23 For Parcel C6 only
8l (Window Details and Designs)	- White PVCu windows as specified on the External Materials Schedule rev 21/09/2021 - Linden Homes - Linden Collection Group Finishing Specification 2023 – For Private Sale” – rec/d 9.8.23 - Vistry Group’s windows and doors information containing sections 10.00. <i>Doors, Windows and Glazing</i>; 1.2 <i>Window Ironmongery</i>; 1.3 <i>Main Entrance Door</i>; 1.5 <i>Rear Entrance Door</i> and 1.7 <i>PCVu French and Patio Doors</i> - rec/d 6.11.23 - Additional information note from Vistry dated 25.4.24 confirming window details for private sale and affordable homes are the same.	Partially Approved – 10.5.24 For Parcel C6 only N.B. The External Materials Schedule is only approved in relation to the window details. Other details included in the schedule are to be approved under other conditions.
8m (Storage of Refuse)	B1015-MJA-P6-XX-DR-C-400 rev C1 "External Works Layout"	Partially Approved – 29.9.23 For Parcel C6 only N.B. The external works drawing is only approved in relation to refuse storage. Other

		details shown on the drawing are to be approved under other conditions.
9 (Materials)	- External Materials Schedule rev 21/09/2021 - BOVI180124/DML.01_C5_C6 rev Q “Dwelling Materials Layout Parcels C5 and C6”	Partially Approved – 29.9.23 For Parcel C6 only N.B. The details are only approved in relation to the external facing and roofing materials. Other details included in the schedule are to be approved under other conditions.
10 (Crime Prevention)	In line with the approach taken across the Boorley Park development, details of security measures for flatted units are required in relation to this condition and as this parcel contains no flatted units no further details are required.	Partially Approved – 29.9.23 For Parcel C6 only
12 (Sustainability Requirements)	<u>Design Stage</u> - Energy Efficiency Calculations - AES Sustainability Consultants - Bovis Homes – Boorley Green C6 Revision 2, reference 4334, dated 30.11.21 - PV-BOV-BOO-503 rev C “HBS PV – Indicative Site Layout” - Water Efficiency Calculator – AES Sustainability Consultants – Boorley Green C6, reference 4334, dated 20.1.22 <u>As-Built Stage</u> - AES Sustainability Consultants’ “Vistry Homes Southern – Boorley Green - As Built SAP Result Summary” dated 8.12.25 - BRE Global Water Efficiency Calculator – Boorley Green C6 (Job no: 4334, Date: 20.01.2022, Assessor Name: AES Sustainability Consultants) - Email from SLR Consulting dated 22.12.25 confirming there have been no changes to the specifications, therefore the calculations in the ‘Design-Stage’ water efficiency	Partially Approved – 29.9.23 For Design Stage <i>Energy Efficiency</i> and <i>Water Efficiency</i> for Parcel C6 only Partially Approved – 23.2.26 For As-Built Stage <i>Energy Efficiency</i> and <i>Water Efficiency</i> for Parcel C6 only.

	calculator remain applicable and can be regarded as the 'As-Built' stage calculations.	
25 (Piling)	• 070009-305 rev C0 "Pile Setting Out Sheet 1 of 1" • 070009-306 rev C0 "Pile Coordinate Schedule Sheet 1 of 1" • Geo-Environmental's "Desk Study & Ground Investigation Report" (ref.GE9523/GIR/JT/OCT13 version V1, dated October 2013) • Geo-Environmental's Bovis C5 C6 Exploratory Hole Location Plan v2 – (ref. GE9523) rec/d 17.11.22 • Rock & Alluvium's "Noise Assessments" (ref. RA-FM-HSS-N01, dated May 2022)	Partially Approved – 29.2.24 For Parcel C6 only N.B. The submitted details are only approved in relation to piling. Other details shown in the documents are to be approved under other conditions
33 (Disabled Accessibility)	• Letter from Tetra Tech, reference 784-B026380 Parcels C6, dated 23.9.22 setting out the standards the dwellings have been designed to. • B1015-MJA-P6-XX-DR-C-001 rev C2 "Engineering & Drainage Layout"	Partially Approved – 29.9.23 For Parcel C6 only N.B. The drawing is only approved in relation to levels. Other details shown on the drawing are to be approved under other conditions.
45 (Roads and Footway Construction Details)	• MJA Consulting's "Planning Condition No45 – Highways" statement, reference AMc/ST/24:0070A/6470/v4 • B1015-MJA-P6-XX-DR-C-001 rev C8 "Engineering & Drainage Layout" • B1015-MJA-P6-XX-DR-C-002 rev C1 "Filter Drain Layout" • B1015-MJA-P6-XX-DR-C-100 rev C2 "Longitudinal Sections" • B1015-MJA-P6-XX-DR-C-200 rev C2 "Highway Construction Details" • B1015-MJA-P6-XX-DR-C-201 rev C1 "Adoptable Drainage Details" • B1015-MJA-P6-XX-DR-C-202 rev C1 "Private Drainage Details" • B1015-MJA-P6-XX-DR-C-301 rev C1 "Road Setting Out" • B1015-MJA-P6-XX-DR-C-605 rev L1 "Section 104 Layout"	Partially Approved – 30.9.26 For Parcel C6 only N.B. The submitted details are only approved in relation to road and footway construction. Other details shown in the documents are to be approved under other conditions

	• B1015-MJA-P6-XX-DR-C-700 rev C2 "Manhole Schedule" • Prolectric's Lighting Design Booklet containing street lighting drawing 2021104 rev E, dated 19.8.26 for Boorley Green C6 • Details of Prolectric's AE3 "Solar Street Lighting" • Details of Prolectric's ST "Bollard Solar Lighting" • SLR's "Lighting Survey Report Boorley Green (Parcels B4 & C6) rev 0 dated 12 September 2024 (reference 402.064830.00001) • Email from Prolectric to Vistry dated 13.4.26 confirming that light shield was fitted to identified lighting column • Additional information note from Vistry dated 15.9.26 confirming light shield reduces lighting levels below 1 lux threshold on adjacent tree line	
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Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details

Yours faithfully



Nicholas Parker
Planning Manager