

5 September 2024

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, 8 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:

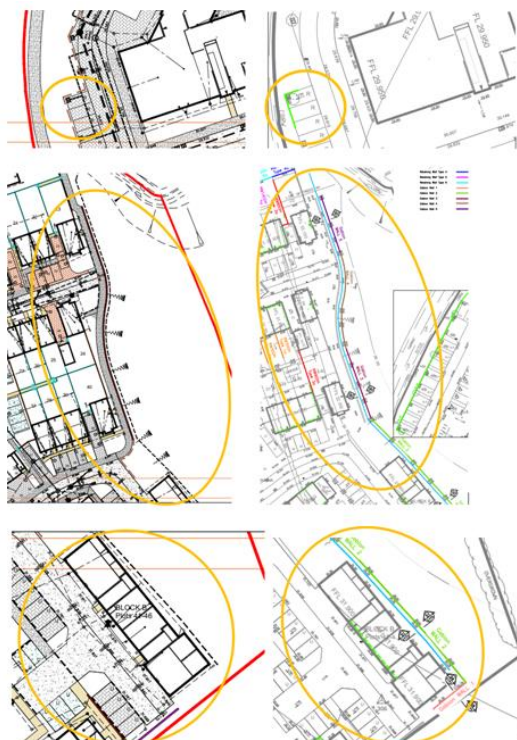
Further information was requested:

'Comments received 14/12/23: Further amendments are still required:

It was previously requested that the gabion walls be clearly indicated and labelled on all plans including planting and hard landscape drawings. The planting plans have not been amended to show the position of the gabion walls and although amended hard landscape drawings have been submitted, they still do not show position of all the gabion walls, when compared to those shown on drawing 6663-MJA-SW-XX-DR-S-1170 rev T3 "Retaining Wall Layout".

The key on the Hard Landscaping drawings indicates the gabion retaining walls are depicted by a pink line and the Retaining Wall Layout indicates that there are 5 types of gabion walls.

The hard landscape drawings do not show gabion walls in the following instances – to the west of the retail unit and on the eastern boundary.



The plans do need to be consistent with each other and the planting plans also need to be amended to show the position of the gabion walls. In addition, while it is noted that the gabion walls cannot be repositioned it was previously asked that if they could not be re-sited to allow for planting in front then the planting plans should amended to add planting along the top of the wall to soften the structures. This has not been done.'

Response:

Please see updated hard landscape plans VYH23647 12C-Sheets 1-4

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 additional information was requested for condition 8:

'Comments received 26/04/24: Thank you for the attached note submitted note re: highway design. As previously discussed, it needs to include details of the relevant, professional qualifications of the person providing this verification (as has been done for parcels within the wider Boorley Park development). In addition, it also states in the penultimate paragraph that "the current drawing reference to the General Arrangement, Long Sections, Materials, Construction Details and Lighting Lux is provided below...", but no drawing references are included. It is noted that 3 plans are listed in the accompanying SLR note dated 25.1.24, however one of these drawings - 6663-MJA-SW-XX-DR-C-002-C9 "Engineering Layout Sheet 2", has since been amended to reflect the latest drainage



proposals. Please could the highway design note be amended to include the details of the person providing the verification and an updated list of the relevant plans.

In addition to this note re: highway design, additional verification will be required once the construction of roads and installation of lighting is complete.'

Response:

This information was returned on 16/5/24

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 additional information was requested for condition 16:

'Comments 14/12/23: these do not address the following points that were previously identified as outstanding:

- *1m-1.2m high railings need to be provided on top of the retaining wall to the east of Block E, rather than the proposed fence, to ensure a more satisfactory appearance and reduce the sense of enclosure for residents in Block E. This will require new retaining wall details and a change to the hard landscape drawings to be submitted. Drawing VYH23647 12 Sheet 4 still shows a retaining wall with a 1.8m high larch lap fence on top. As discussed in previous meetings this is not acceptable and needs to be amended.*
- *Water storage tank – please confirm the depth of the soil above the tank.*
- *Construction details for the retaining wall & steps – in addition to the submitted structural engineers drawing we still require a drawing that specifies the materials (including the bolt material to be stainless steel) and brick specification for the retaining walls and steps, with the bricks matching those used on the adjoining buildings. The construction details for the steps should include an elevation to show how the associated retaining wall is stepping down with the changes in levels, together with details of the paving materials to be used for the steps and risers and material and finish for the handrail. Again, these have been discussed at recent meetings but have still not been submitted, only a standard external step section, which does not address these issues.*

Response:

The wall to the east of Block E has been amended to show a 1.8m high brick wall instead of the retaining wall with 1.8m high larch lap fence bolted on top.

Vistry have confirmed that the water tank between blocks C, D and E will have a solid lid and will be 500mm below ground level .

Construction plans are submitted to show the retaining wall details including changes in levels, sections and materials to be used.



The steps will be Charcoal Buff Riven concrete paving slabs 450x450mm, laid in stack bond from Marshalls or similar. Laid in line with engineer's details, to fit in with the sounding hard scape features.

Wall mounted handrail system supplied by Balustrade or similar and approved, Tubular steel handrails diameter 32mm, Colour - Brushed stainless steel. Hand rails to have adjustable elbows with hinges to allow for movement.

The facing brick will be Ibstock: Thakeham Red Multi to align with the bricks used on the adjacent block.

Drawings and Plans submitted:

- **6663-MJA-SW-XX-DR-S-1170-Retaining Wall Layout**
- **6663-MJA-SW-XX-DR-S-1171-Retaining Wall Details**
- **6663-MJA-SW-XX-DR-S-1179-C1 Retaining Wall Stair Details**
- **GROUP-VIS-S-EX-D2-A-FC-0263 - EXTERNAL STEPS**
- **GROUP-VIS-S-EX-D2-A-FC-0264 - EXTERNAL STEPS SECTIONS**
- **VYH23647 12C-Sheets 1 - 4 - Hard Landscape**

