

12 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.

The following additional information was requested for condition 7:

'It is noted that drawing 6663-MJA-SW-XX-DR-S-1170 rev T1 "Retaining Wall Layout" has been submitted, but revision T3 was previously submitted on 10.8.22, and drawing 6663-MJA-SW-XX-DR-S-1171 rev T1 "Retaining Wall Details" has been submitted, but revision T2 was previously submitted on 10.8.22. In relation to the comments below it is assumed that the later revision of each drawing is the relevant drawing to be considered, but please confirm and ensure the latest version of the plans are amended to address the issues set out below.

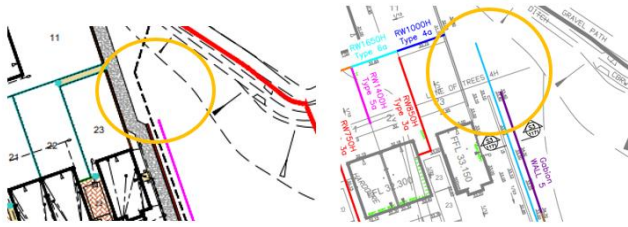
Condition 7 – Details of levels and retaining walls

I note that the hard landscape proposals drawings have been amended to show the proposed retaining walls, however they are not consistent with the retaining walls shown on drawing 6663-MJA-SW-XX-DR-S-1170 rev T3 "Retaining Wall Layout" in the following instances:

- *The retaining walls shown on the garden boundaries of plots 10, 11, 14, 19, 20, 21, 22, 23, 24, 25, 26, 27, 34, 35, 39, 40*
- *Return of the retaining wall at the northern end of the car park:*



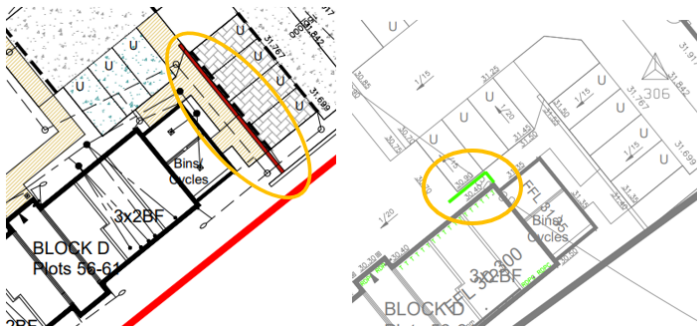
- *Position of end of retaining wall adjacent to plot 23*



- Retaining wall and gabion wall shown on Retaining Wall Layout adjacent and to rear of Block B, but only gabion wall shown on Hard Landscape Proposals



- Retaining walls at the north-eastern end of Block D



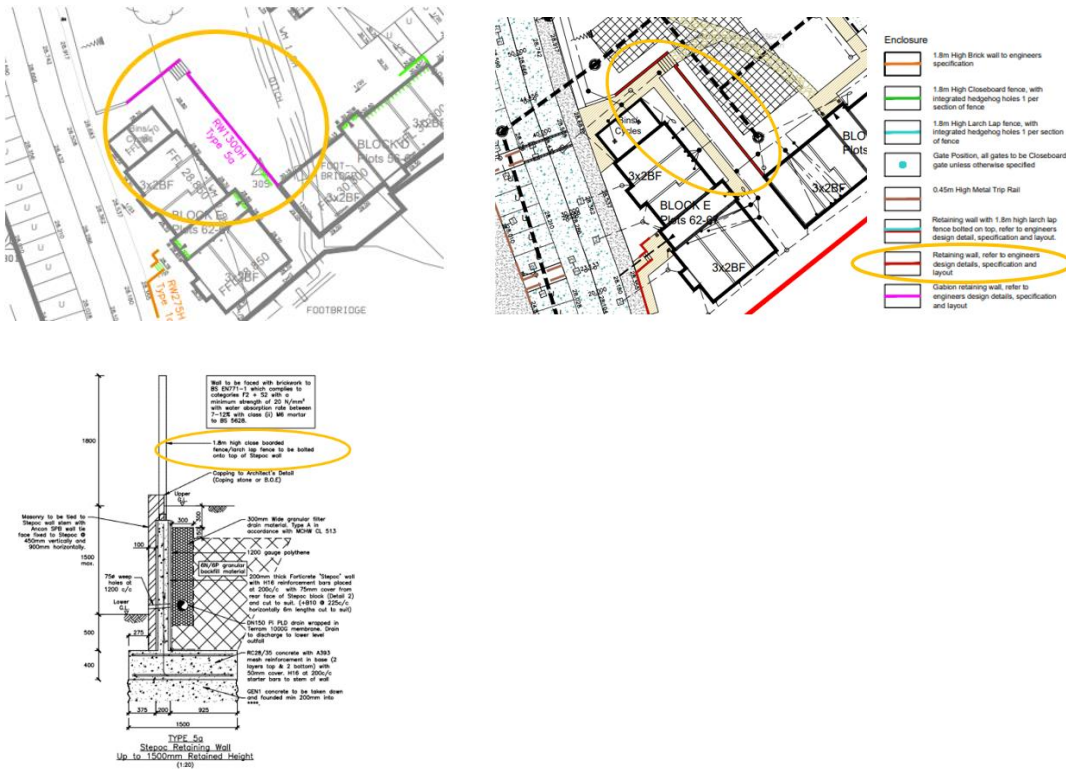
It was also requested that the line of the retaining walls be shown on the soft landscape plans and for planting to be added along the top of the gabion walls to soften the structures. These amended plans are still awaited.

The following additional information was requested for condition 16:

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

It was previously indicated that 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 1.8m high fence, to ensure a more satisfactory appearance and reduce the sense of enclosure for residents in Block E. Whilst the covering letter states that it has been amended to show a 1.8m high brick wall instead of a retaining wall with 1.8m fence on top, drawings 6663-MJA-SW-XX-DR-S-1170 rev T3 “Retaining Wall Layout” and 6663-MJA-SW-XX-DR-S-1179 rev C1 “Retaining Wall Stair Details” both refer to retaining wall Type 5a and drawing 6663-MJA-SW-XX-DR-S-1171 rev T2 shows Type 5a to be a 1.8m fence on top of the retaining wall and the key in the Hard Landscape Proposals refers to the engineers details. Please amend all relevant plans accordingly, noting the comment above about the later revisions of drawings 1170 and 1171 having been received on 10.8.22





Response:

Please see updated hard landscape plans VYH23647 12D-Sheets 1 - 4 and Open Space drawings VYH23647 21C Sheets 1 - 4.

The Retaining Wall Layout and Retaining Wall Details have been updated to the most current version and are attached. The Retaining Wall Layout shows that the wall to the east of Block E is now type 5c as opposed to type 5a.

As requested railings have been installed on top of the retaining wall to the east of Block E, rather than the proposed 1.8m high fence, to ensure a more satisfactory appearance, as shown in the images below:



Drawings and Plans submitted:

- 6663-MJA-SW-XX-DR-S-1170-C3 Retaining Wall Layout
- 6663-MJA-SW-XX-DR-S-1171-C2 Retaining Wall Details



- **VYH23647 12D-Sheets 1 - 4 Hard Landscape**
- **VYH23647 21C Sheets 1 - 4 Open Space**

