



28 July 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, by the Landscape Officer, to allow the application to be discharged:

‘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.’

*Please see amended plans – VYH23647 11A Sheets 1 – 4
Please see amended plans – VYH23647 12A Sheets 1 – 4
Please see amended plans – VYH23647 21A Sheets 1 - 4*

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

TGD comments 17th October 2024

Gabion walls are now clearly indicated on plan. Thank you.

The planting shown along top of the walls - where there is a hedge along the top of the walls include occasional creepers (max. 5m c/s) planted along base of hedge (Hedera ‘Hibernica’ and Parthenocissus spp). Where grass runs along top of the walls - creepers unlikely to establish, so replace grass with planting strip min. 0.5m wide with low/creeping plans such as Cotoneaster dammerii, Rosmarinus officinalis ‘Prostratus’ and Ceanothus thyrsiflorus ‘Repens’ with occasional creepers planted in same planting strip (Lonicera and Parthenocissus).

Guardrails along top of wall - please indicate where these occur on sections included on retaining walls details drawing and separate gabion elevations. Submit guardrail detail for approval.

Outstanding - add creepers along base of hedge & 0.5m wide planting strip instead of creepers in grass - all as commented on last time.

Guardrails (timber post & rail) not yet shown on elevations of gabion walls? Since it would be difficult to show the guardrails on these cramped drawings, instead add a clear note that there are guardrails along the top of the gabion walls, with x-ref. to the retaining walls detail sheet.



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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:

Further information was requested, by the Landscape Officer, to allow the application to be discharged:

1.

Please add a revision notes and letters to the plan. There are none at present.

Please see amended plans – VYH23647 11A Sheets 1 - 4

Done
2.

Thanks for changing the birch to Jacquemontii cultivar. Please add connection lines to clarify that the label applies to all 3 trees in this group. Also please tweak the viburnum label so it doesn't appear to end at the trunk position of one of these trees.

Please see amended plans – VYH23647 11A Sheets 1 - 4

Done
3.

To ensure there is no conflict with the underground water storage tank move the southern-most tree adjacent to Block C, 5m to the west and confirm the depth of soil above the water tank and whether the top of the water tank is permeable or solid.

Please see amended plans – VYH23647 11A Sheets 1 – 4

Technical specifications for water storage tank submitted 14/7/23

Done
4.

The seating in the eastern corner of the garden would not currently provide shade in the middle third of the day, as required by the condition, so move seat towards bed by 0.5m and move trees west by 0.5m.

Please see amended plans – VYH23647 11A Sheet 4

Done
5.

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.

Please see amended plans – VYH23647 12A Sheet 4

Done

Hard Landscape details not submitted

1.

Water storage tank – as above please confirm the depth of the soil above the tank and whether the top of the tank is permeable or solid.

Technical specifications for water storage tank submitted 14/7/23
2.

Construction details for the retaining wall – please provide further details of the joint between the fence post and top of retaining wall (inc. height of collar, type of metal and bolt sizes), confirm this has been checked by a qualified structural engineer and provide details of the proposed capping to the walls, as drawing refers to "Architect's Detail". Also need details of railings/alternative durable barrier above gabion walls, type of facing stone material as drawing refers to "Clients spec", and a note to state that any residual sharp points at joints of wire mesh should be bent back.

Construction details for the retaining wall were issued on the 14/7/23

Please see amended plans – VYH23647 12A Sheets 1 – 4 for gabion wall barriers.

Details of joint between fence post and top of RW and details of capping outstanding

Please submit:
Details of any required railings/barriers along top of gabion walls
Type of facing stone (in gabion baskets)
Note ref. wire mesh to be added

Done - please clarify where fence posts are concrete as replacement of timber posts where located in 'pocket' detail would be difficult/costly.

Outstanding - still says on gabion sections 'selected stone facing to clients spec'. Please provide full details of type of facing stone - size, shape, colour etc.

Add note 'residual sharp points at joints of wire mesh shall be bent back'

Sticky Note

12/09/2023 10:20:12

markelli

Options

Sight of the structural engineer's drawing is welcome-
thankyou. However we still require a proper drawing
which specifies materials including the bolt material
(should be stainless steel) and brick spec, with
explanation of how the brick relates in appearance to the
facing brick used for the buildings. We also still require
details of the relationship between the steps to the north of
Block E and the adjacent retaining wall. In addition please
annotate the construction drawing with details of the
paving materials used for the steps and risers and the
material and finish for the handrail.

Outstanding

Done

3. *Construction details for step - this should include an elevation to show how the associated retaining wall is stepping down with the change in levels, details of the handrail, and confirmation that the brick used for the retaining wall will match that used on the adjoining blocks.*
TBC
4. *Bin and seat details – the timber to be used in the proposed style of seat needs to be from FSC certified source of timber. Please provide evidence of this otherwise a different bench, with FSC certified timber, will be required.*
The material to be used for the benches will be as follows:
 - Cast-iron legs and armrests with anti-oxidizing primer and black oxyron finish.*
 - Hot-dip galvanised screws*
 - Exotic wood such as:*
 - WOOD SUCUPIRA*
 - LASURE CAOBA fungicide treatment*
 - IRURERA GLAZE BRAND**All the wood used is FSC certified.*

Outstanding

Done

Approved - please add this note to the drawing of bin and seat details

Done