

3 March 2025

Attention: Liz Harrison
Planning Department
Eastleigh Borough Council

Sent Electronically only

SLR Project No.: 402.064843.00001

**RE: Discharge of conditions 23, 26, and 29 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 instructed to submit a discharge of conditions application on behalf of Vistry Group for conditions 23, 26 and 29.

Full planning permission was approved on the 27th May 2021 for the demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.

Condition 23 – Crime

The condition states:

‘Before the development is first occupied, details of all crime prevention measures in respect of this phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall not be carried out otherwise than in accordance with the approved details.’

This application is accompanied by the following documents to discharge condition 23:

- **Vistry Plots 1–9 - Retail Units_SQ164803_Rev1**

Response:

The submitted drawing shows the locking mechanisms for the external doors on the bike store, the retail refuse store, the apartment refuse store, retail refuse store, plant room and retail units 1 and 2. The area will be well lit to aid in crime prevention.

The condition was not specific in terms of requirements, however the design and layout, as approved, allows for a good level of natural surveillance of roads and parking courts which will improve security and help deter crime. The buildings also meet Building Regulations requirements which include requirements in relation to the security of buildings and dwellings.

We trust that this information is sufficient to discharge condition 23.

Condition 26 – Fixed Plant

The condition states:

‘No fixed plant or equipment shall be installed in or on any commercial premises without prior written consent from the Local Planning Authority. To obtain prior consent a submission shall be made to the Local Planning Authority demonstrating in accordance with the methodology set out in BS4142, that in combination, any fixed plant and equipment permitted under this condition will not emit sound above the following criteria at any residential property:

- *Between 07:00 hours and 23:00 hours: 37dBA LAr, 1 hour*
- *Between 23:00 hours and 07:00 hours: 32dBA LAr, 15 minutes*

Fixed plant and machinery for which prior consent has been granted shall be maintained to ensure that sound emission does not change so as to exceed the specified criteria.’

This application is accompanied by the following documents to discharge condition 26:

- **92807.20241122. ASDA Wild House Botley Sound Insulation Assessment**

Noise Solutions Ltd (NSL) were commissioned to undertake an assessment of the sound insulation of the separating floor between the proposed ASDA Express store and residential flats above at the new Boorley Green Gateway development. The findings of the desktop study indicate that the airborne sound insulation provided by the proposed constructions meets and exceeds the requirements of Building Regulations Approved Document E and the requirements of Eastleigh Borough Council.

We trust that this information is sufficient to discharge condition 26.

Condition 29 – Noise Management Plan

The condition states:

‘Prior to the first use of the convenience store, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority, setting out the measures that will be taken to minimise the noise disturbance caused by delivery and unloading activities. Account shall be taken of the recommendations set out in the 24Acoustics Noise report R7472-1 Rev 2 Date: 12 June 2020. The approved measures shall thereafter be implemented.’

This application is accompanied by the following documents to discharge condition 29:

- **R10956-1 Rev 0 Boorley Green Gateway - Convenience Store NMP**

A noise management plan has been prepared by 24 Acoustics to be submitted for condition 29. The objective of the management plan is to ensure that noise from deliveries and unloading activities at the store are minimised and that vehicles operate efficiently



and effectively when serving the site, thereby minimising any potential for noise disturbance to local residents.

We trust that this information is sufficient to discharge condition 29.

We look forward to receiving confirmation that the application has been received and registered at your earliest convenience.

Should you have any questions please do not hesitate to contact me on 07974 062136 or by email on dhigginbotham@slrconsulting.com.

Regards,

SLR Consulting Limited

Debra Higginbotham

Senior Consultant - Planning

