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Our Ref: TG/24185/17-301 v2

14th August 2024

By Email Only

Dear Debra

Boorley Green, Southampton, Parcel C5 – Condition 45 Highways

Please see below response to application DC/22/94198 - Condition 45 for Parcel C5 at Boorley Green, Southampton.

Condition 45 of O/12/71514

“Details of the type of construction proposed for the roads and footways within each phase of development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development of that phase commences. Each phase of the development shall not be carried out otherwise than in accordance with the approved details.”

Designer’s Response

Odyssey Consult LLP were appointed by Vistry to undertake the detailed design of their Parcel C5 within the Boorley Green development and drawing packs have been produced based on the site layouts used for planning for the parcel as listed below:

Parcel C5

The design of the above Parcel was initially undertaken between August 2018 and June 2021, and the carriageway and footway elements were prepared based on a combination of designs that were used on other approved schemes within Hampshire at the time and references to relevant HCC Standard Details.

The proposed street lighting was prepared by Prolectric in accordance with the relevant HCC Design Guidance with lux levels provided to achieve the minimum levels specified. For this parcel, solar powered lighting was proposed and designs were undertaken by the manufacturer and provider Prolectric Services Ltd.

The details of the carriageway and footway makeup are provided within the drawing packs produced for this parcel and the current drawing reference to the Engineering Layout, Construction Make Up Plan, Longsection, Construction Details are provided below.

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Tuscany House
White Hart Lane, Basingstoke
RG21 4AF
01256 331144

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18-21 Morley Street
London
SE1 7QZ
020 7620 2444

SOUTHAMPTON
Unit 1 Pucknall Farm
Dores Lane, Braishfield
SO51 0QJ
01794 537980

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Please note that the drawings refer to the HCC Standard Details where applicable however the drawings refer to Series 10 of the HCC Details, which were current at the time of the design. The current HCC standards are now Series 11.

Parcel C5 Plans

17-301-300G Engineering Layout
17-301-301F Construction Makeup
17-301-302B Highway Construction Details
17-301-303B Drainage Construction Details
17-301-304A Private Drainage Construction Details
17-301-305A Private Construction Details
17-301-306B Foul and Surface Water Manhole Schedule
17-301-306D Foul Water Manhole Schedule
17-301/307 rev D "Long sections Sheet 1 of 2
17-301/308 rev D "Longsections Sheet 2 of 2

It should be noted that the parcels were not offered for adoption to HCC and will remain private. As such no associated Section 38 design and technical review process was undertaken by HCC, and HCC were not consulted as part of the design process.

Odyssey Consult LLP has not undertaken any on site inspections or reviews of the completed work, and no as-built records were provided.

The designs were overseen by Tom Graham, an Associate Director at Odyssey Consult LLP with over 20 years' experience in Civil Engineering and holds a MEng (Hons) degree in Civil Engineering and is a Chartered Member of the Institution of Civil Engineers.

Yours sincerely



Tom Graham
Associate Director
(Basingstoke)