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Application DC/22/94198
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Wednesday 30 April 2025

Dear Sir/Madam

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application No: DC/22/94198
Description: Discharge of conditions application following outline permission O/12/71514 for conditions 8 (Plans & Particulars), 9 (Materials), 10 (Crime Prevention), 12 (Sustainability), 25 (Piling), 31 (Land Remediation), 33 (Disabled accessibility) and 45 (Roads & Footway Construction Details) in relation to Parcel C5.
Site: Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Please see below a summary of compliance with the conditions relating to the above application. The information listed in the table is considered to be acceptable and meet the requirements of the conditions, either in full, or in part, for the specified areas, as set out below:

Condition	Details	Compliance and Date
8a (Lighting)	- Drawing SSE258167-LD-001 rev C "Street Lighting Layout Drawing Sheet 1 of 2" - Prolectric's Lighting Design Booklet containing street lighting drawing 2023091 rev B for Boorley Green, Parcel C5 - Prolectric's AE3 Solar Street Lighting brochure details	Partially Approved – 28.3.25 For Parcel C5 only N.B. The submitted information is only approved in

	• Proelectric's ST Bollard Solar Lighting brochure details • Street lighting columns to be galvanised and lamps to be neutral white as set out in additional information note from Vistry Group dated 27.11.23 • Additional information note from Vistry Group dated 27.11.23 containing details of external lighting to residential properties.	relation to the provision of lighting in Parcel C5. Other details included on the drawings are to be approved under other conditions.
8b (Rainwater Goods)	• Black uPVC as shown in letter from Tetra Tech Planning dated 23.9.22	Partially Approved – 16.7.24 For Parcel C5 only
8c (Details & locations of meter boxes)	• GTC Technical Guidelines – Electricity (reference GE-TGI-IG-0015 rev 06) • Externally Wall Mounted Electric Meter Box Detail – GE-TGI-IG-0015 rev 07 • Electricity Layout Plan drawing EN0017039-2_6_of_7_appendix rev 56.0 • GTC Technical Guidelines – Gas (reference GG-TGI-IG-0014-Vn11.00) • Externally Wall Mounted Gas Meter Box Detail – GG-TGI-IG-0014-Vn14.00 • Gas Layout Plan drawing N0017039-2_6_of_7_appendix rev 39.4	Partially Approved – 16.7.24 For Parcel C5 only
8d (Fascias and Soffits)	• White PVCu as shown in letter from Tetra Tech Planning dated 23.9.22 and on drawing GROUP/VIS/S/RD/D2/A/FC/0604 rev 00 "Ventilated Eaves Details (Standard Cold Roof)"	Partially Approved – 16.7.24 For Parcel C5 only
8e (Balcony details)	• No details are required as no balconies are proposed within this parcel.	Partially Approved – 16.7.24 For Parcel C5 only
8f (Chimney details)	• 080801 rev A.3 "665 x 665 One Pot Brick Slip SmartStack Chimney" • DML.01_C5_C6 rev Q "Dwelling Materials Layout - Parcels C5 and C6"	Partially Approved – 16.7.24 For Parcel C5 only N.B. The Dwelling Materials Layout is only approved in relation to the

		provision of chimneys in Parcel C5. Other details included on the drawing are to be approved under other conditions.
8g (Ground Levels)	17-301/300 rev G "Engineering Layout"	Partially Approved – 16.7.24 For Parcel C5 only N.B. The Engineering Layout is only approved in relation to the ground levels details for Parcel C5. Other details included on the drawing are to be approved under other conditions.
8h (Boundary Details)	- BML.01_C5_C6 rev E "Boundary Materials Layout – Parcels C5 and C6" - Additional information note from Vistry Group dated 27.11.23 with photographs of black ball top and hoop top railings	Partially Approved – 16.7.24 For Parcel C5 only N.B. The drawing is only approved in relation to boundary details in Parcel C5. Other details shown on the drawing are to be approved under other conditions.
8i (Ground Floor Levels)	17-301/300 rev G "Engineering Layout"	Partially Approved – 16.7.24 For Parcel C5 only N.B. The Engineering Layout is only

		approved in relation to the ground floor levels details for Parcel C5. Other details included on the drawing are to be approved under other conditions.
8k (Green Roofs)	No details are required as no green roofs are proposed within this parcel.	Partially Approved – 16.7.24 For Parcel C5 only
8l (Window Details and Designs)	- Linden Homes – Linden Collection Group Finishing Specification 2023 – For Private Sale – rec/d 25.7.24 - Additional information note from Vistry dated 16.7.24 confirming that window details for private sale and affordable homes are the same.	Partially Approved – 28.3.25 For Parcel C5 only
8m (Storage of Refuse)	17-301/300 rev G “Engineering Layout” - Additional information note from Bovis Homes, Linden Homes & Vistry Partnerships dated 5.3.24 with photographs of the surface materials used for bin collection areas.	Partially Approved – 16.7.24 For Parcel C5 only N.B. The Engineering Layout is only approved in relation to refuse storage details for Parcel C5. Other details included on the drawing are to be approved under other conditions.
9 (Materials)	- BOVI180124/DML.01_C5_C6 rev Q “Dwelling Materials Layout - Parcels C5 and C6” - Additional information from Vistry dated 16.7.24 providing details of tile hanging and render.	Partially Approved – 28.3.25 For Parcel C5 only
10 (Crime Prevention)	In line with the approach taken across the Boorley Park development, details of	Partially Approved – 16.7.24

	security measures for flatted units are required in relation to this condition and as this parcel contains no flatted units no further details are required.	For Parcel C5 only
12 (Sustainability Requirements)	- BRE Global Water Efficiency Calculator – Boorley Green C5 (Job no: 4334, date 20.01.2022) - AES Sustainability Consultants energy efficiency table with DER & TER results for Boorley Green Phase C5, dated 29/08/22 - PV-BOV-BOO-503 rev C “HBS PV – Indicative Layout”	Partially Approved – 16.7.24 For Design-stage <i>Water Efficiency</i> and <i>Energy Efficiency</i> for Parcel C5 only N.B. As-built stage energy efficiency data and as-built water calculations are required before this condition can be fully discharged for Parcel C5.
25 (Piling)		Insufficient information has been submitted to date to enable the impact of the piling on the amenity of occupiers of adjoining residential properties to be fully assessed, but piling has been completed therefore no further information is required in relation to this condition.
31 (Land Remediation)	- Geo-Environmental’s “Desk Study & Ground Investigation Report for Boorley Green, Winchester Road, Hampshire, SO32 2UA” (October 2013, reference GE9523 version v1) - Covering letter from Tetra Tech Planning dated 23.9.22 (reference 784-B026380 Parcel C5) confirming Geo-Environmental	Partially Approved – 28.3.25 For Parcel C5 only

	were not informed of any contamination discoveries within Parcel C5 area. Additional information note from Vistry Group dated 16.7.24 confirming that there was no imported fill on the site and clarifying how material was won, stored and used on-site.	
33 (Disabled Accessibility)	17-301/300 rev G "Engineering Layout"	Partially Approved – 16.7.24 For Parcel C5 only N.B. The Engineering Layout is only approved in relation to accessibility details for Parcel C5. Other details included on the drawing are to be approved under other conditions.
45 (Roads & Footways)	- Odyssey's Technical Note "Boorley Green, Southampton, Parcel C5 – Condition 45 Highways", (reference TG/24185/17-301 v2, dated 14.8.24) - Drawing 17-301/300 rev G "Engineering Layout" - Drawing 17-301/301 rev F "Construction MakeUp" - Drawing 17-301/302 rev B "Highway Construction Details" - Drawing 17-301/303 rev B "Adoptable Drainage Construction Details" - Drawing 17-301/304 rev A "Private Drainage Construction Details" - Drawing 17-301/305 rev A "Private Construction Details" - Drawing 17-301/306 rev B "Foul and Surface Water Manhole Schedule" - Drawing 17-301/306 rev D "Foul Water Manhole Schedule" - Drawing 17-301/307 rev D "Longsections – Sheet 1 of 2"	Partially Approved – 30.4.25 For Parcel C5 only N.B. The drawings referred to are only approved in relation to road and footway details for Parcel C5. Other details included on the drawings are to be approved under other conditions.

	• Drawing 17-301/308 rev D “Longsections – Sheet 2 of 2” • Drawing SSE258167-LD-001 rev C “Street Lighting Layout Drawing Sheet 1 of 2” • Prolectric’s Lighting Design Booklet containing street lighting drawing 2023091 rev B for Boorley Green, Parcel C5 • Prolectric’s AE3 Solar Street Lighting brochure details • Prolectric’s ST Bollard Solar Lighting brochure details • Street lighting columns to be galvanised and lamps to be neutral white as set out in additional information note from Vistry Group dated 27.11.23	
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Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully



Nicholas Parker
Planning Manager