

MS DEBRA HIGGINBOTHAM
SLR CONSULTING
MOUNTBATTEN HOUSE
GROSVENOR SQUARE
SOUTHAMPTON
SO15 2JU

Application DC/21/90677
Please ask for Liz Harrison
Direct dial 023 8068 8284
Working hours
Email liz.harrison@eastleigh.gov.uk

Tuesday 15 July 2025

Dear Sir/Madam

Application No: DC/21/90677
Description: Discharge of conditions application following outline permission O/12/71514 for conditions 8 (Plans and Particulars), 9 (Materials), 10 (Crime Prevention), 12 (Sustainability requirements), 25 (Piling), 31 (Land remediation), 33 (Accessibility) and 45 (Roads and footway construction details) for Parcel B5.
Site: Land 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)	- Prolectric's Lighting Design Booklet containing street lighting drawing 2019098 rev D for Boorley Green, Parcel B5 - A170-LIN-B5-101 rev P7 "Parcel B5 – General Arrangement" - A170-LIN-B5-401 rev P8 "Parcel B5 – Engineering Layout" - Street lighting columns to be galvanised as set out in additional information note from Vistry Group dated 4.8.23 - Additional information note from Vistry Group rec/d 9.8.23 containing details of external lighting to residential properties	Partially Approved – 28.2.25 For Parcel B5 only N.B. The drawings referred to are approved only in relation to lighting. Other elements shown on the drawings are to be approved under other conditions.

8b (Rainwater Goods)	Use of black PVCu rainwater goods on all plots as set out in "External Materials Schedule B5 – Plots 334-352 and 354-361" dated 14.1.20	Partially Approved – 10.5.23 For Parcel B5 only N.B. The External Materials Schedule referred to is approved only in relation to rainwater goods. Other elements shown on the schedule are to be approved under other conditions.
8c (Meter Boxes)	- Drawing EN0017039-2_5_of_7_appendix rev 56.0 showing location of electricity meter boxes – rec/d 21.6.24 - Drawing c3595e46-8f5a-4a76-a448-e77fbbed74a6_appendix rev 31.2 showing location of gas meter boxes – rec/d 30.6.21 - Details of Unibox Universal Gas Meter Box and GTC Technical Guidelines for Universal Box rec/d 28.11.23 - Details of Externally Wall Mounted Electric Meter Box Detail (reference GE-TGI-IG-0015 rev 07) – rec/d 6.4.21	Partially Approved – 21.6.24 For Parcel B5 only
8d (Fascias and Soffits)	Use of white fascias and soffits as specified on "External Materials Schedule B5 – Plots 334-352 and 354-361" dated 14th January 2020 - Freefoam Schedule ref 375-2019, dated 22/07/2019 "Linden Homes – Boorley Green, Phase 2, Parcel B5"	Partially Approved – 10.5.23 For Parcel B5 only N.B. The External Materials Schedule referred to is approved only in relation to fascias and soffits. Other elements shown on the schedule are to be approved under other conditions.
8e (Balcony Details)	No details are required as no balconies are proposed within this parcel.	Partially Approved – 10.5.23 For Parcel B5 only

8f (Chimney Details)	• 080801 rev A.3 "665 x 665mm One Pot Brick Slip SmartStack Chimney" • LHS306/302CL-600 rev C9 "House Type 302CL – Front Elevation" • LHS306/302CL-601 rev C9 "House Type 302CL – Side Elevation" • LHS306/302CL-603 rev C9 "House Type 302CL – Side Elevation" • LHS306/302CL-604 rev C9 "House Type 302CL – Rear Elevation" • LHS306/306-600 rev C8 "House Type 306 – Front Elevation" • LHS306/306-601 rev C8 "House Type 306 – Side Elevation" • LHS306/306-602 rev C8 "House Type 306 – Rear Elevation" • LHS306/3BS-600 rev C12 "House Type 3BS – Front Elevation – Plot 347" • LHS306/3BS-601 rev C12 "House Type 3BS – Side Elevation – Plots 347" • LHS306/3BS-602 rev C12 "House Type 3BS – Rear Elevation – Plot 347" • LHS306/3BS-603 rev C12 "House Type 3BS – Side Elevation – Plot 347" • LHS306/3BS-604 rev C12 "House Type 3BS – Front Elevation – Plot 334" • LHS306/3BS-604 rev C12 "House Type 3BS – Side Elevation – Plot 334" • LHS306/3BS-606 rev C12 "House Type 3BS – Rear Elevation – Plot 334" • LHS306/3BS-607 rev C12 "House Type 3BS – Side Elevation – Plot 334" • LHS306/3BS-608 rev C12 "House Type 3BS – Front Elevation – Plot 335" • LHS306/3BS-609 rev C12 "House Type 3BS – Side Elevation – Plot 335" • LHS306/3BS-610 rev C12 "House Type 3BS – Rear Elevation – Plot 335" • LHS306/3BS-611 rev C12 "House Type 3BS – Side Elevation – Plot 335" • LHS306/402-600 rev C10 "House Types 402 – Front Elevation" • LHS306/402-601 rev C10 "House Types 402 – Right Side Elevation" • LHS306/402-602 rev C10 "House Types 402 – Rear Elevation" • LHS306/402-603 rev C10 "House Types 402 – Left Side Elevation"	Partially Approved – 20.6.24 For Parcel B5 only N.B. The drawings referred to are only approved in relation to the chimney details. Other elements shown on the drawings are to be approved under other conditions.
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	• LHS306/411-600 rev C14 "House Type 411 Front Elevation V1 – Plot 361" • LHS306/411-601 rev C14 "House Type 411 Right Side Elevation V1 – Plots 356 & 361" • LHS306/411-602 rev C14 "House Type 411 Rear Elevation V1 – Plot 361" • LHS306/411-603 rev C14 "House Type 411 Left Side Elevation V1 – Plot 361" • LHS306/411-603 rev C14 "House Type 411 Left Side Elevation V2 – Plot 356" • LHS306/411-604 rev C14 "House Type 411 Front Elevation V2 – Plot 356" • LHS306/411-605 rev C14 "House Type 411 Rear Elevation V2 – Plot 356" • LHS306/501-600 rev C6 "House Type 501 Front Elevation" • LHS306/501-601 rev C6 "House Type 501 Side Elevation" • LHS306/501-602 rev C6 "House Type 501 Rear Elevation" • LHS306/501-603 rev C6 "House Type 501 Side Elevation" • LHS306/FLE-600 rev C9 "The Fletcher L1867/D5 Front Elevation" • LHS306/FLE-601 rev C9 "The Fletcher L1867/D5 Side Elevation" • LHS306/FLE-602 rev C9 "The Fletcher L1867/D5 Rear Elevation" • LHS306/FLE-603 rev C9 "The Fletcher L1867/D5 Side Elevation" • LHS306/FLE-604 rev C9 "The Fletcher L1867/D5 Front Elevation - Render" • LHS306/FLE-605 rev C9 "The Fletcher L1867/D5 Side Elevation - Render" • LHS306/FLE-606 rev C9 "The Fletcher L1867/D5 Rear Elevation - Render" • LHS306/FLE-607 rev C9 "The Fletcher L1867/D5 Side Elevation - Render" •	
8g (Ground Levels)	• A170-LIN-B5-401 rev P6 "Parcel B5 Engineering Layout"	Partially Approved – 10.5.23 For Parcel B5 only N.B. The drawing referred to is only approved in relation to ground levels. Other elements shown

		on the drawing are to be approved under other conditions.
8h (Boundary Treatments)	- A170-LIN-B5-601 rev P4 "Parcel B5 Materials Layout" - Supporting note received 9.8.23 with photographs of type of picket fencing and cleft fencing	Partially Approved – 8.12.23 For Parcel B5 only N.B. The drawing referred to is only approved in relation to boundary treatments. Other elements shown on the drawing are to be approved under other conditions.
8i (Ground Floor Levels)	A170-LIN-B5-401 rev P6 "Parcel B5 Engineering Layout"	Partially Approved – 10.5.23 For Parcel B5 only N.B. The drawing referred to is only approved in relation to ground floor levels. Other elements shown on the drawing are to be approved under other conditions
8j (Street Trees)	- A073968-3 LH13 "Phase 2 Site B5 & B6: On-Plot Landscape (1 of 7) – rec/d 21.5.21 - A073968-3 LH14 "Phase 2 Site B5 & B6: On-Plot Landscape (2 of 7) – rec/d 21.5.21 - A073968-3 LH19 V5 "Phase 2 Site B5 & B6: On-Plot Landscape (7 of 7) – rec/d 23.1.24 - Additional information note dated 9.8.23 confirming that all tree pits will be constructed in accordance with the details approved under DC/21/89987.	Partially Approved – 20.6.24 For Parcel B5 only N.B. The drawings referred to are only approved in relation to street trees. Other elements shown on the drawings 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 – 10.5.23 For Parcel B5 only
8l (Window Details and Designs)	- White PVCu windows as specified on the External Materials Schedule B5 – Plots 334-352 and 354-361 rev A 11.8.23 - Linden Homes – Linden Collection Group Finishing Specification 2023 – For Private Sale – rec/d 9.8.23 - Additional information from Vistry dated 23.1.24 confirming that window details for private sale and affordable homes are the same.	Partially Approved – 20.6.24 For Parcel B5 only N.B. The documents referred to are only approved in relation to the window details and designs. Other elements shown in the documents are to be approved under other conditions.
8m (Storage of Refuse)	Bin store locations as shown on drawing A170-LIN-B5-601 rev P4 “Parcel B5 Materials Layout” but all surfaced in paving slabs as confirmed in supporting note rec/d 9.8.23	Partially Approved – 8.12.23 For Parcel B5 only
9 (Materials)	External Materials Schedule B5 – Plots 334-352 and 354-361 rev A 11.8.23	Partially Approved – 8.12.23 For Parcel B5 only The External Materials Schedule referred to is only approved in relation to the external facing and roofing materials. Other details included in the schedule are to be approved under other conditions

10 (Crime Prevention)	In line with the approach taken across the Boorley Park development, details of 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.	Partially Approved – 10.5.23 For Parcel B5 only
12 (Sustainability Requirements)	<i>Water Efficiency</i> - Water Efficiency Calculator (Job no: 4606, Dated: 14.08.2003, Assessor Name: AES Sustainability Consultants, Development name: Boorley Green Parcel B5 <i>Energy Efficiency</i> - AES Sustainability Consultants SAP modelling schedule, reference 4606 – Boorley Green B5, Rev 2 – As Built Performance, dated 24.1.24 - Schedule showing location of solar PV “Linden Homes – Boorley Green B5 – MCS Zone 3 – 14,500 kWh Target – rec/d 30.6.21	Partially Approved – 8.12.23 For Design-Stage <i>Water Efficiency</i> for Parcel B5 only Partially Approved – 20.6.24 For Design-Stage <i>Energy Efficiency</i> for Parcel B5 only N.B. The as-built stage SAP data and as-built water calculations are required before this condition can be fully discharged.
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 (Contaminated Land Verification)	Geo-Environmental’s “Desk Study & Ground Investigation Report for Boorley Green, Winchester Road, Hampshire SO32 2UA”	Partially Approved – 15.7.25

	(dated October 2013, reference GE9523, Version v1) • Geo-Environmental's Technical Note for Boorley Green Phase B5, dated March 15, 2019, reference GE18071 • Geo-Environmental's "Previous Ground Investigation Plan" – Figure 1, Version 1.0, dated 15/03/2019, reference GE18071 • Geo-Environmental's "Trial Pit locations on pre-development aerial photograph" – Figure 2, Version 1.0, dated 15/03/2019, reference GE18071 • Geo-Environmental's "Trial Pit locations on proposed layout" – Figure 3, Version 1.0, dated 15/03/2019, reference GE18071 • Geo-Environmental's letter dated 23.6.25, "RE: Boorley Green – Planning Condition 31 (DC/21/90677)" (reference GE23115/GR01/250623) re: summary of ground investigations, remediation and use of soils.	For Parcel B5 only
33 (Access for All)	• Drawing GROUP-VIS-S-EX-D2-A-FC-0200 rev 00 "Principle Accessible Threshold" • A170-LIN-B5-401 rev P6 "Parcel B5 Engineering Layout"	Partially Approved – 8.12.23 For Parcel B5 only N.B. The engineering layout referred to is only approved in relation to access for all requirements. Other elements shown on the drawing are to be approved under other conditions.
45 (Road & Footway Construction Details)	• Abley Letchford Partnership's "Technical Note re: Boorley Green Vistry Parcels Condition 45 – Highways" (related to Parcel B5, reference A170-TN21 rev B, dated 28 February 2025) • A170-LIN-B5-101 rev P7 "Parcel B5 - General Arrangement" • A170-LIN-B5-401 rev P8 "Parcel B5 - Engineering Layout" • A170-LIN-B5-501 rev P8 "Parcel B5 - Drainage Layout"	Partially Approved – 3.3.25 For Parcel B5 only N.B. The drawings referred to are approved only in relation to road and footway construction

	• A170-LIN-B5-601 rev P5 "Parcel B5 - Materials Layout" • A170-LIN-B5-751 rev P1 "Construction Details" • Prolectric's Lighting Design Booklet containing street lighting drawing 2019098 rev D for Boorley Green, Parcel B5	details. Other elements shown on the drawings are to be approved under other conditions.
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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