

9 December 2025

Condition 12:

Prior to the occupation of any building within each individual phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

(For residential development) design stage SAP data and design stage water calculations confirming energy efficiency and the predicted internal mains water consumption to achieve the following:

- In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in 2013 Part L of the Building Regulations, to be measured as an average and applied across each phase of the development
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day.

(For non-residential development)

- A report showing how the development meets the relevant essential requirements in the Eastleigh Borough Council's adopted Environmentally Sustainable Development Supplementary Planning Document, including:
- A BREEAM New Construction Post Construction certificate at 'excellent' standard.

For residential development, no more than 6 weeks after first occupation of each dwelling, as-built stage SAP data and as-built stage water calculations for each dwelling shall be submitted to the Local Planning Authority confirming compliance with the energy efficiency and water consumption standards set out above.

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement "and not set conditions with requirements above a Code level 4 equivalent" for residential development and to ensure the non-residential elements of the development meet the relevant essential requirements of the adopted Environmentally Sustainable Development Supplementary Planning Document. Prior to the occupation of any building within each individual phase of the development (or, in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

Condition 12 has been discharged in part for the following parcels:

Parcel	Application ref:	% Improvement over Building Regs.
B3A	DC/21/90593	19.31%
B4	DC/21/90269	19.79% (amended)
B5	DC/21/90677	20.71%
B6	DC/21/90358	19.81%
C2A & C2b	DC/21/90474	20.97%

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C3 & C7	DC/21/90596	21.16%
C4	DC/21/90141	19.42%
C5 & C6	DC/22/94198 / DC/22/94190	19.86%
	Overall % improvement	20.13%

The information outstanding to complete the discharge for these parcels required evidence of the as-built data for each dwelling. This information is summarised in the table above and within the submitted data sheet:

- Boorley Green As Built SAP Summary Data – 08.12.2025

The SAP results have been amended to reflect the PV panel missing from Plot 296 on Parcel B4.

We have also attached for your information the SAP results relating to Parcels B1 – B3 and C1 albeit they do not relate to this application by Vistry.

We trust that this will now allow for the full discharge of Condition 12 for the parcels noted above.

