

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

Application DC/21/90474
Please ask for Liz Harrison
Direct dial 023 8068 8284
Working hours
Email liz.harrison@eastleigh.gov.uk

Friday 20 February 2026

Dear Sir/Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 30 April 2021 and made valid on 02 December 2022, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/21/90474
Description: Discharge of conditions application following outline permission O/12/71514 for conditions 8b-8m (Plans and Particulars), 9 (Material Schedules), 10 (Crime Prevention), 12 (Water Calculations), 25 (Piling), 31 (Land Remediation) and 33 (Disabled Accessibility) in relation to parcels C2A and C2B.
Site: Land North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Condition	Details	Compliance and Date
8b (Rainwater Goods)	Use of black UPVC rainwater goods on all plots as set out in "Boorley Park Parcel C2A and C2B External Materials Schedule rev A 26.01.18	Partially Approved – 22.3.23 For Parcels C2A and C2B only N.B. The 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 (Details & locations of meter boxes)	• GTC Technical Guidelines – Electricity – GE-TGI-IG-0015 Rev 06 (page 14) • GTC Technical Guidelines – Gas – GG-TGI-IG-0014-Vn11.00 (pages 23 – 26) • Drawing EN0017039-2_2_of_7_appendix rev 56.0 - Electric Layout inc. Meter Positions • Drawing N0017039-2_2_of_7_appendix rev 39.4 – Gas Layout inc. Meter Positions	Partially Approved – 22.3.23 For Parcels C2A and C2B only
8d (Fascias and Soffits)	• Use of white UPVC fascias and soffits on all plots as set out in “Boorley Park Parcel C2A and C2B External Materials Schedule rev A 26.01.18	Partially Approved – 22.3.23 For Parcels C2A and C2B only N.B. The 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)	• Ex106 rev D “Juliet Balcony Details – For 1125mm opening” • BOV1810-43 rev 2 “Block 1 and 2 – juliets” – rec/d 25.4.24 • Additional information note from Vistry Group, dated 25.4.24 confirming balcony frames shown on drawing BOV1810-43 rev 2 to be black • External Materials Schedule rev D, dated 13.5.24	Partially Approved – 14.2.25 For Parcels C2A and C2B only N.B. The schedule referred to is approved only in relation to balcony details. Other elements shown on the schedule are to be approved under other conditions.

8f (Chimneys)	• Drawing 090727 rev A.3 “665 x 665 SmartStack For Roof Hip Locations” • Drawing 080801 rev A.3 “665 x 665 One Pot Brick Slip SmartStack Chimney” • StormKing SmartStack GRP Chimneys – Installation Instructions • Drawing CON131212/DML.01_C2a_C2b rev G “Dwelling Materials Layout – Parcel C2a and C2b” • External Materials Schedule rev E, dated 14.2.25	Partially Approved – 14.2.25 For Parcels C2A and C2B only N.B. The layout and schedule referred to are approved only in relation to chimney details. Other elements shown on the plan and schedule are to be approved under other conditions.
8g (Ground Levels)	• Drawing 17-301/100 rev C “Engineering Layout Parcel C2a” • Drawing 17-301/200 rev C “Engineering Layout Parcel C2b”	Partially Approved – 22.3.23 For Parcels C2A and C2B only N.B. The drawings are approved only in relation to the ground levels. Other elements shown on the drawings are to be approved under other conditions.
8h (Boundary details)	• Drawing BML.01_C2a_C2b rev E “Boundary Materials Layout – Parcel C2a and C2b” • Additional information notes rec/d 1.11.22 and 7.12.23 with photographs of fencing	Partially Approved – 10.4.24 For Parcels C2A and C2B only
8i (Ground Floor Levels)	• Drawing 17-301/100 rev C “Engineering Layout Parcel C2a” • Drawing 17-301/200 rev C “Engineering Layout Parcel C2b”	Partially Approved – 22.3.23 For Parcels C2A and C2B only N.B. The drawings are approved only in relation to the ground floor levels. Other elements

		shown on the drawings are to be approved under other conditions.
8j (Street Trees)	- Drawing BOV22193 Sheet 1 "Landscape Proposals" - Drawing BOV22193 Sheet 2 "Landscape Proposals" - Drawing BOV22193 Sheet 3 "Landscape Proposals"	Partially Approved – 14.2.25 For Parcels C2A and C2B only
8k (Green Roofs)	No details are required as no green roofs are proposed within this parcel.	Partially Approved – 22.3.23 For Parcels C2A and C2B only
8l (Window Details & Designs)	- Linden Homes – Linden Collection Group Finishing Specification 2023 – For Private Sale – rec/d 9.8.23 - Additional information note from Vistry Group dated 25.4.24 confirming that the window details for private sale and affordable homes are the same.	Partially Approved – 14.2.25 For Parcels C2A and C2B only
8m (Storage of Refuse)	- Drawing 17-301/101 "Construction Makeup Parcel C2a" - Drawing 17-301/201 rev B "Construction Makeup Parcel C2b" - Drawing BOGRC2aC2b/BA/112 rev E "Block A - Structure – Ground Floor Plan Plots 192" - Drawing BOGRC2AC2B/BCG/100 "Bin and Cycle Store Apartments"	Partially Approved – 7.11.23 For Parcels C2a and C2B only
9 (Materials)	- Drawing CON131212/DML.01_C2a_C2b rev G "Dwelling Materials Layout – Parcel C2a and C2b" - External Materials Schedule rev E, dated 14.2.25	Partially Approved – 14.2.25 For Parcels C2A and C2B only N.B. The layout and schedule referred to are approved only in relation to materials. Other elements shown on the plan and schedule are to be

		approved under other conditions.
10 (Crime Prevention)	- VRK series Vandal resistant door entry systems details - Details re: locks in letter from Tetra Tech dated 19.4.21 - Section on condition 10 in note re: "Parcels C2a & C2b – Outline application DC/21/90474" rec/d 1.11.22 - Email from Tetra Tech dated 2.12.22 confirming communal bike store for flats is lockable by key.	Partially Approved – 22.3.23 For Parcels C2A and C2B only
12 (Sustainability Requirements)	<u>Design Stage</u> <u>Water Efficiency:</u> - Water Efficiency Calculator (Job no: (BOGR) Boorley Green, dated 29.9.16 - Water Efficiency Calculator (Job no: 3817, Dated: 02-03-18, Assessor Name: AES Sustainability Consultants, Development name: Boorley Green) <u>Energy Efficiency:</u> - AES Sustainability Consultant's SAP modelling data "Boorley Green Phase C2A and C2B", received 1.11.22 - MCS kWh PV Schedule "Bovis – Boorley Green – C2A & B", received 12.12.23 - Additional information notes dated 7.12.23 and 12.12.23 <u>As-Built Stage</u> - AES Sustainability Consultants' "Vistry Homes Southern – Boorley Green - As Built SAP Result Summary" dated 8.12.25 - BRE Global Water Efficiency Calculator (Job no: (BOGR) Boorley Green, dated 29/09/16) - BRE Global Water Efficiency Calculator – Boorley Green (Job no: 3817, Date 02-03-18, Assessor Name: AES Sustainability Consultants) - Email from SLR Consulting dated 22.12.25 confirming there have been no changes to the specifications, therefore the calculations in the 'Design-Stage' water efficiency calculator remain applicable and can be regarded as the 'As-Built' stage calculations.	Partially Approved – 22.3.23 For Design Stage <i>Water Efficiency</i> for Parcels C2A and C2B only Partially Approved – 10.4.24 For Design Stage <i>Energy Efficiency</i> for Parcels C2A and C2B only Partially Approved – 20.2.26 For As-Built Stage <i>Energy Efficiency</i> and <i>Water Efficiency</i> for Parcels C2A and C2B only.

25 (Piling)		Insufficient information has been submitted to date to enable the impact of the piling on the amenity 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" Version V1, ref GE9523, dated October 2013	Partially Approved – 22.3.23 For Parcels C2A and C2B only
33 (Disabled Accessibility)	- Drawing 17-301/100 rev C "Engineering Layout Parcel C2a" - Drawing 17-301/200 rev C "Engineering Layout Parcel C2b" - Details re: condition 10 in letter from Tetra Tech dated 19.4.21 - Section on condition 33 in note re: "Parcels C2a & C2b – Outline application DC/21/90474" rec/d 1.11.22	Partially Approved – 22.3.23 For Parcels C2A and C2B only N.B. The drawings are approved only in relation to the ground levels. Other elements shown on the drawings are to be approved under other conditions.

Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager