



Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

21st November 2023

Site Address: Land at Sinah Lane, Hayling Island
Proposal: Discharge of Conditions 6, 11 and 14 of permission APP/20/01093
Portal Ref: PP-12618957

Dear Mr Eaves,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted a Discharge of Conditions application, Planning Portal reference PP-11993161, pursuant to planning permission APP/20/01093.

Permission APP/20/01093 was obtained on 30th June 2021 for the "Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724)."

Conditions 6 & 11 and 14 of permission APP/20/01093 were previously discharged on 8th October 2021 and 21st September 2021, respectively, with the following document accepted: Construction Environmental Management Plan and Construction Management Plan 28/09/2021. An amended document submitted pursuant to the discharge of Conditions 6 and 14 was refused on 16th October 2023.

The current application seeks to re-discharge conditions 6, 11 and 14 on the basis of further updated information. Condition 11 has been included for completeness in this latest submission as the same document has been submitted and previously approved for all three conditions. The condition wording is given in full below, followed by a list of documents submitted for approval.

Condition 6

Prior to the commencement of development activities a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This CEMP shall include (but not be restricted to): specifications for construction timing and logistics; pollution prevention measures; measures to control surface water run-off and the emission of dust and noise; and specific measures to avoid or mitigate damage and disturbance to species and habitats. The CEMP should clearly detail the roles and responsibilities associated with the protection of the natural environment during construction, and mechanisms for monitoring and reporting.

Submission

- Construction Environmental Management Plan and Construction Management Plan (10.11.2023)



Condition 11

"No development shall commence until a Construction Management Plan is submitted to and approved in writing by the Local Planning Authority. The Plan shall make comprehensive provisions for:

i) The control of dust setting out the measures for the control of any dust that might emanate from the development site, to include for a suitable and adequate water supply being available at the site prior to works commencing. Furthermore, the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.

ii) Temporary lighting;

iii) No burning on-site;

iv) Scheme of work detailing the extent and type of any piling proposed;

v) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;

vi) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

vii) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

The approved Construction Environmental Management Plan shall be adhered to at all times throughout the construction of the development."

Submission

- Construction Environmental Management Plan and Construction Management Plan (10.11.2023)

Condition 14

A Construction Traffic Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County

Council Highway Authority) before development commences. This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period.

Submission

- Construction Environmental Management Plan and Construction Management Plan (10.11.2023)

Relative to the originally approved document the revised submission reflects an amendment to the location of the construction compound, car park, materials store and the haul road thereto. A substitute plan showing the revised locations has been inserted at Appendix B of the submitted CEMP. Relative to the previously refused submission the car park has been relocated following feedback from the LPA that it would need to be sited away from the residential boundary.

Further changes relative to the originally approved document include an alteration to measures to prevent mud from leaving the site (section 6) to reflect the mitigation measures employed on site, and an amendment to the hours of work (section 9) to allow deliveries at the earlier time of 8am (revised from 9am). The former point (re: section 6) was not disputed as part of the recently refused application.



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The latter amendment (section 9) is proposed in order to mitigate impacts on local traffic as a result of drivers arriving before 9am, reflecting the preferences of Councillors and local residents as expressed at the most recent Community Liaison Meeting. This amendment was refused by the previous application, but we wish to have this point reconsidered as part of the current proposal owing to the reasons given above.

The relevant application fee has been transferred via a BACS payment through the Planning Portal.

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me at rachel.ballam@barratthomes.co.uk.

Yours Faithfully,

Rachel Ballam
Planning Coordinator
Barratt David Wilson Homes Southampton



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