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

20th January 2020

Site Address: Forty Acre Farm, Bedhampton
Planning Reference: APP/18/00450
Portal Reference: PP-08414973

Dear Mr Oliver,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted a Discharge of Conditions application, Planning Portal reference PP-08414973, pursuant to planning permission APP/18/00450.

The abovementioned consent was obtained on 17th January 2020 for the "Erection of 320 dwellings (inc. 30% affordable), 66 bed care home, public open space, habitat mitigation zone, allotments and associated infrastructure following demolition of existing buildings."

The current application seeks to discharge the following conditions of permission APP/18/00450:

- Condition 3 – scheme of hard and soft landscaping
- Condition 4 – external materials specification and samples
- Condition 5 – landscape and ecological management plan
- Condition 6 – tree protection measures
- Condition 7 – winter bird monitoring
- Condition 8 – construction environmental management plan
- Condition 10 – materials management plan
- Condition 11 – contamination
- Condition 15 – protection of public sewers
- Condition 16 – surface water drainage scheme
- Condition 21 – construction traffic management plan
- Condition 23 – archaeology

The application fee of £116 has been transferred via a BACS payment through the Planning Portal.

For ease of reference, I have listed overleaf the conditions as stated in full within the planning decision notice, followed by a list of the documents hereby submitted for your consideration under the current application (Appendix 2).

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me further.

Yours Sincerely,

Miss Rachel Ballam
Barratt David Wilson Homes Southampton
rachel.ballam@barratthomes.co.uk
01489779251

Appendix 1 – Submission Summary

Condition	List of Submitted Document(s)
3	• Hard and Soft Landscaping Scheme • Landscape Proposals plans
4	• Schedule of External Materials • Proposed Materials Plan PL07N Rev A • Physical samples – *see Appendix 2*
5	• Landscape and Ecological Management Plan, January 2020
6	• *See Appendix 2*
7	• Management and Monitoring Strategy, January 2020
8, 21	• Construction Traffic & Construction Environmental Management Plan, January 2020
10, 11	• Earthworks Strategy and Materials Management Plan, Ref. J16120, October 2019 • Contaminated Land Review and Discussion, Ref. J16120/db/c08, January 2020 • DETS Report No. 19-14412, October 2019 • 3x Donor Site Ground Investigation Reports – *see Appendix 2* • Ground Investigation Findings Briefing Note, Ref. J16120/db/c03, February 2019
15	• Construction Traffic & Construction Environmental Management Plan, January 2020 • 2x plans – *see Appendix 2*
16	• Micro drainage calculations • 16x plans – *see Appendix 2* • Owners Manual, Ref. BSO/E4519 • RCP Flood Risk Assessment, April 2018
23	• Written Scheme of Investigation, Ref. LP3190L-WSI-v1.3, September 2019

Appendix 2 – Submission in Detail

Condition 3

No development (excluding site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions and the diversion and laying of services) shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

i) Written specifications (including cultivation and other operations associated with plant and grass establishment,
ii) Planting methods, tree pits & guying methods,
iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
v) Manner and treatment of watercourses, ditches and banks,
vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
vii) Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures,
viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution
ix) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework

Submitted Documents:

- Landscape Proposal plans
- Hard and Soft Landscaping Scheme

Condition 4

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory
and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Submitted Documents:

- Schedule of External Materials, January 2020
- Plan no. PL07N Rev A – Proposed Materials Plan
- Physical samples of external materials, as follows:
    - Sunset Red Multi stock brick (Wienerberger)
    - Pembridge Red Multi stock brick (Wienerberger)
    - Nevada Buff feature brick (Wienerberger)
    - Blue engineering feature brick (Wienerberger)
    - Cottage Red roof tile (Russell Bute)
    - Slate Grey roof tile (Russell Bute)
    - Cottage Red hanging tile (Russell)
    - Pearl Grey cladding boards (Hardiplank)

Condition 5

No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be restricted to:

1. Details of all avoidance and mitigation measures in relation to SPA bird species;
2. Details of habitat management measures including restricting fertiliser application to avoid an increase in nitrogen outputs;
3. Provision of dog waste bins;
4. Details of ecological enhancement measures for the remainder of the application site.

All mitigation and enhancement features shall be permanently retained and maintained. The development shall be carried in accordance with the approved details

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Submitted Documents:

- Landscape and Ecological Management Plan, January 2020

Condition 6

Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Barrell Arboricultural assessment and method statement 16270-AA-MW and 16270-BT2 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees

other than those specified and in accordance with the submitted
Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011.

Submitted Documents:

- The Council's Arboricultural Officer is invited to visit the application site for the purpose of inspecting the Construction Exclusion Zone. Barratt David Wilson Homes Southampton will arrange the inspection using the telephone number provided above and shall update the Council of progress as appropriate.

Condition 7

No development shall commence until a detailed Management and Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the approved Winter Bird Mitigation Strategy (August 2019) and shall include:

- Details of suitable fencing and screening vegetation to deter access by cats, dogs and the public;
- Planting specification for scrub and hedgerows using only native species;
- Landscaping within the mitigation area, including the retention of the existing tree line within the mitigation area, unless otherwise agreed in writing the Local Planning Authority;
- Details of a suitable grassland seed mix and methodology for establishment;
- Details of management measures prior to and after transfer to the suitable management body;
- Details and specification of interpretive media;
- Details of frequency and methodology of post-development monitoring. The development shall be carried out in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Submitted Documents:

- Management and Monitoring Strategy, January 2020

Condition 8

No development shall take place, including any works or demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

i) A programme and phasing of the site clearance and construction work, including roads, footpaths, landscaping and open space;

ii) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
iii) Arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
iv) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
v) Measures to minimise creation and impact of dust,
vi) Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). This shall include details of noise monitoring of the construction and demolition work at sensitive locations,
vii) Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - or a noise level otherwise agreed in writing by the Local Planning Authority, measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat - high tide roost sites) shall not be undertaken during the bird overwintering period (i.e. October to March inclusive).
viii) Measures to prevent mud and dust on the highway during development;
ix) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
x) Temporary lighting;
xi) Protection of pedestrian routes during construction;
xii) No burning on-site;
xiii) Scheme of work detailing the extent and type of piling proposed;
xiv) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
xv) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, Policies DM23 and DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

Submitted Documents:

- Construction Traffic & Construction Environmental Management Plan, January 2020

Condition 10

Prior to the commencement of development (With the exception of site access outlined in Appendix F of the Transport Assessment on plans 041-0023-003 Rev:H and 041-0023-004 Rev: H and site clearance works, or such other date or stage in development agreed in writing with the Local Planning Authority),

a Materials Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall demonstrate the general suitability of soils at the source location; and include measures to ensure that the quality of spoils transported under the plan are;

a) consistent with the general characterisation of the source site, and;
b) appropriately documented

Other than soils purchased from a soil supplier, the transfer to the site of soils from any source location not characterised within the Materials Management Plan shall not be permitted unless specifically

agreed in writing by the Local Planning Authority prior to their deposition. The development shall be carried out in accordance with the approved details.

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) [2014], to ensure that deposited soils are suitable for their intended use and that no unacceptable exposures to contaminants may occur.

Submitted Documents:

- Earthworks Strategy and Materials Management Plan, Ref. J16120, October 2019
- Receiving Site: Contaminated Land Review and Discussion, Ref. J16120/db/c08, January 2020
- DETS Report No. 19-14412, October 2019
- Receiving Site: Ground Investigation Findings Briefing Note, Ref. J16120/db/c03, February 2019
- Donor Site: Havant Road Site, Updated Preliminary Desk Study & Ground Investigation Letter Report for the Proposed Residential Development, Ref. J11145/DB/c06, July 2016
- Donor Site: Phase 3b & 8, Berewood, Ground Investigation Report, December 2018
- Donor Site: Causeway Farm Site, Pre-purchase Desk Study, Ground Investigation and Contamination Land Assessment Letter Report, Ref. J13111/DB/c01, October 2013

Condition 11

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;
   - All relevant previous uses of the site
   - Potentially significant contaminants associated with those uses
   - Uncertainties relating to previous use or associated potential contaminants
   - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
   - A summary of potentially unacceptable risks arising from contamination at the site.

2) A site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes; o appropriately considered remedial objectives, o an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and; o clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the of the Havant Borough Local Plan (Core Strategy) 2011and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present within brownfield areas of the site that could pose a risk to future occupants.

Submitted Documents:

- Earthworks Strategy and Materials Management Plan, Ref. J16120, October 2019
- **Receiving Site:** Contaminated Land Review and Discussion, Ref. J16120/db/c08, January 2020
- DETS Report No. 19-14412, October 2019
- **Receiving Site:** Ground Investigation Findings Briefing Note, Ref. J16120/db/c03, February 2019
- **Donor Site:** Havant Road Site, Updated Preliminary Desk Study & Ground Investigation Letter Report for the Proposed Residential Development, Ref. J11145/DB/c06, July 2016
- **Donor Site:** Phase 3b & 8, Berewood, Ground Investigation Report, December 2018
- **Donor Site:** Causeway Farm Site, Pre-purchase Desk Study, Ground Investigation and Contamination Land Assessment Letter Report, Ref. J13111/DB/c01, October 2013

Condition 15

No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Submitted Documents:

- Construction Traffic & Construction Environmental Management Plan, February 2020
- Plan no. BSO/E4519/475 – Existing Sewer Location and Interaction
- Plan no. BSO/E4519/477 – Existing Sewer Longsection

Condition 16

No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment - RCP Ref TRS/BSO/E4409/16785 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:

a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

b. Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

c. Evidence that a 10% urban creep has been included within the calculations.

d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

e. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer.

f. Drainage arrangements along the western boundary of the site with Westways to demonstrate that surface water run off will not cause flooding to these adjacent properties.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Submitted Documents:

- Owners Manual Relating to Surface Water Drainage Maintenance, BSO/E4519
- Plan no. BSO/E4519/017 Rev G – Exceedance Flow Layout
- Drainage General Arrangement plans Sheets 1-14 of 14
- Plan no. BSO/E4519/465 – Drainage General Arrangement Sheet 15 of 15
- RCP Flood Risk Assessment, April 2018 (approved by permission APP/18/00450; unaltered)

Condition 21

No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has been submitted to and approved in writing by the Local Planning Authority:

The provision to be made within the site for:

(i) construction traffic access
(ii) the turning of delivery vehicles
(iii) provisions for removing mud from vehicles
(iv) the contractors' vehicle parking during site clearance and construction of the development;
(v) a material storage compound during site clearance and construction of the development.

(vi) construction traffic routes and their management and control
(vii) adequate provision for addressing any abnormal wear and tear to the highway
(viii) a programme for construction. Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Submitted Documents:

- Construction Traffic & Construction Environmental Management Plan, January 2020

Condition 23

No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised and recorded.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.

Submitted Documents:

- Written Scheme of Investigation, Ref. LP3190L-WSI-v1.3, dated September 2019