

For the attention of David Eaves

Havant Borough Council

Planning Services
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our Ref: DSH0203/PW

Your Ref: APP/19/01166

13th July 2020

Dear David,

RE: Proposal: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links).

Site Address: Colt International Ltd, New Lane, Havant PO9 2LY

Further to receipt of the above Planning Permission, we write to address the outstanding Reserve Matters conditions. We also give notice that the development is due to commence work on the 20th July 2020.

Condition 2 – Highway agreement (Pre-commencement)

Prior to commencement of development, the applicant shall enter into a Highways agreement for the site access works onto Martin Road. Prior to occupation of the development, the applicant shall implement the access works as detailed in drawing number 039.5018.101 Rev C.

Please find enclosed the following PBA drg:

- Preliminary Layout 039.5018.101-B
- Preliminary Layout 039.5018.102-B
- 039.5018.101-B with utilities overlaid
- 039.5018.102-B with utilities overlaid

This should be sufficient to discharge this condition.

Condition 3 – Flood Risk Assessment (Pre-commencement)

Prior to the commencement of development a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Addendum, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) The condition of the monsoon drain within the application site, which shall be investigated and any required improvement carried out. Evidence of this, including photographs shall be submitted before any connection is made.**
- b) Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.**
- c) A maintenance and management plan for the entire surface water drainage system, including a plan illustrating the organisation responsible for each element, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority.**

Please find enclosed the following information:

- A) Statement confirming condition of existing monsoon drain and details for protection.
- B) Further testing is being undertaken, which will be issued in due course, but enclosed is the existing ground water risk assessment dated April 2020.
- C) Enclosed is the Drainage maintenance and Management plan for the completed surface water drainage.

This should be sufficient to discharge this condition.

Condition 4 – Hard surfacing (above ground)

Notwithstanding the submitted details no above ground development shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Please find enclosed the following Engineers drg:

- 9111_C01 to 9114_C01 – Engineering Layouts
- 9120_C01 – Engineering Details

This should be sufficient to discharge this condition.

Condition 5 – External Lighting (above ground)

No above ground construction works shall take place until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Please find enclosed the following from Joseph Lighting:

- I300.P03 – Lighting Layout
- I400.P03 – Lighting Schedule

This should be sufficient to discharge this condition.

Condition 6 – Soft Landscaping (above ground)

Notwithstanding the submitted details no above ground works shall be commenced unless and until consolidated details of soft landscaping for the site including planting schedules, species and numbers / density of planting have been submitted to and approved in writing by the Local Planning Authority. The details shall also include planting proposals to the south of plot 66 and within the public open space area to the south-east of the site.

The approved landscaping works shall be carried out in accordance with any approved any timing / phasing arrangements or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Please find enclosed the following from Fabrik Landscape Architects:

- D2763-FAB-00-XX-DR-L-1501-1504 – Site Layouts
- D2763-FAB-00-XX-DR-L-0010 – Landscape maintenance

This should be sufficient to discharge this condition.

Condition 7 – External Materials (above ground)

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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.

Please find enclosed the External Materials Schedule for all external materials.

With regards to the proposed bricks, we have allowed for brick panels to be built on site, so that the Planning Officer can review and agree the proposed brick spec. for each area.

This should be sufficient to discharge this condition.

Yours faithfully

Paul White

Paul White
Technical Manager