



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Application Reference: APP/16/00774

2nd November 2018

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

Site Address: Land north of Havant Road and west of Selangor Ave, Emsworth

Application to formally discharge Conditions 3, 4, 5, 9, 12, 13, 14, 16, 17, 18, 20, 22 and 24 of Planning Permission APP/16/00774.

Dear Mrs Hayward,

Further to obtaining planning permission on 29th June 2018 in the above connection, please find attached a series of documents to satisfy the requirements of the following conditions;

Condition 3

Condition 4

Condition 9

Condition 12

Condition 13

Condition 14

Condition 16

Condition 17

Condition 18

Condition 20

Condition 22

Condition 24

We have today submitted the discharge of condition application via The Planning Portal reference; PP-07355424.

For ease of reference, I have listed the conditions as stated in full within the planning decision notice, followed by a list of the documents submitted in order to satisfy the requirements and thus formally discharge these conditions.

Condition 3

Notwithstanding the submitted details no development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

To meet the requirements of this condition, please see the following documents;

- Plot Levels Layout- Sheet 1 (CLXX (11) 1101
- Plot Levels Layout- Sheet 2 (CLXX (11) 1102
- Plot Levels Layout- Sheet 3 (CLXX (11) 1103
- Plot Levels Layout- Sheet 4 (CLXX (11) 1104
- Plot Levels Layout- Sheet 5 (CLXX (11) 1105
- Plot Levels Layout- Sheet 6 (CLXX (11) 1106
- Plot Levels Layout- Sheet 7 (CLXX (11) 1107
- Plot Levels Layout- Sheet 8 (CLXX (11) 1108

Condition 4

No development shall take place until plans and particulars specifying the following matters have 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.

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.

To meet the requirements of this condition, please see the following documents;

- Construction Method Statement- Rev B (30.10.18)

Condition 9

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 by the 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.

To meet the requirements of this condition, please see the following documents;

- Written Scheme of Investigation (LP1211L-WSI-v1.3)

Condition 12

Notwithstanding the submitted plans no above ground development hereby permitted shall be commenced until further details of the soft landscaping scheme for all open parts of the site not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

To meet the requirements of this condition, please see the following documents;

- Plot Levels Layout- Sheet 1 (CLXX (11) 1101
- Plot Levels Layout- Sheet 2 (CLXX (11) 1102
- Plot Levels Layout- Sheet 3 (CLXX (11) 1103
- Plot Levels Layout- Sheet 4 (CLXX (11) 1104
- Plot Levels Layout- Sheet 5 (CLXX (11) 1105

- Plot Levels Layout- Sheet 6 (CLXX (11) 1106
- Plot Levels Layout- Sheet 7 (CLXX (11) 1107
- Plot Levels Layout- Sheet 8 (CLXX (11) 1108
- Landscape Management and Maintenance Plan
- LAP Plan
- Open Space Proposals Sheet 1
- Open Space Proposals Sheet 2
- Open Space Proposals Sheet 3
- Play Area Proposals
- Soft Landscape Proposals- Sheet 1
- Soft Landscape Proposals- Sheet 2
- Soft Landscape Proposals- Sheet 3
- Soft Landscape Proposals- Sheet 4
- Soft Landscape Proposals- Sheet 5
- Soft Landscape Proposals- Sheet 6
- Soft Landscape Proposals- Sheet 7
- Soft Landscape Specification

Condition 13

Notwithstanding the submitted details no above ground development hereby permitted 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 brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

To meet the requirements of this condition, please see the following documents;

- External Works (4714-A-EXT-01)- Layout 1 of 6_A
- External Works (4714-A-EXT-02)- Layout 2 of 6_A
- External Works (4714-A-EXT-03)- Layout 3 of 6_A
- External Works (4714-A-EXT-04)- Layout 4 of 6_A
- External Works (4714-A-EXT-05)- Layout 5 of 6_A
- External Works (4714-A-EXT-06)- Layout 6 of 6_A
- Road Surface Layout- Surface Finishes- Sheet 1 (CLXX(95)4001)
- Road Surface Layout- Surface Finishes- Sheet 2 (CLXX(95)4002)

Condition 14

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority in consultation with the Minerals Planning Authority:

i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and

ii. a method to record the quantity of recovered mineral (re-use on site or off site)

To meet the requirements of this condition, please see the following documents;

- Minerals Assessment Report
- Minerals Extraction Constraints Plan
- Construction Method Statement- Rev B (30.10.18)- Section 4

Condition 16

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

To meet the requirements of this condition, please see the following documents;

- Drainage Layout (CLXX(52)2001)- Sheet 1
- Drainage Layout (CLXX(52)2002)- Sheet 2
- Drainage Layout- Plot Drainage (CLXX(52)2101)- Sheet 1
- Drainage Layout- Plot Drainage (CLXX(52)2102)- Sheet 2
- Drainage Layout- Plot Drainage (CLXX(52)2103)- Sheet 3
- Drainage Layout- Plot Drainage (CLXX(52)2104)- Sheet 4
- Drainage Layout- Plot Drainage (CLXX(52)2105)- Sheet 5
- Drainage Layout- Plot Drainage (CLXX(52)2106)- Sheet 6
- Drainage Layout- Plot Drainage (CLXX(52)2107)- Sheet 7
- Drainage Layout- Plot Drainage (CLXX(52)2108)- Sheet 8
- Roads and Sewers- Drainage Plan (CLXX(52)2201)- Sheet 1
- Roads and Sewers- Drainage Plan (CLXX(52)2202)- Sheet 2
- Roads and Sewers- Drainage Plan (CLXX(52)2203)- Sheet 3
- Roads and Sewers- Drainage Plan (CLXX(52)2204)- Sheet 4
- Roads and Sewers- Drainage Plan (CLXX(52)2205)- Sheet 5
- Roads and Sewers- Drainage Plan (CLXX(52)2206)- Sheet 6
- Roads and Sewers- Drainage Plan (CLXX(52)2207)- Sheet 7
- Roads and Sewers- Drainage Plan (CLXX(52)2208)- Sheet 8
- Engineering- Drainage Details (CLXX(52)5001)- Sheet 1
- Engineering- Drainage Details (CLXX(52)5002)- Sheet 2
- Engineering- Drainage Details (CLXX(52)5003)- Sheet 3
- Engineering- Drainage Details (CLXX(52)5004)- Sheet 4

- Engineering- Drainage Details- Surface Water Pump Station (CLXX(52)5005)- Sheet 5
- Engineering- Drainage Details- Foul Water Pump Station (CLXX(52)5006)- Sheet 6
- Engineering- Drainage Details- Surface Water Attenuation Tank (CLXX(52)5007)- Sheet 7
- CLXX(52)5301- Roads and Sewers- Drainage Details
- Adoptable Drainage Schedules

Condition 17

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 building(s) 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.

To meet the requirements of this condition, please see the following documents;

- External Finishes Plan
- External Works (4714-A-EXT-01)- Layout 1 of 6_A
- External Works (4714-A-EXT-02)- Layout 2 of 6_A
- External Works (4714-A-EXT-03)- Layout 3 of 6_A
- External Works (4714-A-EXT-04)- Layout 4 of 6_A
- External Works (4714-A-EXT-05)- Layout 5 of 6_A
- External Works (4714-A-EXT-06)- Layout 6 of 6_A

Condition 18

Notwithstanding the submitted details no part of the development shall be first occupied until further details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

To meet the requirements of this condition, please see the following documents;

- External Enclosures Plan
- External Works (4714-A-EXT-01)- Layout 1 of 6_A
- External Works (4714-A-EXT-02)- Layout 2 of 6_A
- External Works (4714-A-EXT-03)- Layout 3 of 6_A
- External Works (4714-A-EXT-04)- Layout 4 of 6_A
- External Works (4714-A-EXT-05)- Layout 5 of 6_A
- External Works (4714-A-EXT-06)- Layout 6 of 6_A

Condition 20

Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R7238-1 Rev 0 dated 20 December 2017. Such testing can be achieved using sample dwellings, as per the measurement positions (as based on measurements done in 2012). This must be submitted to and agreed in writing by the Local Planning Authority.

This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

To partially discharge this condition, please see the following documents;

- Pre-occupation noise tests- Letter dated 18th October 2018 (Q7623-2 Rev 0)

Condition 22

No development shall take place until a scheme showing the offsite surface water drainage connection point has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Southern Water and/or the Highways Authority. No part of the development shall be occupied until the approved scheme has been implemented.

To meet the requirements of this condition, please see the following documents;

- CLXX(52)2108_Drainage Layout_TEN_Plot drainage- sheet 8_P1
- Flood Risk Assessment Part 1
- Flood Risk Assessment Part 2

Condition 24

No development hereby permitted shall commence until an Arboricultural Implications Assessment and Method Statement including a Tree Protection Plan, in accordance with the submitted e Tree Survey Report has been submitted to approved in writing by the Local Planning Authority.

- Arboricultural Impact Assessment and Method Statement

The application fee of £116 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 further.

Yours Sincerely,

Harriet Pitney

Harriet Pitney

Planning Co-ordinator

Barratt David Wilson Homes

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