

18th October, 2017

Our Ref: 3877/MC/

Planning Department
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX



Dear Sir/Madam,

**APPLICATION FOR APPROVAL FOR DETAILS RESERVED BY CONDITION,
MILL RYTHE HOLIDAY VILLAGE, 16 HVANT ROAD, HAYLING ISLAND,
PO11 OPB. Ref: APP/16/01237**

We refer to the Conditions attached to the full planning approval for the redevelopment of the Mill Rythe Holiday Village site and respond as follows:

1. Condition understood. The development will be begun not later than three years beginning with the date of this permission.
2. Condition understood. The permitted development will be carried out in accordance with the Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. And in accordance with the submitted approved plans and documents in reference to planning application APP/16/01237.
3. Condition understood. The holiday caravans and chalets shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the holiday village shall maintain an up-to-date register of the names of all owners of caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
4. Condition understood. We can confirm that no more than 87 units of holiday accommodation and 203 static caravans shall be stationed on the site.
5. All caravan colours to be mixture of greys, greens, and browns that would not stand out when viewed from the harbour, with white window/door frames Ancillary access or decking elements surfacing and boundary treatments to be in brown. Cladding material finishes and colours to be used for refurbished buildings walls, is as per attached Canoxel brochure. All windows & doors in white. The development shall be carried out in accordance with the approved details:

- *Canoxel Cladding consumer brochure.pdf*

6. The development shall take place based on the details submitted for the Soft and Hard Landscape as listed and attached: (Note drawings LN-0-01 to PP-0-11 is a combined pdf document ref: *16030 SHEET- NOTES PLANTING PLANS 0-01 to 0-11.pdf*)

- *16030/LN-0-01 GENERAL NOTES & LEGEND.pdf*
- *16030/LN-0-02 PLANTING SCHEDULES.pdf*
- *16030/LP-0-01 KEY PLAN.pdf*
- *16030/PP-0-01 PLANTING PLAN (1 OF 11).pdf*
- *16030/PP-0-02 PLANTING PLAN (2 OF 11).pdf*
- *16030/PP-0-03 PLANTING PLAN (3 OF 11).pdf*
- *16030/PP-0-04 PLANTING PLAN (4 OF 11).pdf*
- *16030/PP-0-05 PLANTING PLAN (5 OF 11).pdf*
- *16030/PP-0-06 PLANTING PLAN (6 OF 11).pdf*
- *16030/PP-0-07 PLANTING PLAN (7 OF 11).pdf*
- *16030/PP-0-08 PLANTING PLAN (8 OF 11).pdf*
- *16030/PP-0-09 PLANTING PLAN (9 OF 11).pdf*
- *16030/PP-0-10 PLANTING PLAN (10 OF 11).pdf*
- *16030/PP-0-11 PLANTING PLAN (11 OF 11).pdf*
- *16030 MILL RYTHE HOLIDAY VILLAGE-SPECIFICATION-REV0 Specification for Landscape Works 27 Sept 2017.pdf*

Combined pdf document:

*16030 SHEET- NOTES
PLANTING PLANS 0-01
to 0-11.pdf*

7. The details and layout of the external lighting to be installed at the site are submitted and to be approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and as per attached plan drawing and specification datasheets.

- *3877-700 Proposed External Lighting Plan.pdf*
- *Deco Bollard Lighting Datasheet & specification.pdf*
- *Scorpius floodlight Datasheet.pdf*
- *Quarto bulkhead light Datasheet.pdf*

8. The development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Habitats Regulations Assessment Screening Report Revision C (Middlemarch, April 2017) unless otherwise agreed in writing by Ref: APP/16/01237 the Local Planning Authority.

9. The development shall commence as detailed in the approved Landscape and Ecological Management Plan (LEMP) as attached:

- *RT-MME-125561-02 Rev B (LEMP).pdf*

10. Construction Environmental Management Plan (CEcMP) is attached relating to the ground works and including any demolition works. Once approved the plan will be implemented and adhered to throughout the entire construction period.

- *RT-MME-125561-01 (CEcMP).pdf*

11. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Oct 2016) and the following mitigation measures detailed in section 6 the FRA supplied with the original planning application.

12. An assessment report by Ashdown Soil Investigation of the nature and extent of contamination at the site, whether originating from within or outside the curtilage is attached for approval:

- *R17-12377.pdfs (Split into 3 separate pdfs due to file large size)*
- *R17-12377 Map Volume.pdfs (Split into 6 separate pdfs due to large file size)*

13. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 12 will be submitted to and approved in writing by the Local Planning Authority.

14. Details of a scheme for foul and surface water drainage is attached and. These include details and provisions for all surface water drainage from parking areas and areas of hardstanding.

- *J-11713 Mill Rythe Foul Water Drainage Statement.pdf*
- *J-11713 Mill Rythe SW Drainage Statement.pdf*

15. An archaeological assessment in accordance with a Written Scheme of Investigation in relation to potential archaeology has been carried out on site by Cotswold Archaeology and is attached:

- *770627 Mill Rythe Hayling Island Evaluation Report : No 17509.pdf*

If the results of the evaluation are deemed significant by the Local Planning Authority, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, shall be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority prior to development taking place.

Following the completion of all archaeological fieldwork, a report shall be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.

We Trust you find the above submitted information acceptable and look forward to your approval of these documents in due course.

Should you require any further information or clarification please do not hesitate to contact this office.

Yours faithfully

Michael Catterall

Enc: