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Dear Simon,

DISCHARGE OF CONDITIONS RELATING TO PLANNING PERMISSION APP/16/00875 FOR THE ERECTION OF A DRIVE-THRU RESTAURANT (USE CLASS A3/A5), CAR PARKING, ACCESS, SERVICING, LANDSCAPING, ENGINEERING WORKS AND ANCILLARY WORKS

Savills submitted an application to Havant Borough Council (HBC) on 8th April 2017 to discharge a number of pre-commencement conditions attached to Permission APP/16/00875 for the erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works at Larchwood Avenue Havant.

As part of the application Southern Water, the County Council's Highways Department, and HBC's landscaping team were consulted. With no comments being raised by the Highways Department or Southern Water, this cover letter picks up on a series of requests made and clarification sought by HBC's landscaping officer Michelle Good which were received on 3rd May 2017.

Condition 2 (Site Sections)

In relation to Condition 2, HBC's landscaping team requested the creation of a new section adjacent to Section E-E extending from the southern corner of the site to the landscape bank. This section has been titled 'F-F'. Sections B-B, C-C, and E-E have also been extended. Two separate plans (Stair Details (ref. 0000/2011/G131) Site Details for Planning- Ramp and Stair Details (ref. 0000/2011/B129)) have been created showing step sections. Accordingly, please find attached the following plans which override those previously submitted:

- Site Sections and Details Stairs (ref. 0000/2011/G130Rev B)
- Stair Details (ref. 0000/2011/G131)
- Site Details for Planning- Ramp and Stair Details (ref. 0000/2011/B129 Rev B)

Condition 10 (Soft Landscaping)

The comments from HBC's Landscaping Officer requested details of retaining wall enhancement and compensatory tree planting.

In terms of retaining wall enhancements, whilst this may have been proposed in the consultee response to the application to discharge conditions, there is no need to enhance the existing concrete retaining wall in the wording of the condition and accordingly, KFC do not see this request to be appropriate at this stage.

In terms of compensatory tree planting, please find attached a letter dated 16th May prepared by MiddleMarch Environmental considering the feasibility of replacement tree planting across the site. The conclusion reached is that it is not possible to plant compensatory trees onsite as a result of the site currently being formed of hardstanding and the steep gradient. This was accepted by HBC at planning application stage.

Condition 14 (Materials)

The comments from HBC's Landscaping Officer requested the showing of hazard warning paving and handrails. These are now shown in the amended drawings to address Condition 2. In addition, the Stair Details (ref. 0000/2011/G131) Plan shows the materials to be used for the steps, sloped access, and handrails. Nevertheless, whether the proposals comply with building regulations is a building regulations issue and not a planning issue.

Condition 15 (Landscape Management Plan)

The comments from HBC's Landscaping Officer requested the preparation and submission of a more site specific Landscape Management Schedule. Please find attached a revised Landscape Management Schedule prepared by MiddleMarch Environmental which sits alongside the previously submitted landscaping plan. As requested, this has been prepared by a qualified landscape professional who has been involved in the project since its inception. This report is now considered sufficient to discharge Condition 15.

Conclusion

I trust that this will allow for the discharge of these conditions. As discussed previously, KFC are looking to start on site over the summer, bringing back a long term vacant site into active use by a national brand that will make a significant investment in the site.

Should you have any further questions or queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "N. Heard".

Nick Heard
Graduate Planner