

Miss R Ballam
Barratt David Wilson Homes
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Our Ref: APP/20/01093
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
01 July 2022

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/20/01093

Site Address: Land at Sinah Lane, Hayling Island

Description: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7, 11, 12, 13, 14, 20, 22, and 23 (recd 5.7.21) Request to Discharge Condition 18 (recd 17.3.22).

This decision relates to your request to discharge conditions which was valid from 17/03/2022.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/20/01093.

The condition in respect of which information has been submitted is:

Condition 3:

Landscape and materials

Notwithstanding the submitted details no above ground development 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, fencing 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.

x) Fencing to the proposed links to Hayling Billy Trail and fencing to prevent the creation of unauthorised access.

xi) Specification including detail of size and planting density for the landscaped tree belt along the southern boundary of the bird refuge and northern boundary of the housing site.

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.

Details submitted:

Landscape Masterplan Drawing No. BDWS20660 10N Rev P

Pebble Walk Execution Plan - July 2022

Email Barratt David Wilson Homes 28th June 2022

Hedge and Fence Detail – Bird Mitigation Plan Drawing No. BDWS20660 23 sheet 1 Rev F

Hedge and Fence Detail – Bird Mitigation Plan Drawing No. BDWS20660 23 sheet 2 Rev F

Hedge and Fence Detail – Bird Mitigation Plan Drawing No. BDWS20660 23 sheet 3 Rev F

Detail Soft Landscape Proposal Drawing No. BDWS 20660 11 Overall Received by email 21/06/22

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 1 Rev CC

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 2 Rev CC

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 3 Rev CC

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 4 Rev CC

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 5 Rev CC

Detail Soft Landscape Proposal Drawing No. 20660 11 Sheet 6 Rev CC

LAP Proposals Drawing No. BDWS 20660-15C

Materials Plan Drawing No. PL-03 Rev P17 (in relation to hard surfacing only)

Boundary Treatment Plan Drawing No. PL-04 Rev P17

Soft Landscape Management and Maintenance Plan BDWS 20660.Man Rev A 21/06/22

Arboricultural Impact Assessment & Method Statement BDWS 20660 aia - amsE Rev E 28/06/2018

Soft Landscape Specification BDWS 20660.Spec 29/06/2018

Landscape and Visual Impact Assessment BDWS 20660 lvia Rev A June 2019

Tree Protection Plan Drawing No. BDWS 20660- 03G Sheet 1

Tree Protection Plan Drawing No. BDWS 20660- 03G Sheet 2

RSPB Area Footpath Construction Details Drawing No. 10162/1042 Rev C1

SSE225243-AC-001-B (10th July 2018) STREET LIGHTING REPORT PART 1

SSE225243-AC-002-B (10th July 2018) STREET LIGHTING REPORT PART 2

SSE225243-LD-001-B Section 38 Street Lighting Layout Drawing Sheet 1 of 2

SSE225243-LD-002-B Section 38 Street Lighting Layout Drawing Sheet 2 of 2

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 01 July 2022