

Our Ref: mk23/02B123005
Your Ref: APP/20/01127

21 December 2021

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

Dear Sir/Madam

APPLICATION TO DISCHARGE CONDITIONS 3, 4, 5, 7, 9 and 18 ATTACHED TO PLANNING PERMISSION REF: APP/20/01127 AT MILL RYTHER HOLIDAY VILLAGE, HAVANT ROAD, HAYLING ISLAND, PO11 0PB.

I write on behalf of our client, Mill Rythe Ltd, owner of the of the Mill Rythe Holiday Village. This letter supports an application to discharge conditions 3, 4, 5, 7, 9, and 18 of planning permission APP/20/01127 which was approved on 21st October 2021 for *'full planning permission, pursuant to APP/16/01237, for the redevelopment of the holiday site including the demolition of redundant chalets, use of land for the siting of 112 holiday caravans with areas of open recreational space, cease the use of the land for pitch and putt purposes and retain the remaining pitch and putt area as a managed wildlife area including the provision of an ecology bund & ditch, landscaping, the siting of three bird hides with bat roost in their roofspaces and a mown 'circular wildlife walkway'.*

Condition 3 states:

Notwithstanding the details shown on the approved plans no development shall commence unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls, windows, and roofs of the refurbished buildings and for all caravans, including external walls, roofing, window/door frames and ancillary access or decking elements surfacing and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Please note that the approved scheme does not include any refurbished buildings. For the details of the materials that would be used for the caravans see the Canexel Brochure submitted for the discharge of condition 3.

Condition 4 states:

No 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. *A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation,*
- vii. *Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,*
- viii. *Means of enclosure, in particular boundary walls and planting around properties and holiday caravans including their frontages, including any retaining structures,*
- ix. *A timetable for implementation of the soft and hard landscaping works.*

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.

Please see the following documents that have been submitted for the discharge of condition 4:

- 20070-Specification for Landscape Works-2021-12-03
- 3877-511 - Hard Landscaping Plan
- 3877-510 - Hard Landscaping Details
- 21070-DD-LN-0-01-REV-0-PLANTING SCHEDULE
- 21070-DD-LP-0-01-KEY PLAN-REV0
- 21070-DD-PP-0-01-PLANTING PLAN-REV0
- 21070-DD-PP-0-02-PLANTING PLAN-REV0
- 21070-DD-PP-0-03-PLANTING PLAN-REV0
- 21070-DD-PP-0-04-PLANTING PLAN-REV0
- 21070-DD-PP-0-05-PLANTING PLAN-REV0
- 21070-DD-PP-0-06-PLANTING PLAN-REV0

The landscape works will be implemented by a landscape contractor engaged by Away Resorts. Aftercare maintenance will be undertaken by Away Resorts in-house grounds maintenance team. The soft landscape works will be implemented in the first bare root planting season (November to

March) following completion of the infrastructure and hard landscape works. These works will be completed by March and thus the planting will be undertaken around March for each phase of works.

Condition 5 states:

Details of external lighting to be installed at the site shall be submitted to, and 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.

Please see '3877-701 Lighting Layout', 'Ground Light - Aluminium - Specification sheet', 'Ground Light Installation Tube - Specification sheet' and 'Bollards Woodland Curve – Datasheet' submitted for the discharge of condition 5.

Condition 7 states:

No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to the natural environment, including explicit avoidance and mitigation measures and the roles and responsibilities of those persons responsible for implementing the agreed CEMP.

The details shall also include:

a) waste disposal measures to be implemented linked to any demolition, excavation, clearance and construction works on the site; and

b) Measures to minimise creation and impact of dust.

c) Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). Details of noise monitoring of the construction and demolition work at sensitive locations,

d) Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat - high tide roost sites) should not be undertaken during the bird overwintering period (i.e. October to March inclusive).

e) Measures to visually screen the construction works from the sensitive areas;

f) Details of the ornithological watching brief necessary for any demolition and construction works during October to March.

The CEMP shall be in accordance with the measures detailed within the submitted Habitats Regulations Assessment (Middlemarch, March 2021) and the Ecological Mitigation Strategy (Middlemarch, November 2020).

Please see the Construction Ecological Management Plan (RT-MME-156532-02) submitted for the discharge of condition 7.

Condition 9 states:

Prior to the occupation of the development hereby permitted details of signage to warn vehicle drivers of the need to give way to users of the Right of Way, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the agreed signage shall thereafter be retained at all times.

Please see 'ITEM 2 AWR MLR PARK WAYFINDING SIGNS VINYL' submitted for the discharge of condition 9. The sign that can be seen on the submitted document will be on a pole so that it is visible for the vehicle drivers.

Condition 18 states:

No development, including demolition shall commence until the submission of a Tree Survey and updated Arboricultural Impact Assessment (including a Tree Constraints Plan), Arboricultural Method Statement and Tree Protection Plan showing the tree or group of trees, the Root Protection Area(s) and the crown spread(s) in relation to the proposed development has been submitted to and agreed in writing by the Local Planning Authority. All tree root protection areas identified, shall be protected by protection fencing in accordance with BS 5837:2012.

The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works. They shall be retained intact for the duration of the construction works and shall only be removed or altered following completion of that phase.

Please see 'Rep BS5837 TCP AIA TPP AMS MJC-20-0157 rev0 Mill Rythe 29 11 21' submitted for the discharge of condition 18.

I trust that this is adequate information to validate this application and for conditions 3, 4, 5, 7, 9 and 18 to be discharged as soon as possible. If there is anything that you would like to discuss, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited