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Our Ref: APP/20/01127
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25 February 2022

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

Application Number: APP/20/01127

Site Address: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Description: Application 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 roof spaces and a mown 'circular wildlife walkway'. (Approved 21/10/2021). Request to discharge condition No/s 3, 4, 5, 7, 9 and 18 (04/01/2022).

This decision relates to your request to discharge conditions which was valid from 04/01/2022.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/20/01127.

The conditions in respect of which information has been submitted are:

Condition 4:

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.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, in accordance with policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

Details submitted:

- 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

Condition 5:

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.

Reason: To protect the amenity of future residents, create an appropriate public realm, and conserve dark night skies of the AONB in accordance with policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the NPPF.

Details submitted:

3877-701 Lighting Layout
Ground Light - Aluminium - Specification sheet
Ground Light Installation Tube - Specification sheet' and
Bollards Woodland Curve – Datasheet

Condition 7:

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).

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Details submitted:

Construction Ecological Management Plan (RT-MME-156532-02)

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: 25 February 2022