



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

9th May 2022

Site Address: Land at Sinah Lane, Hayling Island

Planning Reference: APP/20/01093

Dear Mr Eaves,

Barratt David Wilson Homes Southampton recently submitted a Discharge of Conditions application, Planning Portal reference PP-09856726, pursuant to planning permission APP/20/01093. The submission sought approval for Conditions 3, 4, 6, 7, 11, 12, 13, 14, 20, 22 and 23.

Further to this submission the details in respect of Conditions 3 and 4 have been amended. As such, the purpose of this letter is:

- 1) To confirm the full schedule of plans and documents hereby submitted for approval under Conditions 3 and 4 only; and
- 2) To address the consultation response submitted by the Landscape Officer in respect of the documents previously submitted under Conditions 3 and 4.

For ease of reference I include below the condition wording as given in full on the Decision Notice of 30/06/2021:

Condition 3 – Wording in full

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.

Condition 3 – Documents submitted for approval

- BDWS 20660 11 Overall – Detail Soft Landscape Proposal
- BDWS20660-15C – LAP Proposals
- PL-03 Rev. P17 – Materials Plan
- PL-04 P16 Boundary Treatment Plan
- BDWS20660 23 Rev. E Sheet 1 – Hedge and Fence Detail – Bird Mitigation Plan
- BDWS20660 23 Rev. C Sheet 2 – Hedge and Fence Detail – Bird Mitigation Plan
- BDWS20660 23 Rev. C Sheet 3 – Hedge and Fence Detail – Bird Mitigation Plan
- Soft Landscape Management and Maintenance Plan
- BDWS20660 10N – Landscape Masterplan
- BDWS20660 11X Sheets 2-6
- AIA AMSE Arboricultural Impact Assessment
- Soft Landscape Specification
- Landscape and Visual Impact Assessment

NB: Plan 23E is submitted in substitution of plan 23C, amended to remove reference to the temporary access gate which is now to be installed in the permanent location only. Plan 11Y is an additional plan intended to demonstrate how the main site and mitigation area integrate with one another.

Condition 3 – Landscape Officer Comments and Response

Comment: *The number of street trees has been reduced in comparison to the agreed soft landscaping on planning application APP/18/00724 by approx. 10 trees. This is deemed to be detrimental to the soft landscape scheme and we require the street trees to be included in the planting.*

Response: Following further review, it was necessary to remove 10 no. trees from areas adjacent the storage tanks and pumping station so as not to prejudice the drainage scheme. The purpose of the condition is to allow such flexibility of detailed matters to be resolved by way of discharge of condition and is entirely normal. We are therefore unable to accommodate additional trees beyond this scope.

Comment: *We require the boundary treatments to on plots no. 126 and 133 to be 1800mm high brick wall with timber fence panel due to its prominence in the streetscape.*

Response: Boundary Treatment Plan PL-04 P16 has been amended per this request



Comment: *All dwellings which back on to landscaped areas of open space must be brick wall or brick/fence to provide security given the availability of access and the lack of natural surveillance. This is to include units no. 2, 3, 4, 42, 43, 44, 71, 72, 76, 77, 78, 79, 80, 81, 82, 83, 87, 88, 91.*

Response: Boundary Treatment Plan PL-04 P16 has been amended per this request

Comment: *We require all rear garden boundary treatments to be a minimum height of 1800mm*

Response: Internal boundary treatments may be adapted within permitted development rights. There will be no impact upon the appearance or character of the development as the internal boundary treatments will not be visible within the public realm. We are happy for a conditional approval requiring internal boundary treatments to comprise 1.8m in height to give the Council comfort on this point.

Comment: *The additional northern access point onto the Hayling Bill Tack will cross over existing root protection areas. Construction details of the proposed surface treatment are required to ensure an appropriate mitigation strategy is applied to removed impact on the tree roots.*

Response: Schedule 6 clauses 7.1 and 7.2 of the Billy Trail North Connection requires it to be designed and constructed by the County Council within 18 months of the date of the Agreement. Thus this will be for the County Council to satisfy this specific requirement under the 106 obligation, rather than Barratt Homes.

Comment: *Large swathes of parking are not deemed acceptable, as a general rule we would need to see continuous lines of parking broken up with vegetation every 5/6 spaces. Areas which need to be broken up include house nos. 75-72 and 91-88*

Response: To introduce landscaping between parking spaces would require a repositioning of the spaces as approved at application stage. This would require an application to alter the site layout which goes beyond the scope of Condition 3 to address. We are therefore unable to address this matter at this late stage in the process.

Comment: *We require boundary details for the proposed LAP as at present the specification does not provide information on height, given the proximity to the primary access route a fence of 1.2m height is required.*

Response: LAP Proposal BDWS20660-15C has been amended per this request

Comment: *The materials plan does not offer sufficient details on the hard landscaping, for example all the colours have not been provided. Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify: - hard surfacing material type / product reference and colour – laying bond - edging or kerb detail / type.*

Response: Materials Plan PL-03 Rev. P17 has been amended per this request

Condition 4 – Wording in full

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the



buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 4 – Documents submitted for approval

- PL-03 Rev. P17 – Materials Plan

Condition 4 – Landscape Officer Comments and Response

Comment: *The specification on the proposed tile hangings are deemed to be ambiguous and we require further information which must include manufacturer and product reference to ensure suitability. The decision notice states such details shall include the type, colour and texture of the materials.*

Response: Materials Plan PL-03 Rev. P17 has been amended per this request

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me at rachel.ballam@barratthomes.co.uk.

Yours Sincerely,

Miss Rachel Ballam
Planning Coordinator
Barratt David Wilson Homes Southampton