



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

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

8th September 2021

Site Address: Forty Acre Farm, Bedhampton

Planning Reference: APP/18/00450

Portal Reference: PP-10060018

Dear Mr Oliver,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted an application, Planning Portal reference PP-10060018, pursuant to the Discharge of Conditions 3 and 13 planning permission APP/18/00450.

Condition 3, landscaping, was previously approved on 6th November 2020. The present application represents a resubmission of details for approval under Condition 3. The amendments made relative to the previous consent are:

- The allotments have been repositioned further south, at a 90 degree angle, with ramped access from the parking area. This is to facilitate better drainage of the allotment area.
- Street lighting has been revised in line with consultant advice.

For ease of interpretation, all approved non-material amendments have been captured by the updated landscape scheme.

Full discharge of Condition 13, noise level testing, is also sought.

The condition wording in full is given under Appendix 1. Appendix 2 lists all plans and documents both previously approved and presently submitted.

The application fee of £116 has been transferred via a BACS payment through the Planning Portal.

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me further.

Yours Sincerely,

Miss Rachel Ballam
Barratt David Wilson Homes Southampton
rachel.ballam@barratthomes.co.uk
01489779251



Appendix 1 – Submission in Detail

Condition 3

No development (excluding site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions and the diversion and laying of services) 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 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.

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 13

No individual dwelling as being subject to high levels of noise, as indicated on plan SK05 of WYG Noise Assessment dated August 2019, shall be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by WYG in the Noise Assessment : August 2019). Such testing can be achieved using sample dwellings, as per the measurement positions.

This shall be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35



dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. the glazing and ventilation strategy mitigation measures outlined in the WYG Noise Assessment dated August 2019, shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendix 2 – Schedule of Approved and Submitted Documents

Documents Approved 06/11/2020

- Hard and Soft Landscaping Scheme
- Landscape Proposals Sheets 1 - 9 Revision M
- Forty Acres Play Area Revision A

Documents Submitted 08/09/2021

Condition 3:

- Allotment Proposal – 19291 Sheet 1 of 1
- Landscape Proposals Sheets 1 - 9 Revision O
- Street Lighting Layout - BSO/E4519/052

Condition 13:

- 24Acoustics Report on Pre-Occupation Noise Measurements - Reference: R9124-1 Rev 0