



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

30th June 2021

Site Address: Land at Sinah Lane, Hayling Island

Planning Reference: APP/20/01093

Portal Reference: PP-09856726

Dear Sir/Madam,

I am writing to advise that Barratt David Wilson Homes Southampton have today submitted a Discharge of Conditions application, Planning Portal reference PP-09856726, pursuant to planning permission APP/20/01093.

The abovementioned consent was obtained on 19th May 2021 for the "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)".

The current application seeks to discharge the following conditions of permission APP/20/01093:

- Condition 3 – scheme of hard and soft landscaping
- Condition 4 – external materials specification and samples
- Condition 6 – Construction Environment Management Plan (CEMP)
- Condition 7 – lighting plan (specification and contour modelling)
- Condition 11 – Construction Management Plan (CMP)
- Condition 12 – detailed surface water drainage scheme
- Condition 13 – consent to connect to public sewer
- Condition 14 – Construction Traffic Management Plan (CTMP)
- Condition 20 – water efficiency calculations
- Condition 22 – electric vehicle charging point details
- Condition 23 – existing and proposed finished floor and site levels

For ease of reference, I have listed overleaf the conditions as stated in full within the planning decision notice, followed by a list of the documents hereby submitted for your consideration under the current application.

The relevant application fee 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 at rachel.ballam@barratthomes.co.uk.

Yours Sincerely,

Miss Rachel Ballam
Planning Coordinator
Barratt David Wilson Homes Southampton



Appendix 1 – Submission Summary

Condition 3

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.

Documents submitted for approval:

- Soft Landscape Management and Maintenance Plan
- BDWS20660 10M
- BDWS20660 11W Sheet 1
- BDWS20660 11V Sheets 2-6
- BDWS20660 15B LAP Proposals
- AIA AMSE Arboricultural Impact Assessment



- PL-05 P13 Boundary Treatment Plan
- Soft Landscape Specification
- Landscape and Visual Impact Assessment

Condition 4

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.

Documents submitted for approval:

- PL-03 P13 Materials Plan

Condition 6

Prior to the commencement of development activities a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This CEMP shall include (but not be restricted to): specifications for construction timing and logistics; pollution prevention measures; measures to control surface water run-off and the emission of dust and noise; and specific measures to avoid or mitigate damage and disturbance to species and habitats. The CEMP should clearly detail the roles and responsibilities associated with the protection of the natural environment during construction, and mechanisms for monitoring and reporting.

Documents submitted for approval:

- Ecological Mitigation and Management Plan
- Construction Method Statement

Condition 7

Prior to the commencement of development activities, a Lighting Plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall include lighting contour modelling and lighting specifications and shall be in accordance with the outline recommendations detailed within the Ecological Mitigation and Management Plan (WYG, November 2020).

Documents submitted for approval:

- SSE225243-AC-001-B (10th July 2018)
- SSE225243-AC-002-B (10th July 2018)
- 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



Condition 11

No development shall commence until a Construction Management Plan is submitted to and approved in writing by the Local Planning Authority. The Plan shall make comprehensive provisions for:

- i) The control of dust setting out the measures for the control of any dust that might emanate from the development site, to include for a suitable and adequate water supply being available at the site prior to works commencing. Furthermore, the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities. It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.
- ii) Temporary lighting;
- iii) No burning on-site;
- iv) Scheme of work detailing the extent and type of any piling proposed;
- v) A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
- vi) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.
- vii) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

The approved Construction Environmental Management Plan shall be adhered to at all times throughout the construction of the development.

Documents submitted for approval:

- Ecological Mitigation and Management Plan
- Construction Method Statement

Condition 12

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the approved documentation, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- a. Confirmation that the attenuation basin low flow channel will not be affected by groundwater either through lining or the provision of groundwater monitoring information.
- b. Confirmation of any boundary drainage features to ensure existing flow paths are not obstructed.
- c. Details for the long term maintenance arrangements for the surface water drainage system including confirmation that the proposals identified for adoption by Southern Water are acceptable.



Documents submitted for approval:

- Site Drainage Planning Layout

Condition 13

No dwellings shall be occupied until the following drainage details have been submitted to and approved in writing by the Local Planning Authority: Details of consent from the Sewerage Authority for a connection to the public sewer for the development. The development shall be implemented in accordance with the approved details.

Documents submitted for approval:

- S104 Compliance Letter (06/01/2020)

Condition 14

A Construction Traffic Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) before development commences. This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period.

Documents submitted for approval:

- Ecological Mitigation and Management Plan
- Construction Method Statement

Condition 20

The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation have been installed.

Documents submitted for approval:

- Water Calculator



Condition 22

Prior to first occupation of any dwelling with provision for an Electrical Vehicle Charging point full details of the Electrical Vehicle Charging point, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Only the materials so approved shall be used, in accordance with any terms of such approval.

Documents submitted for approval:

- PL-13 P10 Electric Charge Point Plan

Condition 23

Notwithstanding the submitted Levels Strategy, no development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Documents submitted for approval:

- 10162 101 Site Levels Planning Layout



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES