



Our Ref: mk23/02B123005

Your Ref: APP/20/01127

10 March 2022

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

Dear Lewis Oliver

Application to discharge conditions 6, 12, 14 and 16 attached to planning permission ref: APP/20/01127 at Mill Rythe 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 6, 12, 14 and 16 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 roof spaces and a mown 'circular wildlife walkway'.*

Condition 6 states:

No development shall commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. All LEMP measures shall be in accordance with those detailed within the Habitats Regulations Assessment (Middlemarch, March 2021) and the Ecological Mitigation Strategy (Middlemarch, November 2020) unless otherwise agreed in writing by the Local Planning Authority. The LEMP shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; costed management plan for the Solent Wader & Brent Goose site H43/Mill Rythe Holiday Park Site of Importance to Nature Conservation (SINC); details of the location, composition and ongoing management of all compensatory or enhancement habitat; location,

type and number of all bat/bird boxes and other ecological enhancements; details of lighting. All ecological compensation/enhancement measures shall be installed/implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function.

Please see the Landscape and Ecological Management Plan RT-MME-156532-03 Rev A which has been prepared and submitted for the discharge of condition 6.

Condition 12 states:

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation based on the proposals outlined within the ASI Ltd. Preliminary Ground Contamination Risk Assessment Report Ref: R17-12377/ds Aug 2017 Rev.1.0; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

o appropriately considered remedial objectives,

o an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;

o clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Please see the P15440 R15109 Contamination Report - Issue 2 prepared and submitted for the discharge of condition 12. As no unacceptable risks have been identified, a Remediation Strategy (requirement 12.2) and verification plan (requirement 12.3) are not required.

Condition 13 states:

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 12 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented in accordance with the approved details.

As stated above, no unacceptable risks have been identified in the contamination report and assessment so the remediation strategy and verification (mentioned in condition 12) are not required. As such, condition 13 would also not be applicable to the application site as a verification would not be needed where no remedial works are necessary.

Condition 14 states:

No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding. Where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

i) Specify the responsibilities of each party for the implementation of the SUDS scheme

ii) Specify a timetable for implementation

iii) Provide a management and maintenance plan for the lifetime of the development. This will include the condition of the existing ditch, which will take surface water from the development site, should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs should be submitted. In addition details of the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

Please see the 3877-801 - FW Drainage Scheme, 3877-811 - SW Drainage Scheme, 3877-812 - SW Drainage Details and Condition 14 - Discharge V2 prepared and submitted for the discharge of condition 14. In our submission we included the documents submitted for the discharge of the relevant condition attached to the previous permission APP/16/01237 for ease as these are referenced in the documents submitted within this application.

Condition 16 states:

The development hereby permitted shall not be occupied until:

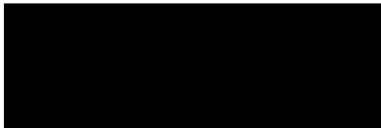
(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation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

Please see the Mill Rythe_Water Efficiency Calculation prepared and submitted for the discharge of condition 16.

I trust that this is adequate information for conditions 6, 12, 14 and 16 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