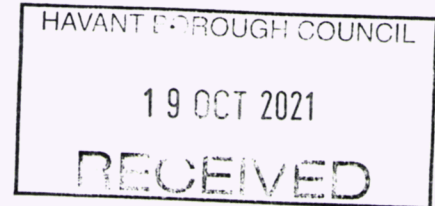




15th October 2021

Lewis Oliver
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire,
PO9 2AX



Dear Lewis,

Re: Land at Cottage Farm, Lovedean Lane, Waterloooville - Approval of Details Reserved by a Condition for Decision APP/20/00455 (Outline Application)

Outline Application APP/20/00455

Please see details below of conditions we are seeking to discharge and documents to support these conditions being discharged.

Condition 1 – Approval of appearance, landscaping, layout and scale before the development first takes place – Noted.

Please refer to Reserved Matters application APP/21/00243.

Condition 2 – Applications of the approval of condition 1 made no later than 3 years – Noted.

Please refer to Reserved Matters application APP/21/00243.

Condition 3 – Develop in accordance with approved plan listed in condition – Noted.

Condition 4 – Surface Water Drainage Scheme:

Please find enclosed/attached the full submission to satisfy this condition. Its contents are the same as submitted with the original RM (54139/001) so have already been consulted upon by Southern Water and HCC.

As you are aware due to capacity issues, we have submitted a temporary drainage proposal under separate issue (Submitted via Planning Portal with reference PP-10252430 on 28/09/2021).



BARGATE HOMES LIMITED

The New Barn, Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD

Phone 023 8060 2255 Email info@bargatehomes.co.uk

Registered in England No. 5626135

Registered Office Peninsular House, Wharf Road, Portsmouth, England, PO2 8HB

We would be grateful to receive your approval for work on site to commence whilst capacity for the full development is resolved with Southern Water – but appreciate you may therefore not be able to discharge this condition fully.

Please see the following drawings, documents and details enclosed for your review:

- 01_Site location Plan
- 02_Existing Flood Routing Plan
- 03 B_Proposed Flood Routing Plan
- 04 B_Impermeable Areas Plan
- 201_Proposed Drainage Civils Proposed Drainage - Sheet 1 of 2 (rev J)
- 202_Proposed Drainage Civils Proposed Drainage - Sheet 2 of 2 (rev J)
- 205_Manhole Schedule Civils Manhole Schedule (rev D)
- 501_Construction Details Civils Construction Details - Sheet 1 of 3 (rev B)
- 502_Construction Details Civils Construction Details - Sheet 2 of 3 (rev E)
- 503_Construction Details Civils Construction Details - Sheet 3 of 3 (rev A)
- DD3_1.2M_300DN_Design_Drawing
- Engineer Technical Note - Discharge of Conditions
- Flood Risk Assessment - v2.2
- Hampshire County Council Drainage Checklist 15102021
- Hydro Int - Downstream Defender - System 1
- Hydro Int - Downstream Defender - System 2
- Lovedean II - Desk Study Report - Draft Text
- Southern Water Sewer Records
- SW Drainage System 1
- SW Drainage System 2

Condition 5 – Water Calculator and Mitigation Package:

The water calculator and mitigation package will follow this submission.

Condition 6 – Maintenance of Surface Water Drainage Systems:

Again, please find enclosed/attached the full submission to satisfy this condition. Its contents are the same as submitted with the original RM (54139/001) so have already been consulted upon by Southern Water and HCC.

Please see the following drawings, documents and details enclosed for your review:

- 201_Proposed Drainage Civils Proposed Drainage - Sheet 1 of 2 (rev J)
- 202_Proposed Drainage Civils Proposed Drainage - Sheet 2 of 2 (rev J)
- 205_Manhole Schedule Civils Manhole Schedule (rev D)
- 211_B_Drainage Maintenance Plan - 1 of 2
- 212_C_Drainage Maintenance Plan - 2 of 2
- Downstream Defender - Operation and Maintenance Manual
- Drainage Maintenance Schedule v1.1
- Hampshire County Council Drainage Checklist 15102021

Condition 7 – Foundation Scheme:

Please find enclosed email correspondence from Rachel Davies (Design and Development Director Bargate Homes Ltd) dated 14/10/2021 confirming the Foundation solution that has been adopted. Please also find enclosed 'Typical Foundation Detail' drawing for your reference.

Condition 8 – Contamination found during development – Noted.

If any contamination is found during development, then development must stop until remediation strategy is approved.

Condition 9 – Site Investigation:

Please note this condition has been discharged as part of Reserved Matter application APP/21/00243.

Condition 10 – Remediation Verification Report:

There is no contamination to remediate therefore there is no remediation Verification Report.

Condition 11 – Ecology Mitigation and Enhancement:

Please note this condition has been discharged as part of Reserved Matter application APP/21/00243.

Condition 12 – CEMP:

Please note this condition has been discharged as part of Reserved Matter application APP/21/00243.

Condition 13 – Access Sightlines – Noted.

I can confirm that the sightlines will be provided in accordance with the approved plans and will be maintained thereafter.

Condition 14 – Tree Works – Noted.

I can confirm that all tree works will be carried out in accordance with the Arboricultural Assessment & Method Statement (Barrell Tree Consultancy, May, 2020)

Condition 15 – External Materials:

Please find images of samples of external facing materials below. Please note that these materials are the same materials that were used on the neighbouring site we have built previously. Should you require physical samples to be dropped off to you, please do not hesitate to contact me.

Ibstock Bexhill Red



Thakenham Red Multi Stock



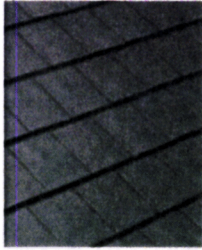
Flint Panel



Edilians (Imerys) Beauvoise 20 Clay Vallee De Chevreuse coloured roof tile



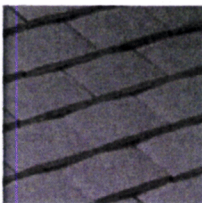
Edilians (Imerys) Beauvoise 20 Clay slate coloured roof tile



Edilians (Imerys) 20x30 Clay Alezanne coloured porch tile



Edilians (Imerys) 20x30 Clay Slate coloured porch tile



Condition 16 – Storey Height – Noted.

I can confirm that all dwellings are a maximum of 2 storeys.

Condition 17 – Levels and External Works:

Please note this condition has been discharged as part of Reserved Matter application 54139/003.

However for your reference, please find current working drawings enclosed for your review:

- 401_Proposed Levels Civils Proposed Levels - Sheet 1 of 2 (rev G)
- 402_Proposed Levels Civils Proposed Levels - Sheet 2 of 2 (rev F)
- 1949-01 Part External Works Drawing - Northern Phase II (rev C)
- 1949-02 Part External Works Drawing - Southern Phase II (rev C)

Condition 18 – Parking availability - Noted.

I can confirm that parking for each dwelling will be made available prior to occupation.

Condition 19 – Bin & Cycle Storage:

Please note this condition has been discharged as part of Reserved Matter application APP/21/00243.

However for your reference, please find current working drawing 1949-04 (Rev A) enclosed for your review.

Condition 20 – External Lighting Strategy:

Please note we will not be installing street lighting on this site and will be installing PIR activated porch lights to each plot as to minimise the impact on wildlife and habitats.

In the above conditions 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 16, 18 & 20 have no action or submission necessary. Please can you acknowledge this in writing for our solicitor.

I trust that this is acceptable, however if any further supporting information is required, please do not hesitate to contact me.

Yours sincerely

A black rectangular box used to redact the signature of Rosie Hawes.

Rosie Hawes

Assistant Design Coordinator