

20th August 2021



Daphney Haywood – Principal Planner

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

Dear Daphney,

Re: Land at Lower Road, Lower Road, Bedhampton, Havant, PO9 3NB
Approval of Details Reserved by a Condition for Decision APP/X1735/W/20/3259067

APP/X1735/W/20/3259067 Decision Date: 13th July 2021

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

Condition 1 – Site begun within 3 years - Noted.

Condition 2 – Approved drawings list - Noted.

Condition 3 – Ecology Mitigation Strategy:

Please see Ecological Mitigation Strategy Revision 1 Dated 18th March 2021 enclosed.

Condition 4 – Tree protection measures:

A site meeting will be arranged on site with Heather Davis (Bargate Homes Senior Technical Coordinator), the site manager and the councils Tree Officer once tree protection fencing is in place, to confirm tree protection is in place as per approved Bernie Harverson's Arboricultural Method Statement and Tree Protection Plan November 2020.

A date and time for this meeting will follow this submission.

Condition 5 – Construction Environmental Management Plan:

Please see Construction Environmental Management Plan Revision 2 Dated 7th January 2021 enclosed.

Condition 6 – Surface water drainage scheme:



Please see the following drawings enclosed for your review:

- 5992-01 Revision L
- 5992-02 Revision L
- 5992-03 Revision L
- 5992-04 Revision L
- 5992-05 Revision L

Condition 7 – Water quality monitoring:

Please see enclosed report titled "21.0355.5992.KTG.Old Manor Farm, Bedhampton Report" Dated 2nd August 2021.

Condition 8 – Archaeology WSI and Evaluation report:

Please see enclosed the WSI (PCA Lower Rd Havant SMS WSI 23-12-20v2) and Evaluation Report (PCA_LowerRd_Havant_EvalRep14070) for our site at Lower Road. Trenching works are due to commence on 31st August 2021.

Condition 9 – Landscaping drawings:

Please see enclosed detailed landscaping drawings and documents enclosed. There is no street lighting on this site therefore no details are enclosed.

- 19.093.EXTERNAL WORKS.01 (Rev B)
- 1860 Landscape Management Plan
- 1860-TF-00-00-DR-L-1002
- 1860-TF-00-00-DR-L-1003
- 1860-TF-00-00-DR-L-1004
- 1860-TF-00-00-DR-L-1005
- 1860-TF-00-00-DR-L-1006 spec notes
- 1860-TF-00-00-DR-L-3001
- 1860-TF-00-00-DR-L-3002
- 1860-TF-00-00-DR-L-3003
- 1860-TF-00-00-DR-L-3004
- 1860-TF-00-00-DR-L-3005
- 1860-TF-00-00-DR-L-3006
- 1860-TF-00-00-DR-L-3007
- 1860-TF-00-00-DR-L-4001
- 5992-40 Surfacing layout (Rev I)
- 5992-41 Surfacing layout (Rev I)
- 5992-42 Surfacing layout (Rev I)

Condition 10 – External Materials:

Please see images below of the external materials proposed for this site.

Crest Old Ryedale



Crest Selbourne Red Stock



Edilians Clay Burnt Red Coloured Tile



Edilians Clay Slate Coloured Tile



Black Timber Cladding



Condition 11 – Water efficiency calculator:

Please see enclosed Water Efficiency calculator titled “Manor Farm - Water Efficiency Calculator” dated 12.01.2021.

Condition 12 – Construction of permissive path:

Please see the following drawings enclosed for your review:

- 5992-20 Highway construction details (Rev C)
- 5992-25 Highway construction details (Rev D)
- 5992-26 Highway construction details (Rev B)
- 5992-30 Road setting out layout (Rev D)
- 5992-31 Road setting out layout (Rev D)

Condition 13 – Levels:

Please see enclosed Levels drawings for your review:

- 5992-06 Level layout (Rev H)

- 5992-07 Level layout (Rev H)

Condition 14 – Road details:

Please see enclosed Kerb Strategy, Tracking details and details of access roads and parking areas.

- 5992-08 Kerb strategy layout (Rev H)
- 5992-09 Kerb strategy layout (Rev H)
- 19.093.EXTERNAL WORKS.01 (Rev B)
- 5992 P60 Rev A Construction Access Tracking
- 5992 P90 Rev A Refuse Vehicle Tracking
- 5992 P91 Fire Appliance Tracking

Condition 15 – Tree Shelter Belt Strategy:

Please see attached drawings 1860-TF-00-00-DR-L-1002 and 1860-TF-00-00-DR-L-1005, which contain a note stating the following:

"In line with arboricultural recommendations height of shelterbelt to be reduced by 1/3rd, east side reduced in width by 3m and west side by 1.5-2m. Replacements trees and shrub mix to be planted on eastern side at approx. 6m min. from trunk centres and protected from ploughing with post and wire fence. When replacement trees have established sufficiently existing coniferous shelterbelt to be removed and replaced with same tree and shrub mix as that proposed to east of shelterbelt. New planting shall be protected by post and wire fence. Soil to be ameliorated once conifers have been removed and prior to planting."

Condition 16 – Contamination and remedial works:

Please see reports attached. Inappropriate soils found within ancient footpath only. Please see attached External Works drawing 19.093.EXTERNAL WORKS.01 enclosed.

- 19.093.EXTERNAL WORKS.01 (Rev B)
- GE17736-GR02-181102 (Rev -)
- Ground Appraisal Report 08112017 (Rev -)
- GE20252 - Manor Farm – RSVP version 1 dated 13/08/2021

Condition 17 – Develop in accordance with noise report – Noted.

I can confirm that the development will be carried out in accordance with the specification outlined in the noise and vibration impact assessment.

Condition 18 – Junction visibility splay – Noted.

I can confirm that the visibility splays will be provided with no obstruction prior to occupation and maintained thereafter.

Condition 19 – 16m vehicular access constructed with non-migratory material – Noted.

I can confirm that the first 16 meters of the vehicular access to the site is surfaced in a non-migratory material. Please see enclosed 5992-40 Surfacing layout (Rev I) for reassurance.

Condition 20 – Parking and roads made available before individual dwelling occupation – Noted.

I can confirm that the car parking, servicing and other vehicular access arrangements will be fully available for use prior to individual occupation.

Condition 21 – Electric Vehicle Charging Points:

Please see Electrical Charging Points – HW mark up 04.12.20 drawing enclosed which contains the locations of EV charging points throughout the site.

Condition 22 – Compliance with orders - Noted.

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

Yours sincerely



Rosie Hawes

Assistant Design Coordinator