



Havant Borough Council
Planning and development
Public service plaza
Civic centre road
Havant
Hampshire
PO9 2AX

Your ref AAP/15/00919

11th January 2016

Dear Sirs,

Ref: Application for approval of details reserved by condition at The Oysters, Land north of Station Road, Hayling Island, Havant, Hampshire, PO11 0EL.

Further to gaining planning permission to the above, please find attached a package of information responding to and detailing all the conditions attached with the Planning permission.

For ease I have listed the conditions in italics, and followed this by my response to this condition in **RED** and any associated drawings, schedules or back up information that may be required to discharge the relevant condition.

If I can be of assistance at all in discharging any of these conditions, or there is any way you would like to work that would speed up the process please let me know and I will make every effort to help.

Dealing with the Matters:

1 - The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

This point is noted.

2 - The development hereby permitted shall be carried out strictly in accordance with the following plans.

This point is noted.

3 - No development shall take place until plans and particulars setting out a phased programme for implementation of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing programme unless an alternative is first agreed in writing with the Local Planning Authority.

This point is noted.



4- 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 and notwithstanding any assessment provided with the planning application), 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 shall be undertaken by competent persons, and the findings presented as a written report.

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

To meet the requirements of the condition please find enclosed the construction information.

- Arbicultural impact assessment by ACD ref: **BDWS20001aia_amsB**
- Brent geese mitigation strategy by **Tyler Grange 2013**
- Wilson Bailey geotechnical ground investigation report by Wilson Bailey ref: **J115109/DB/c01**
- Tree survey and constraints plan by **TMC ref: TMC-12076-S**
- Updated preliminary ecological assessment by **WYG**

5- Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 4 shall be submitted to and approved in writing by the local 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.

This point is noted.

6 - No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same for that phase have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

To meet the requirements of the condition please find enclosed the construction information.

320 sheet 1 R2 510 1of1 R1
330 sheet 1 R1 511 1of1 R1

7- The development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient, and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections)



and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same for that phase have been submitted to and approved in writing by the local planning authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the authority.

*Please refer to drawing ref:
041.0019.003 P2*

8 – No development hereby submitted shall commence until the applicant has secured:

The implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority in consultation with Hampshire county council. The first stage of the evaluation should be a geological survey, followed by trial trenches that target features identified by the geophysics as well as any 'blank' areas. The approved programme shall be fully adhered to unless otherwise agreed in writing by the local planning authority.

The implementation of a programme of archaeological mitigation of impacts based on the results of the archaeological evaluation, in accordance with a written scheme of investigation that has been submitted and approved by the planning authority. The approved programme shall be fully adhered to unless otherwise agreed in writing by the local planning authority.

Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

*Please refer to the archaeological desktop assessment ref:
CGMS from august 2015*

9 - Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved in writing by the local planning authority. Proposals shall be in accordance with the principles of CIRCA C753 section 26.7 and where appropriate shall include a schedule of operational and preventative maintenance for surface water drainage structures, pumps or separators required either for the proper operation of the system to its design flow rates or for the effective retention of pollutants to prevent downstream release. Parties responsible for observing the maintenance schedule shall be clearly identified. All details submitted in accordance with this condition shall be implemented as approved.

To meet the requirements of the condition please find enclosed the construction information.

*300 1of1 R2 310 1of2 R2
301 1of1 R1 311 2of2 R2
303 1of1 R2*

10 - No development shall take place until details and finished floor and site levels relative to previously agreed off-site datum points have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.



To meet the requirements of the condition please find enclosed the construction information.
400 1of1 R2

11 – Development activities shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the preliminary ecological assessment (WYG August 2015) unless otherwise agreed in writing by the local planning authority. Any mitigation, compensation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the LPA.

This point is noted.

12 – No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax- measured at the sensitive receptor) shall be undertaken during the bird over wintering period (October to March inclusive).

This point is noted.

13 – Notwithstanding the details shown on the approved plans, no above ground development shall commence until a specification of the materials to be used for the surfacing of all private parking courts and driveways has been submitted to and approved in writing by the LPA. No dwelling shall be brought into use prior to the implementation of its related hard surfacing in full accordance with the approved specification.

This point is noted.

14 – The employment floor space hereby permitted shall not be commenced until a BREEAM pre-assessment has been submitted to and approved in writing by the LPA. Unless otherwise agreed in writing by the local planning authority. Unless otherwise agreed in writing with the LPA the assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out in accordance with the details the subject of the assessment.

Please refer to drawing ref:

ST-10-10C

500 1of 1 R2

501 1of1 R1

15 - The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling in each phase of the development. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

This point is noted.



16 – None of the dwellings on plots 43-47 inclusive and 52 shall be occupied before the proposed acoustic barrier fence described in section 5, paragraph 5.1 of the submitted noise impact assessment has been installed in strict accordance with the recommendations set out therein. Such fence shall at all times be retained, unless an alternative method of noise attenuation is agreed in writing by the LPA.

This point is noted.

17 – The car parking, garaging, servicing and other vehicular access arrangements shown on the approved plans to serve the dwellings hereby permitted shall be made fully available for use prior to the relevant dwelling being first brought into use and shall be retained thereafter for their intended purpose.

This point is noted.

18 - no dwelling or light industrial building hereby permitted shall be occupied anywhere on site until the roads serving that dwelling or building have been laid to at least base course.

This point is noted.

19 - no external visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed on the east elevations of the light industrial buildings here by approved until and unless details of the external appearance and acoustic performance of the same, including a report showing that the existing/current background levels will not be increased as per the requirements of BS4142:2014 and as indicated in section 5.6 of the acoustics 24 noise impact assessment dated 30 October 2015, have been submitted to and approved in writing by the LPA.

This point is noted.

20- Notwithstanding the provisions of any town and country planning general permitted development order, no extension, building or structure shall be constructed within the curtilage of the residential dwellings hereby approved without the prior written approval of the LPA.

This point is noted.

21- Notwithstanding the provisions of any town and county planning general permitted development order, no extension to the roof or dormer windows shall be constructed to the dwellings comprising plots 27-42 inclusive without the prior written approval of the local planning authority.

This point is noted.



22- Notwithstanding the provisions of any town and county planning general permitted development order, no unit of building of employment accommodation hereby approved shall be used at any time for any purpose not falling wholly within the scope of class B1 in the schedule to the town and country planning order 1987 as now amended.

This point is noted.

If there is any further information you require, please do not hesitate in contacting me.

Yours sincerely

Grace Palmer
Assistant Technical Project Manager

01489 779200
grace.palmer@barratthomes.co.uk