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Mrs Lizzy Hardy
Planning Services
Seaclose Offices
Fairlee Road
Newport
Isle of Wight
PO30 2QS

10th August 2023

Your Ref 19/01255/FUL
My Ref 381

Dear Lizzy,

Re Change of use of agricultural land to tourism and siting of 5 holiday units

Further to our earlier conversations and discussions this year, and in consultation with my client, I would like to formally discharge prior commencement conditions:

- 3 (BMEP)
- 5 (passing bay)
- 6 (travel plan)

I would also like to discharge a lighting condition (8) as the details are included within the BMEP.

Given that the planning permission expires on the 13th October 2023, following the formal discharge of the pre-commencement planning conditions, the development will commence by the paying of the SPA mitigation fee, the erection of the protective stock fence and the creation of a passing bay – three things required as a direct result of the planning permission and therefore considered to implement the planning permission.

Ecology - Conditions 3 (BMEP) and 8 (lighting)

The initial survey undertaken for the original planning application was by Sam Buck of ARC Ecology; the follow-up BMEP, which accompanies this application has also used ARC to provide the required

Letter to Mrs Lizzy Hardy
Re Pennethorne Park Farm (381)

details to fully discharge the pre-commencement condition (3) ensuring that there are no contradictions between the reports.

Section 3 of the BMEP, in particular paragraph 3.3.3, specifies the low-level site lighting which is deemed suitable for this location. I would therefore also like these details to be considered to discharge condition 8.

Traffic - Conditions 5 (passing bay) and 6 (travel plan)

Pennethorne Park Farm benefits from a long driveway serving the farm. The driveway is straight with excellent visibility from one end to the other. It was conditioned that details of passing bays were agreed prior to commencement. The accompanying details, including the proposed location of a single passing bay, has been informally agreed with Island Roads prior to this application being made. The passing bay, is approximately halfway along the driveway, has been agreed as appropriate given the nature of the area and the constraints of the site. As part of the travel plan, it is stated that farm vehicles will have right of way at all times, followed by vehicles exiting towards the farm. The passing bay will be used by vehicles leaving the site only.

Pennethorne Park Farm sits within the Hamstead Estate on private roads. A condition of the planning permission (6) was that a 'one way system' for entering and exiting the wider Hamstead Estate (entering via Hamstead Drive and exiting only via Hamstead Road) was strongly recommended to customers via a Travel Plan. Suggested wording including a map is put forward for consideration and this wording will be sent to all guests prior to their holiday.

As stated above, the planning permission is due to expire on the 13th October 2023, and will be commenced immediately following the discharge of planning conditions by the payment of the SPA fee, erection of stock fencing and construction of the passing bay.

If you require any further information, please contact me.

Yours sincerely



Simon J. Craddock, MA, MSc, BSc (HONS)

CC Client