

To:

Stuart Jarvis

Director of Economy, Transport and Environment
Hampshire County Council
The Castle
Winchester SO23 8UD

Our Ref:APP/24/00369

Direct Line:(023) 023 9244 6549

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Ask for:Mr D Eaves

12 July 2024

Dear Mr Jarvis

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
County Consultation**

Application Number: APP/24/00369

Site Address: Emsworth House, Emsworth House Close, Emsworth, PO10 7JR

Proposed Development: Hampshire County Council consultation for proposed extension to areas of hard surfacing and the installation of a new footpath.

I refer to the above application which is to be determined by the County Planning Authority and referred to me for the formal observations of this Council as Local Planning Authority, and write to confirm that the application has been considered.

This Council **Raises No Objection** to the development as described above subject to the imposition of the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan

Site Plan Drawing No. P13815-HCC-ZZ-XX-DR-B-7003 T1 Version 01

Site Plan Drawing No. P13815-HCC-ZZ-XX-DR-B-7004 T1 Version 01

Smoking shelter and slab Drawing No. P13815-HCC-ZZ-XX-DR-B-7002 T1 Version 01

Our Ref: APP/24/00369

Reason: To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- (1) The proposed works to the north of the building appear to be located close to significant boundary trees. If the works potentially impact these trees it is important that tree protection and mitigation measures are provided prior to the development taking place and implemented prior to and for the duration the construction process.
- (2) In relation to Biodiversity Net Gain it is noted that the application form claims exemption based on the following:

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

Small sites (i.e. non-major developments) will be temporarily exempt until 2 April 2024.

It is however noted that the application appears to have been received on the 5th May 2024 and valid from the 14th May 2024 - therefore this exemption is not considered to apply in this case and the County will need to be satisfied that the scheme is exempt or to ensure 10% biodiversity net gain.

- (3) It is important to ensure that the location of the smoking shelter does not negatively impact residents on site or in residential properties to the north.

Alex Robinson

Alex Robinson
Executive Head of Place

12 July 2024