

Application Number: APP/14/01279
Site Address: Land at, Seagull Lane, Emsworth



Complete
Awaiting discharge of condition
On hold

No.	Condition	Comment	Sent to planners	Status
3	No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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. Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.	At the request of Daphney Haywood, a soft landscaping scheme was added to drawing 24034/01 prior to planning approval. Please see attached drawings 24034/01 PL4 with details of the soft landscaping scheme.	15.05.15	Awaiting formal discharge of condition from planners in writing
4	No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought until the implementation of all such hardsurfacing has been completed in full accordance with that specification. Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.	Hardstanding will comprise of 300mm thick Type One MOT, compacted in two layers with a geotextile membrane in between for the stone access road and 150mm thick Type One MOT, with 75mm thick 28mm single size washed well graded limestone chippings for the compound open areas. Geotextile membrane in between two materials for the shingle areas.	15.05.15	Awaiting formal discharge of condition from planners in writing
5	No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition. Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.	As agreed with Daphney Haywood prior to planning approval, soft landscaping will be added to minimise the impact of the site to the surrounding area, and as an extra step the 2.4 metre high palisade fence will be powder coated green to blend in with the surroundings.	15.05.15	Awaiting formal discharge of condition from planners in writing
6	No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 0.5 metres height when planted. Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.	As requested in January a tree survey was commissioned for the site. It was sent to Havant Borough Council on 10th February 2015 for which we received no feedback. For your convenience I have attached a copy of the report. As noted in the report item 4.2 - small trees T17, T20, T21 and T22 will be removed. As part of the soft landscaping schedule, 24 new trees will be planted which is a positive net balance regarding the 4 being removed. The development will be surrounded by a temporary Heras fence barrier to ensure that no construction personnel, plant or equipment enters areas with existing trees or hedgerows outside the site boundaries.	15.05.15	Awaiting formal discharge of condition from planners in writing
7	No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority. Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.	A soakaway and cesspit will be located within the compound. These have been added to drawing 24034/01 PL4. A copy of this drawing is attached - please confirm discharge of this condition in writing.	15.05.15	Awaiting formal discharge of condition from planners in writing
8	No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided 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 DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.	Please see drawings 24034/04 PL1, which shows the site set up plan with site cabin and car parking locations. These works will not commence until the access road has been built in accordance with APP/10/00912 (Interbridges Site, New Brighton Road, Emsworth).	15.05.15	Awaiting formal discharge of condition from planners in writing