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Updates for the Planning Committee – 21/9/23

Amended Recommended Conditions, with changes highlighted in bold.

Condition 2

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

Plans

Site Location & Block Plan - Drawing No. 172 TD24

Site Layout Plan - Drawing No. 172 TD20 D August 2023

Proposed New Dwelling - Drawing No. 172 TD 21

Landscape - Drawing No. 172 TD 20C

Tree Protection Plan - Drawing No. Arbtech TPP 01

Arboricultural Impact Assessment - Drawing No. Arbtech AIA 01

Documents

Arboricultural Survey by Arbtech, dated 08 November 2022

Design & Access Statement

Highway Report

European Site Avoidance & Mitigation Checklist

Occupancy Calculator

Solent Nutrient Budget Calculator

Biodiversity/Ecological Assessment

Reason: - To ensure provision of a satisfactory development

Condition 6

The car parking, servicing and other vehicular access arrangements, **together with the footpaths** shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 14

The landscaping works shown on the approved plans (Landscape Drawing No. 172 TD 20C), **with the exception of the removal of the Sycamore tree identified in the northwest corner**, shall be carried out in accordance with the approved details and within the first planting season following final occupation of the development hereby permitted. **The approved trees to be planted shall be semi-mature species.** Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 15

The Hornbeam Tree shown on Landscape Drawing No. 172 TD 20C which is a replacement for a tree covered by a Tree Preservation Order, shall be planted in accordance with the approved details and within the first planting season following occupation of the development hereby permitted. **The approved tree to be planted shall be a semi-mature species.** If the replacement protected tree dies, another tree shall be planted, following agreement with the Local Planning Authority.

Reason: To ensure the replacement of the tree covered by a Tree Preservation Order having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework