

Please quote: RO45100T/SR

Your Reference:

Date: 13 October 2016

Please ask for: [REDACTED]

Telephone direct: [REDACTED]

Email: [REDACTED]

Web: www.hastings.gov.uk/planning



Development Management Team
Aquila House, Breeds Place
Hastings, TN34 3UY

For the attention of: [REDACTED]

Dear Sirs,

Town and Country Planning Act 1990

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

Application Number: HS/CD/16/00655

Proposed Development: Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/00028)

Location: Rocklands Private Caravan Park, Rocklands Lane, Hastings, TN35 5DY

I refer to the above application dated 12 August 2016, and specifically regarding the discharge of conditions 4 and 7.

Condition 4 - details of the planting scheme and soft landscaping

Despite seasonal tree growth, the west facing side of the building remains largely exposed to outside views from west the east. Additional planting is required on both the western boundary, and to the north east of the building (as set out specifically in the condition) to reinforce the establishment of effective screening, to make the building less conspicuous. The trees proposed to the north of the building will not provide sufficient screening from the rest of the country park.

In its current form therefore, the landscaping plan submitted is not considered to provide enough screening to allow details for condition 4 to be approved. A revised plan, with further screening provided to the north east of the building, and on the western boundary is therefore required in order for the condition to be discharged. I would also suggest that planting is continued around the corner of the south eastern boundary.

Condition 7 - foul and surface water drainage scheme

I refer you to the comments made by both Southern Water and Building Control in respect of drainage. These are available on our website at <http://publicaccess.hastings.gov.uk/online-applications/>.

Southern Water note that the final connection point to the sewer is not shown on the drainage proposals. A detailed drainage layout plan is required, which clearly indicates on site foul and surface water drainage, the manhole where it is being mixed and its relevant final discharge point on the combined sewer.

Without this information I am unable to discharge either condition 4 or condition 7. Please let me know how you wish to proceed.

This correspondence will be held on a file that is open to public inspection.

Yours faithfully,

