June 2017

Planning Inspectorate Reference No: APP/W1715/W/17/3172807

Local Authority Ref: C/16/79036

Appeal Site:

Land Rear of 18-20a High Street, Botley, Southampton, SO30 2EA

APPENDIX A

Local Planning Authority's Suggested Conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 0322/II/P1A, 0322/II/P2A, 0332/II/P3A, 0332/II/P4A & 0322/SS. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) No development, including site clearance shall start until the following details have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented, unless agreed in writing by the Local Planning Authority and shall include:
a) Details and samples of the materials to be used in the construction of the external surfaces of the buildings, including details of windows, rainwater goods, fascias and soffits;
b) The alignment, height and materials of all walls, fences and other means of enclosure;
c) The details and layout of foul sewers and surface water drains;
d) A landscaping scheme to cover all surfacing including the access drive and parking areas, trees and planting; and
Reason: To ensure a good quality development.

(4) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A1 2013 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority; (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and

BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: To assess if contaminated land is present on site.

(5) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition 4(c) that any remediation scheme required and approved under the provisions of the above condition 4(c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:- (a) A description of the site and its background, and summary of relevant site information (b) A description of the remediation objectives and redial works carried out (c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc. (d) Certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 4(c). Reason: To ensure any contamination is suitably dealt with.

(6) The submitted Tree Survey, Arboricultural Impact Assessment and Method Statement by Treecall Consulting Ltd. (Ref: DS/15316/AC) shall be adhered to in full through the course of demolition and construction works, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(7) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the Local Planning Authority officer has inspected and approved the proposed tree protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Site Specific Method Statement will be addressed at this meeting. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction. Reason: To retain and

protect the existing trees which form an important part of the amenity of the locality.

(8) No construction, including site clearance shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Construction work shall only take place in accordance with the approved method statement which shall include:
a) the location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
b) the parking of vehicles of site operatives and visitors;
c) measures to control the emission of dust and dirt generated by demolition and construction;
d) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
e) provision for storage, collection, and disposal of rubbish from the development during construction period; and
f) measures to prevent mud and dust on the highway during demolition and construction.
Reason: To limit the impact the development has on the amenity of the locality.

(9) No construction or clearance work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(10) No burning of materials obtained by site clearance or from any other source is to take place on this site during the construction and fitting out process. Reason: In the interests of amenity and to protect those trees which remain.

(11) Prior to the occupation of the dwellings hereby approved, as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority: in respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations, and in respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement [and not set conditions with requirements above a Code level 4 equivalent.

(12) The approved landscape scheme must be completed within 12 months from the completion of the building shells, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(13) The development hereby permitted shall not be brought into use until the parking areas have been constructed and surfaced in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles. Reason: To make provision for off street parking for the purpose of highway safety.

(14) No development shall start until details of the access including any footway and verge crossing have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented unless agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory vehicular access.