

Appendix C – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/23/3326789**

Eastleigh Borough Council Reference: **F/22/94108**

**Broadway Farm, Broad Oak, Botley, Southampton,
Hampshire, SO30 2EU**

Should the Inspector be minded to allow the above planning appeal, the LPA would ask that the following conditions be considered.

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1000-PL Rev A, 2000-PL Rev A, 2001-PL Rev A, 3001-PL Rev A, 0000 Rev P03, D3150-FAB-00-XX-DR-L-1000 Rev P03, D3150-FAB-00-XX-DR-L-1001 Rev P03 & D3150-FAB-00-XX-DR-L-1003 Rev P02.
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) The warehouse building hereby approved shall be finished in materials which match those of the neighbouring warehouse buildings to its west as closely as possible in type, appearance, colour and texture.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4) No development shall start until details of a sustainable drainage system which includes biodiversity protection and enhancement have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development and prevent flooding and pollution.

- 5) The warehouse building and its associated yard hereby approved shall not be brought into use until the Sustainable Drainage Scheme and associated landscaping has been fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements has been provided to the Local Planning Authority. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.

Reason: To ensure satisfactory drainage for the development and prevent flooding and pollution.

- 6) No excavation, demolition or development related works shall take place until updated tree protection plan and a detailed method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved protection measures and method statement must be adhered to in full 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.

- 6) Prior to the commencement of the development hereby permitted a Landscape Management Plan and Planting Schedule, (including all hard and soft landscaping, trees, all other means of enclosure, and details of implementation and maintenance), shall be submitted to and approved in writing by the Local Planning Authority. The agreed details (except planting) shall be implemented in full prior to first use of the development hereby permitted. The planting shall be implemented in full within the first planting season post first use (at the latest) and maintained as such thereafter.

Reason: In the interests of the visual amenity of the locality, and biodiversity.

- 7) For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality.

- 8) Prior to the commencement of the development hereby permitted, details of biodiversity enhancements, including a Biodiversity Environmental Management Plan (BEMP) and timings, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details and maintained for the lifetime of the development.

Reason: In the interests of the visual amenity of the locality, and biodiversity.

- 9) Prior to first use of the development hereby permitted, details of a permanent external lighting scheme shall be submitted to and approved in writing by the

Local Planning Authority, and the approved scheme implemented in full. This shall include mitigations measures, to protect wildlife, the adjoining SSSI and nearby residential properties, which shall then be implemented and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife, the adjoining SSSI, and nearby residents.

- 10) No construction, demolition, or other works shall start until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. All works shall only take place in accordance with the approved method statement which shall include:
- a) a programme of the works, including construction of the approved warehouse and its associates yard, new parking apron, removal of existing hardstanding, construction of drainage scheme, and landscaping;
 - b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - f) measures to prevent mud on the highway during demolition and construction;
 - g) temporary lighting;
 - h) details of protection measures to prevent pollution and sediments from entering the adjacent SINC and nearby watercourse;
 - i) details of protection measures surrounding ecological buffer zones; and
 - j) details of wildlife protection measures during demolition and construction.

Reason: To limit the impact the development has on the amenity of the locality.

- 11) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 12) No burning of materials obtained by site clearance, or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 13) No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.

Reason: To prevent harm to breeding birds.

- 14) The existing tarmac hardstanding to the east of the site shall be removed within one month of the new parking apron being brought into use ('use'

being defined as the parking of any vehicles or trailers not associated with its construction).

Reason: To ensure the unauthorised development is removed within a timely manner.

- 15) The warehouse building hereby permitted shall be used only for purposes of storage and distribution within Use Class B8 of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] in association with the existing site operations and for no other purposes.

Reason: In the interests of highway safety and local amenity.