

Appendix A – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/23/3329598**

Eastleigh Borough Council Reference: **F/22/94422**

63 Underwood Road, Bishopstoke, Eastleigh, Hampshire, SO50 6FX

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 referenced: 400_07_A, 400_08_A and 400_09_A.
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 development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 4) No development above damp-proof course level shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).
- 5) The development hereby approved shall not be occupied until the provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.
Reason: To ensure adequate on-site car parking provision for the approved development in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016 – 2036).

- 6) No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.
Reason: To provide satisfactory access and in the interests of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016 – 2036).
- 7) No development shall start on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority, which shall include:
(a) The provision of long-term facilities for contractor parking;
(b) The arrangements for deliveries associated with all construction works, loading/unloading of plant and materials, and carting away of materials;
(c) Location of temporary site compounds, construction material, and plant storage areas;
(d) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail;
(e) measures to minimise dust, noise and vibration.
Demolition and construction work shall only take place in accordance with the approved method statement.
Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).
- 8) No development above damp-proof course level shall start until a landscape design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees, boundary treatments, landscape buffer planting along the east boundary fence and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standards.
Reason: In the interests of biodiversity, the visual amenity of the locality, to safeguard the amenities of neighbouring residents and to minimise additional load to the surface water drainage system and maintain recharging of ground water to benefit the proposed soft landscape in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).
- 9) No development shall start until details of a sustainable drainage system, including details for the sustainable disposal of surface water and disposal of foul sewerage, 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 in accordance with policies DM2, DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 10) The dwelling hereby permitted shall not be occupied until a bat brick and swift brick have been installed on the south facing gable end of the new dwelling, beneath the projecting soffit.

Reason: In the interest of biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 11) The dwelling hereby approved shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates and phosphates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 12) Prior to the occupation of the dwelling hereby approved, supporting information to confirm the predicted mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. 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 and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016 – 2036).

- 13) Prior to the occupation of the dwelling hereby approved, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 14) 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.

- 15) 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.

- 16) The development must accord with the arboricultural report reference WT 012-23 AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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 in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 17) There will be no pedestrian access from the boundary fence line to the woodland to the east of the site. Any permanent fencing that is erected at the property boundaries must have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges.

Reason: In the interest of protecting and enhancing biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 18) No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist. If any active nests are found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.

Reason: To avoid disturbance of breeding and nesting birds or damage to their nests in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 19) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To maintain a good quality environment in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).