

LOCAL PLANNING AUTHORITY SUGGESTED LIST OF CONDITIONS

Site Address: Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH

Appeal Reference: APP/W1715/W/23/3329709

Planning Application Reference: F/23/95117

The following list of conditions is put forward by the Local Planning Authority (LPA) on a without prejudice basis. For the avoidance of doubt, the presence of conditions on this list, so far as they pertain to matters the subject of the reason(s) for refusal as set out within the Council's decision notice, do not indicate that the LPA is satisfied that such matter could be adequately addressed by way of planning conditions. Rather their presence is such as to allow a degree of control to be exercised in relation to specific impacts of the development should the Inspector be minded to allow the appeal. In such an event, the LPA respectfully requests that these conditions be imposed.

Conditions and Reasons:

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Proposed AirBnB PL/04
 - Proposed AirBnB PL/05

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2) The development hereby permitted shall be used only for purposes of an holiday let within C1 use 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] and for no other purposes.

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

- 3) Within 3 months of the decision notice, a mitigation package addressing the additional nutrient inputs (nitrates) arising from the development shall be 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 which 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 impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 4) The holiday let hereby permitted shall only be used by the same occupier(s) for a maximum of 21 days.

Reason: To retain the unit as a holiday let.