

Appendix B – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **6005642**

Eastleigh Borough Council Reference: **O/25/94108**

Land at Denham's Corner, Snakemoor Lane, Horton Heath, Eastleigh, Hampshire, SO32 2BW

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

1) Approved Plans:

The development hereby permitted shall be implemented in accordance with the following plans referenced:

- 23063-0201 A – Location & Site Plan
- 24478-01e – Site Access Plan (*will need to be updated to latest*)
- 24478-01e-1 – Pedestrian & Cycle Access (*will need to be updated to latest*)

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

2) Reserved Matters:

No development shall start until details of the:

- a) layout of the site;
- b) scale of the buildings;
- c) external appearance of the buildings; and
- d) landscaping of the site;

[hereafter called "the Reserved Matters"] have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within three years of the date of this permission. The development shall accord with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3) Commencement of Development:

The development hereby permitted shall begin either:

- a) No later than the expiration of three years from the date of this permission;
- OR

b) No later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4) Reserved Matters Proposals:

All Reserved Matters applications shall be submitted in general accordance with the following plans:

- 23063-0202-P-00 – Illustrative Layout Plan
- 23063-0203-P-00 – Illustrative Masterplan
- 23063-0204-P-01 – Access Parameter Plan
- 23063-0206-P-00 – Building Heights Parameter Plan
- 23063-0206-P-01 – Built Framework Parameter Plan
- DD621L01A – Illustrative Landscape Masterplan

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

5) Construction Environmental Management Plan (CEMP):

No demolition, construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) Means of access for construction work;
- b) A programme and phasing of the demolition and construction work, including roads, landscaping, open space and sustainable transport hub;
- c) Location of temporary site buildings, parking for site operatives and visitors, compounds, construction materials, plant storage areas;
- d) Vehicle tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site and management of construction traffic and access routes;
- e) Measures to prevent mud and dust on the highway during construction, including wheel washing facilities;
- f) Safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site and temporary drainage details, during the construction period;
- g) A scheme for controlling noise and vibration impacts (including any piling) on noise sensitive properties from site preparation and construction activities;
- h) Provision for storage, collection, and disposal of rubbish from the development. No burning of materials obtained by site clearance or any other source shall take place;
- i) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) Temporary lighting;
- k) Protection of all biodiversity interests during construction, including precautionary working methods for protected species and the provision of protected species and habitat mitigation training for all site operatives.

Reason: To limit the impact the development has on the amenity of the locality and highways and biodiversity during the construction process. In accordance with Policies DM1, DM8, DM11 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

6) Unexpected Contamination:

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Preliminary Risk Assessment (AIS Ltd, 20/05/2025) report reference AE0503 Issue 1.1, it must be reported in writing immediately to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7) Re-use of Soils:

Any soils proposed for reuse within soft landscaping areas as part of the development hereby permitted should be demonstrated to be suitable for their intended use, in accordance with the recommendations of the Preliminary Risk Assessment (AIS Ltd, 20/05/2025) report reference AE0503 Issue 1.1, and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

8) Tree Protection:

Notwithstanding the information submitted to date, no development related works shall commence until a detailed Arboricultural Method Statement and Tree / Ecological Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall accord with British Standard (BS:5837:2012 Trees in Relation to Design, Demolition and Construction) and be extended to include areas of retained habitats and new planting where soil needs to be protected from construction impacts. The approved documents shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.

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).

9) Archaeological Evaluation:

No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

10) Archaeological Mitigation:

No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

11) Archaeological Post-excavation Assessment:

Following completion of archaeological fieldwork, a report shall be produced in accordance with an approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

12) Surface Water Drainage Scheme (SuDS):

No development shall begin until a sustainable drainage system for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a) A technical summary highlighting any changes to the design from the flood risk assessment;
- b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to

and including 1:100 + climate change;

- d) Evidence that urban creep has been included within the calculations;
- e) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753;
- f) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria;
- g) A SuDS layout including three forms of naturalised filtration processes within the treatment train to ensure no pollutants leave the site;
- h) Cross sections of each drainage feature and associated landscaping;
- i) A timetable for the SuDS implementation and a management / maintenance plan for the lifetime of the development. Details shall include arrangements for adoption by any public body or statutory undertaker, or any other arrangements, to secure the effective operation of the sustainable drainage system and to maintain operational water quality throughout its lifetime.

The development shall be carried out in accordance with the approved details.

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

13) Drainage Verification:

Prior to the occupation of the first dwelling, a drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall be prepared by the installers of the drainage system confirming the drainage has been built in accordance with the approved details.

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

14) Levels:

No development shall commence until levels details have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land. The development shall be carried out in accordance with the approved details.

Reason: To limit the impact the development has on the locality and to ensure a high quality design in the interest of visual and residential amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

15) External Materials:

No development shall commence above damp proof course until full details of the external materials to be used in the buildings and hard surfacing (including samples where requested by the Local Planning Authority) have

been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

16) Landscaping:

No development shall commence above damp proof course until a landscaping scheme and planting specifications have been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including trees, planting, hard surfacing and boundary treatments). The scheme shall include:

- a) A minimum 20m development-free buffer of naturalised habitat without public access, not included in the public open space and free from all development between the developed site and the adjacent SINC's (Scorey's Copse (Ancient Woodland) and Scorey's Copse Rush Pasture), the stream to the east of the site and the nearby SINC's (Scorey's Copse Meadow and Snakemoor Farm Meadow);
- b) Timings for planting; and
- c) The continued management and maintenance arrangements for all landscaped areas.

The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. 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, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the locality, to safeguard the amenities of neighbouring residents, to promote biodiversity and to protect and enhance the designated habitats within the neighbouring SINC's, in accordance with Policies DM1 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

17) SINC and Woodland Buffer Zones:

The 20 metre SINC buffer zones must be managed strictly in accord with the prevention measures outlined in the Ecology Addendum report by Ecosupport (July 2025). This includes signs, fencing, pet waste removal, well-marked created formal footpaths and information provided to homeowners. Houses must not back directly onto the buffer zones.

Reason: To avoid recreational impacts and disturbance to the SINC's and stream in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

18) Bat Protection:

The mitigation measures for Barbastelle bats proposed in the EclA (May 2025) and Ecology Addendum report (July 2025) by Ecosupport including robustly enforced dark corridors and wildlife-sensitive lighting around the whole site, wildflower and scrub planting within the buffer zone, creation of a balancing pond and retention of rush pasture must be implemented prior to occupation and retained for the lifetime of the development.

Reason: To minimise disturbance to Barbastelle bats and to support their foraging and commuting through the site in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

19) Botley Road Access Route:

Prior to the commencement of work on the Botley Road pedestrian and cycle access, details of the route shall be submitted to and agreed in writing by the Local Planning Authority. The details must include:

- a) A boardwalk to protect the wet areas and tree root protection zones;
- b) Wildlife-sensitive bollard lighting with a downward facing hoods and conform to the required low lighting specifications; and
- c) Measures for its continued management and maintenance for the lifetime of the development.

The approved details shall be implemented in full prior to occupation of the first dwelling.

Reason: To minimise disturbance to Barbastelle bats and to minimise the ecological impact on the woodland in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

20) Biodiversity gain strategy and metric:

Notwithstanding the submitted details, the development shall not commence until an updated biodiversity net gain strategy and metric has been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate a minimum 10% biodiversity net gain in all categories. The development shall accord with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

21) Habitat Management and Monitoring Plan:

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation. Thereafter

those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

22) Implementation of Habitat Management and Monitoring Plan:

Notice in writing shall be given to the Local Planning Authority when the:

a) habitat creation and enhancement works as set out in the HMMP have commenced; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

23) Biodiversity net gain credits:

Prior to occupation of the first dwelling, evidence of purchase of the correct number of biodiversity credits or units, should they be required, for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

24) Noise Mitigation Measures:

Prior to the commencement of the residential development hereby permitted, a detailed noise mitigation scheme to address noise arising from existing and future traffic on Botley Road and Snakemoor Lane, shall be submitted to and approved in writing by the Local Planning Authority. The standards to be achieved shall be agreed in writing by the Local Planning Authority prior to the submission of the noise mitigation scheme. The noise mitigation measures, as approved in writing by the Local Planning Authority, shall be fully installed and verified as performing as required prior to the first occupation of each dwelling unit, and shall thereafter be retained.

Reason: In the interests of residential amenity of future occupiers of the development, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

25) Unadopted Roads, Footways and Cycleways:

In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

- a) Prior to construction of any road, footway or cycleway a plan showing the extent of the roads, footways and cycleways to be adopted and unadopted shall be submitted to and approved in writing by the Local Planning Authority;
- b) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards and completed prior to occupation of the penultimate dwelling (within each phase); and
- c) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to Hampshire County Council's current adoptable construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation of the penultimate dwelling (within each phase), whichever is earlier. The report shall include the relevant construction details that the roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016 2036).

26) Pedestrian and Cycle Access Works:

No part of the development hereby approved shall be occupied until the pedestrian and cycle access works from the site onto Botley Road and Snakemoor Lane, have been provided in accordance with the details previously approved by the Local Highway Authority.

Reason: To provide satisfactory pedestrian access and in the interests of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

27) Parking, Cycle and Refuse:

The car parking, cycle and bin storage for each dwelling shall be provided before that property is occupied in accordance with details to be approved under the reserved matters application. The car parking shall be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house.

Reason: To make provision for off street parking, cycle and bin storage in accordance with Policies DM1, DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036).

28) Electric Vehicle (EV) Charging Points:

No building shall be occupied or brought into use until details of EV charging infrastructure have been submitted to and approved in writing by the Local Planning Authority. These details must include:

- a) the total number, type, location, and operation of EV charging points;
- b) passive provision for future EV charging; and
- c) a timeline for installation and maintenance.

The approved EV infrastructure must be installed prior to occupation and retained for the lifetime of the development.

Reason: To promote sustainable travel, reduce air pollution, and support climate change mitigation efforts, in accordance with Policies DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

29) Accessibility standards:

No development shall commence above damp proof course until evidence that the dwellings comply with the following standards has been submitted to and approved in writing by the Local Planning Authority:

- a) All dwellings to meet at least Part M4(1) standard (Visitable dwellings);
- b) At least 80% of dwellings shall meet Part M4(2) standard (Accessible and adaptable dwellings);
- c) At least 7% of all market housing meeting the Part M4(3) (2)(a) standard for wheelchair adaptable dwellings; and
- d) At least 8% of all affordable housing meeting the Part M4(3) (2)(b) standard for wheelchair adaptable dwellings.

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).

30) Nationally described space standards:

Details showing how the dwellings meet the Nationally Described Space Standards shall be submitted with the reserved matters application(s). This shall include a table setting out the gross internal floorspace, the extent of the built-in storage, number of twin / double bedrooms with their minimum room widths, and minimum floor to ceiling height for at least 75% of the Gross Internal Area for each dwelling.

Reason: To ensure a high quality living environment for residents in accordance with Policies DM1 & DM30 of the Eastleigh Borough Local Plan (2016-2036).

31) Water Usage:

Prior to the first occupation of any approved dwelling, supporting information to confirm the predicted internal 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).

32) Nutrients Neutrality:

No dwelling shall 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).

33) Vegetation Clearance:

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).

34) Hours of work:

No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Public / Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).