

LPA List of Suggested Conditions

1. Implementation timeframe

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.

2. Plan numbers

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

- 001 (Site Location Plan)
- SL01 Rev A (Site Layout)
- L01 Rev F (Landscape Strategy Plan)
- P1-2.p (Plots 1 & 2 Floor Plans)
- P3-4.p (Plots 3-4 Floor Plans)
- P5-6.p (Plots 5 & 6 Floor Plans)
- P1-2.e (Plots 1 & 2 Elevations)
- P3-4.e (Plots 3-4 Elevations)
- P5-6.e (Plots 5 & 6 Elevations)

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

3. CEMP

No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) A programme of and phasing of construction work including demolition;
- b) The provision of long term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Vehicle routing plan;
- e) Methods of construction works;
- f) Access and egress for plant and machinery;
- g) Protection of pedestrian routes during construction;
- h) Location of temporary site buildings, compounds, construction material and plant storage areas;
- i) 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 such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- j) Measures to minimise dust, noise and vibration;
- k) Precautionary measures for the protection of species as set out in the Preliminary Ecological Appraisal prepared by Ecosupport dated 31 May 2023;
- l) Measures to prevent pollution from surface water run-off during construction;

LPA List of Suggested Conditions

m) Details of external lighting.

Demolition and construction work shall only take place in accordance with the approved CEMP.

Reason: In order that the Local 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).

4. Contaminated land

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

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 UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,

b) 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 and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,

c) 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 and monitoring
Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure that risks from land contamination to the future users of the land are minimised in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5. Contaminated Land (2)

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 4(c) that any remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

LPA List of Suggested Conditions

- a) A description of the site and its background, and summary of relevant site information
- b) a description of the remediation objectives and remedial works carried out
- c) verification data, including - data (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, gas / vapour membranes have been installed correctly

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c)

Reason: To ensure that risks from land contamination to the future users of the land are minimised in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

6. Noise

Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:2014.

Reason: To protect the amenities of the occupiers in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

7. Tree Protection Measures

The development must accord with the arboricultural report reference 221462 - AIA 2 and letter reference 221462 – Let 2. 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.

LPA List of Suggested Conditions

8. Tree Protection Measures (2)

Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed Arboricultural Method Statement (as per BS5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement must include a management plan and full details of cellular confinement installation. The approved documents must 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.

9. Vehicle Access Provision

No development shall start on site until the access lines of sight of 2.4 metres by 43.0 metres are provided in accordance with plan ref. NJC-001 Rev A (Appendix 2 to Highway Technical Note, Nick Culhane). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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).

10. Higher Access Standards

Prior to the occupation of the dwellings hereby approved, evidence that the dwellings comply 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.

11. Water Consumption

Prior to the occupation of the dwellings 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.

LPA List of Suggested Conditions

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).

12. Drainage

Notwithstanding the details submitted with the application, no development shall commence on site until a detailed foul and surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- A technical summary highlighting any changes to the design from that within the submitted Drainage details;
- Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- 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 + 40% for climate change;
- Confirmation that sufficient water quality measures including filtration have been included to satisfy the methodology in the Ciria SuDS Manual C753;
- Assessment of risks to controlled water;
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The drainage scheme must thereafter be implemented in accordance with the approved details and verified as correctly installed.

Reason: To ensure satisfactory drainage for the development to reduce flood risk and to minimise pollution, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

13. Drainage maintenance

Prior to first occupation of the development hereby permitted, details for the long-term maintenance of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Maintenance schedules for each drainage feature type and ownership specifying the responsibilities of each party for the implementation of the SuDS scheme.;
- Details of protection measures.
- A timetable for implementation.
- A management and maintenance plan for the lifetime of the development including the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

LPA List of Suggested Conditions

The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure long term management of the drainage system to protect against flood risk and water pollution, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

14. Materials

Prior to any development above foundation / slab level, full details including samples where requested, of the proposed external materials for the buildings and hard surfacing, shall be 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).

15. Landscaping

a. Notwithstanding the details shown on the submitted Landscape Strategy Plan L01 Rev F, no development above foundation/slab level shall take place until a fully detailed soft landscaping and planting scheme (to 1:200 scale) has been submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall include long term management responsibilities and the planting scheme shall specify species, density, planting, size and layout.

b. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner) and shall thereafter be retained.

c. If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

16. Boundary treatment

Prior to any development above foundation / slab level, full details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

LPA List of Suggested Conditions

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).

17. Vehicle parking

Prior to first occupation of the development hereby permitted, the vehicle parking spaces shown on the approved plans shall be provided and shall thereafter be retained for vehicle parking only.

Reason: To ensure adequate parking in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

18. Biodiversity enhancement

The development shall incorporate biodiversity enhancement measures as set out in the recommendations of the Preliminary Ecological Appraisal prepared by Ecosupport dated 31 May 2023, unless alternative measures are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To achieve biodiversity net gain in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

19. Cycle storage

Prior to first occupation of the development hereby permitted, secure cycle storage facilities shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall thereafter be retained for cycle storage only, in accordance with the approved details.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

20. Pedestrian Access Provision

Prior to development above foundation / slab level, full details of the permissive path southern and northern routes with connections into the existing footpath networks shall be submitted to, and approved in writing by, the Local Planning Authority. No occupations on site shall commence until the two pedestrian access links are provided in accordance with the approved plans and details. These pedestrian access links shall remain open for use in perpetuity and shall be subsequently maintained so thereafter.

LPA List of Suggested Conditions

Reason: To provide pedestrian connectivity to the surrounding area and in the interests of highway safety, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

21. Permitted Development Rights Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, C, D, E and F of Part 1, Schedule 2 and Classes A and B of Part 2, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority through submission of a formal planning application.

Reason: To enable the Local Planning Authority to assess the impacts of further extensions and development on the character and appearance of the locality and settlement gap, in accordance with Policies S6 and DM1 of the Eastleigh Borough Local Plan (2016-2036).

22. Refuse storage

Prior to occupation of the development hereby permitted, provision for the storage of refuse and recyclables shall be made in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority, and shall thereafter be retained.

Reason: In the interest of amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

23. Nutrients

The dwellings 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

Cockpit Farm Appeal ref. APP/W1715/W/23/3328986; application ref. F/23/94713

LPA List of Suggested Conditions

Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).