

LOCAL PLANNING AUTHORITY SUGGESTED LIST OF CONDITIONS

Site Address: The Old Fairground, Bursledon Road, SO19 0NL

Appeal Reference: APP/W1715/W/24/3338678

Planning Application Reference: F/23/95867

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 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) The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location & Block Plan 558 100 Rev A
 - Proposed Site Layout 558 101 Rev A
 - Proposed Floor Plans 558 200 Rev A
 - Proposed Elevations 558 201 Rev A

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

- 3) No development shall start on site until a Construction Environmental Method 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 demolition (if any) and phasing of construction work;
 - (b) The provision of long-term facilities for contractor parking;
 - (c) The arrangement for deliveries associated with all construction works;
 - (d) Access and egress for plant and machinery;
 - (e) Protection of pedestrian routes during construction;
 - (f) 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;
 - (g) Details of noise, and dust mitigation measures.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.

- 4) No development shall start until details for the sustainable drainage system, including details for the sustainable disposal of surface water and the disposal of foul sewerage, have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 5) 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.

- 6) No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved arboricultural documents 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.

- 7) Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments and biodiversity enhancements) 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 Standard, and maintained thereafter. For a period of 5 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 other of the same species, size and number as originally approved in the landscaping scheme.

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

- 8) Prior to the first occupation of the approved development, 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 achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 9) No development shall start until details for the onsite provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the storage facilities have been constructed in accordance with the approved details and these shall thereafter be retained and kept available.

Reason: To ensure the adequate provision of onsite facilities.

10) Notwithstanding the approved plans / details, no development shall start until full details and all samples 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.

11) The site shall not be occupied by any persons other than travelling showpeople as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy), but including those travelling showpeople who have ceased to travel permanently.

Reason: The site is within designated countryside and not usually considered suitable for new residential development.

12) 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, and E of Part 1, Schedule 2 and Class A of Part 2, Schedule 2 of the Order shall be carried out to the retained and proposed dwelling without the prior written consent of the Local Planning Authority.

Reason: To ensure the provision of an appropriate level of amenity space and in the interest of maintaining a good quality environment for future occupiers and neighbours.

13) 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 28I(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.

{NB: this condition would only be required if Natural England were to object to the appeal proposals}.