

APPENDIX 2 to LPA Statement of Case – 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:

- 685/003 – Site Location Plan, Existing & Proposed Site Layout Plans, Existing and Proposed Plans, Site Section and Elevations

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

3. Contaminated Land Assessment

No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:

- 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;
- b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study;
- c) A 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.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and 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 unless otherwise agreed with the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

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4. Contaminated Land Verification

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 3(c) that any remediation scheme required and approved under the provisions of condition 3(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 accord with UK Land contamination risk management (LCRM) national guidance, 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:

- 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 3(c). Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the LPA prior to use on site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5. Access construction

No development shall start on site until the vehicle access has been constructed and lines of sight provided from the access point by reducing the front boundary vegetation to a maximum of 1m in height for a distance of 1m into the site boundary. The vegetation shall thereafter be maintained at a maximum height of 1m.

Reason: To achieve suitable visibility from the vehicle access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

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6. Construction Environmental Management Plan

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 demolition and construction work;
 - b) Provision of long term facilities for contractor parking;
 - c) Arrangements for deliveries associated with all construction works;
 - d) Methods of construction works;
 - e) Access and egress for plant and machinery;
 - f) Protection of pedestrian routes during construction;
 - g) Location of temporary site buildings, compounds, construction material and plant storage areas;
 - h) Details of the methodology for ensuring dirt is not transferred onto the highway (i.e. wheel washers), and onwards mitigation should this fail;
 - i) Surface water drainage measures to prevent pollution of Monks Brook.
- The works shall take place fully in accordance with the approved CEMP.

Reason: In the interest of amenity and highway safety, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

7. Surface water drainage

No development shall commence on site until full details of surface water drainage, to include measures to prevent pollution of Monks Brook, have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall thereafter be implemented and maintained in accordance with the approved details.

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

8. Parking space provision

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

Reason: To provide adequate parking in the interest of highway safety, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

9. Materials

Prior to any development above foundation/ slab level, full details including samples where requested, of the proposed external materials 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.

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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).

10. Cycle storage

Prior to occupation of the development hereby permitted, provision for the secure storage of at least 2 bicycles 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.

Reason: To ensure suitable provision for cycle storage to encourage the use of alternative means of transport, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

11. Refuse storage

Prior to occupation of the development hereby permitted, provision for refuse storage shall be provided in accordance with the approved plans and thereafter retained.

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

12. Nutrient mitigation

The dwellings hereby permitted 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 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).