

## **Appendix A – Suggested Conditions**

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/24/3338792**

Eastleigh Borough Council Reference: **F/23/95549**

**Brighstone, Botley Road, Horton Heath, Eastleigh, Hampshire, SO50 7DT**

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

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 20/001/100 P8, 20/001/101 P5, 20/001/102 P5, 20/001/103 P4, 20/001/104 P5, 20/001/105 P6, 20/001/106 P4 (Drainage Plan), 20/001/106 P4 (Constraints Plan) & 20/001/110 P3.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2) 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.
- 3) 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 281(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.
- 4) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These details shall include assessments of the site's ground conditions and suitability for filtration drainage. The development shall then accord with the approved details.  
Reason: To ensure satisfactory provision of foul and surface water drainage.
- 5) The approved Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to the first occupation of the development. The sustainable drainage scheme

shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.

Reason: To prevent flooding and pollution.

- 6) The development shall accord with the submitted Arboricultural Impact Assessment and Method Statement by 'ecourban Arboricultural', Ref: 231543 - AIA dated 20 June 2023. All tree protection measures shall be installed prior to any works commencing on site.

Reason: To retain and protect the existing trees and hedges which form an important part of the amenity of the locality.

- 7) No construction or demolition works shall commence until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved details which shall include:
- a) a programme and phasing of the demolition, construction and development works;
  - b) the location and height of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
  - c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
  - d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
  - e) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable];
  - f) the parking of vehicles of site operatives and visitors;
  - g) the protection of pedestrian routes during construction;
  - h) management measures to control the emission of dust generated by demolition and construction works;
  - i) a scheme for controlling noise and vibration impacts on noise sensitive properties from site preparation and construction activities (to include details of any piling if proposed);
  - j) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;
  - k) measures to prevent mud and dust on the highway during demolition and construction; and
  - l) measures to protect wildlife, including reptiles, hedgehogs and badgers during the construction process.

Reason: To limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity and hydrology during the demolition and construction process.

- 8) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 9) 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.
- 10) No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.  
Reason: To prevent harm to breeding birds.
- 11) No development shall start on site until the accesses to the application site and 'Neerome', including the footway and/or verge crossing has been constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans. 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.
- 12) No development above damp-proof course level shall proceed until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include all walls, roofs, fenestration, window surrounds, rainwater goods and balcony barriers 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.
- 13) No development above damp-proof course level shall proceed until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatments, 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.  
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring and future residents.
- 14) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard prior to occupation of the last dwelling. 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 others of the same species, size and number as originally approved in the landscaping scheme.  
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 15) No development above damp-proof course level shall proceed until details of bin & cycle storage provision, including the communal refuse collection point, has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be occupied until its associated bin & cycle storage has been provided in accordance with the approved details and thereafter retained and kept available.  
Reason: To ensure the adequate provision of on site facilities.
- 16) All works shall be undertaken in accordance with the recommendations set out in the Preliminary Ecological Appraisal & Precautionary Measures report prepared by EcoSupport dated 11th September 2023. No works above damp-proof course level shall proceed until final details of biodiversity enhancement measures, including construction details for the replacement bat roost above the carport for Plot 2, and how future occupiers of the development will be informed of the measures 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 protect bats species and provide biodiversity net gain.
- 17) No development above DPC level shall start until details of external lighting strategy has first been submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be fully implemented prior to occupation of the last dwelling.  
Reason: To ensure that the external lighting strategy does not have a detrimental impact on protected species including commuting and foraging bats, and in the interest of neighbour's amenity.
- 18) The first floor windows to the northern and southern side elevations of Plots 1 & 2 shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the rooms which they serve, or be positioned with their lower sill at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.  
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 19) No additional or altered windows shall be constructed in the northern elevations of any plot within the development hereby approved.  
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 20) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order re-voking or re-enacting that order with or without modification] no development permitted by Classes A, B, C & E of Schedule 2 of the order shall be carried out to Plot 5 without the prior written approval of the Local Planning Authority.  
Reason: To protect the amenities of the locality, to protect trees subject to preservation orders and to maintain a good quality environment.

- 21) No dwelling hereby permitted shall be occupied until its requisite parking area, including garage and carport where relevant, has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.  
Reason: To make provision for off street parking for the purpose of highway safety.
- 22) Before use of the development is commenced the sections of redundant existing access from the site to Botley Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.  
Reason: In the interests of highway safety.
- 23) The development 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.