

Appendix 1: Local Planning Authority Suggested List of Planning Conditions

Site Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA

Appeal Reference: APP/W1715/W/24/3347834

Local Planning Authority Application Reference: PN/23/96630

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 reasons for refusal as set out within the Council's Decision Notice, do not indicate that the LPA is satisfied that such matters 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.

- (1) The development hereby permitted shall be implemented in accordance with the following plans numbered: DSM/E4679/355 AA, PEM-LP-110C, PEM-EG-200A.

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

- (2) The development must be carried out within a period of 5 years from the date of this approval.

Reason: To comply with the requirements of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- (3) No development shall commence until a Farm Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of how the transferral of mud, dirt and debris onto the highway from the site will be prevented as well as measures to be undertaken for the cleaning of the highway, which shall include a commitment to use road sweepers where required, should such transferral occur. Once approved, the Farm Management Plan shall be adhered to in full.

Reason: In order to minimise the amount of mud, dirt and other materials originating from the site being deposited onto the highway, in the interests of highway safety and amenity.

- (4) No development shall start until a final detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping (as applicable) for both the access hereby approved, as well as in respect of the closing up of the existing access point along Keepers Drive. The scheme shall provide details of timings for the implementation of 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 biodiversity.

- (5) For a period of no less than 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 amenities of the locality.

- (6) The development hereby approved shall be carried out in accordance with the recommended ecological precautionary and protection measures set out within Tables 4 and 5 of the submitted Ecological Walkover Survey Technical Note (Urban Edge Environmental Consulting, UE0618, August 2023).

Reason: To ensure the protection of important ecological features, and to avoid or mitigate ecological impacts.