

Appendix B – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/25/3360025**

Eastleigh Borough Council Reference: **PN/24/98548**

72 New Road, Netley Abbey, Southampton, SO31 5AB

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 referenced: 1642-PD-01 & 1642-PD-02.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2) Prior to occupation of the dwellings hereby permitted, the secure bin and cycle storage as indicated on Plan Ref. '1642-PD-02' shall provided in accordance with the approved details and maintained for bin and cycle storage purposes only.
Reason: To ensure adequate on-site facilities and 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).
- 3) All refuse bins associated with the development hereby approved shall be kept in the designated storage positions as indicated on Plan Ref. '1642-PD-02' except on collection days.
Reason: In the interests of the visual amenity of the locality and prevent unnecessary obstruction of the pavement.

Note to Applicant: Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Note to Applicant: It is a requirement that the applicant satisfies their obligations under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational

pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the development's harmful impacts on the European Protected Sites.