

Appeal By: Mr & Mrs Ray & Hilary Wyre
Appeal Ref: APP/W1715/W/25/3366368
Application No: F/25/98967
Description: Erection of 1no. industrial storage building and associated yard (Use Class B8), following demolition of existing barn.
Site: STROUDWOOD NURSERY, STROUDWOOD LANE,
LOWER UPHAM HAMPSHIRE, SO32 1HG

Appendix A – Suggested Conditions

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL07 & PL08RevB.
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 No development shall start until details and 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.
- 4 No development shall start until a landscaping scheme (covering all hard & soft landscaping, boundary treatment and surfacing) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved landscaping scheme is installed, except for any new planting that shall be in place by the end of the first planting season following completion of the development. The landscaping shall be installed and maintained in accordance with the approved details.
Reason: In the interests of the visual amenity of the locality.
- 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 No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - a) The location and specifications for the bat and bird boxes.
 - b) The specifications of any exterior lighting.

The development shall then accord with the approved details including those within the Preliminary Ecological Appraisal by Ecosupport (February 2025) & Ecosupport response to Ecology Comments 24th March 2025. All mitigation,

compensation and enhancements shall be in place before the end of the first planting season following completion of the development.

Reason: To protect and enhance biodiversity.

- 7 The development must be implemented in accordance with the BNG habitat Management and Monitoring Plan (by ecosupport dated March 2025). Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion of the development.
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.
- 8 No vegetation clearance work shall take place unless a pre-works check for nesting birds has been completed by a qualified ecologist. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
Reason: To protect nesting birds and their young.
- 9 The development shall accord with the approved drainage layout plan (drawing no. ACC-24185-01).
Reason: To ensure a satisfactory drainage for the site.
- 10 No items, goods, machinery plant, materials or equipment shall be stack or stored on any outdoor part of the site above a height of 3m.
Reason: In the interests of the visual amenity of the locality.
- 11 Articulated vehicles shall only access the site from a southerly direction from the junction with Mortimers Lane.
Reason: To allow the free flow of traffic along Stroudwood Lane.
- 12 Any gates on the site access from Stroudwood Lane shall remain open during the hours of use of the building.
Reason: To allow space for a lorry to pull off Stroudwood Lane allowing the free flow of traffic.