

Appeal 6000685

Appeal questionnaire

Submitted on 17 September 2025.

Appeal type	Full planning
Appeal site	Land off Brook Lane, Broadoak, Botley, SO30 2ER
Agent contact details	Aaron Basi aaron@planning-by-design.co.uk +443300881249
Application number	F/25/99153

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	Yes
Green belt	No
Area of outstanding natural beauty	No
Designated sites	SAC (special area of conservation) SPA Ramsar (Ramsar special protection area)
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

Schedule type	No
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Consultees.docx (/document/ee37193a-2784-45b2-86ca-3ebd11731070) Application neighbour list.pdf (/document/91cf2a77-0f11-4cd3-a4d1-d4a8308846d6)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	F_25_99153_PL_Site Notice.pdf (/document/0b93dcfe-411d-4ce8-ae54-260687f1a19e)
Letter sent to neighbours	Application notification letter.pdf (/document/f81e0987-dd98-4819-844b-7c2effef47dc)
Appeal notification letter	Appeal Notification Letter by email version.pdf (/document/bc638cad-3b7a-477f-b8f9-b895eef35334) Appeal notification list.pdf (/document/972f2b8b-d34b-4c96-90f2-bdc22e32c087)

Consultation responses and representations

Statutory consultees	Yes Parish Council, Hampshire Highways
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Parish Council response.pdf (/document/ce0cf331-2195-4146-8210-557f4ac9f15e) Highways (HCC).pdf (/document/1e75b14b-566f-4533-848c-ebba123607cc)
Representations from other parties	Yes
Upload representations from other parties	Ecology Officer.pdf (/document/164bbaa9-63fb-4b9e-bfcb-7bfb12d90127) Online application representations.pdf (/document/da86d051-b131-496d-99fe-d4a79279b832)

Planning officer's report and supporting documents

Upload planning officer's report	Officer Report.pdf (/document/332090c5-2bcc-43d4-9c88-2224c169d389)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	DM27 EBLP 2016-2036.pdf (/document/43e0d123-4757-4472-a73f-00fead82171d) S5 EBLP 2016-2036.pdf (/document/96310a12-e5c8-4e6c-9582-7bbaf9611ad8) DM11 EBLP 2016-2036.pdf (/document/58c53138-2c87-4865-bf24-bdff0e851f88) S6 EBLP 2016-2036.pdf (/document/b0ed0382-8dfc-4d55-a861-ec3610eed367)
Emerging plans	No
Do you have any other relevant policies?	Yes
Upload any other relevant policies	S3 EBLP 2016-2036.pdf (/document/066698e3-bd15-4a05-addb-0c13fb14e1f9) DM6 EBLP 2016-2036.pdf (/document/f6e8bfb5-f315-46c0-a58e-10cff8c7dcbf) DM29 EBLP 2016-2036.pdf (/document/87d27ca2-31e3-4222-9eb5-3c5d7f60341a) DM30 EBLP 2016-2036 .pdf (/document/ac746cb9-d1cd-4d1c-bf24-3c84387e4d49) DM2 EBLP 2016-2036.pdf (/document/fa77b4db-a54b-4d62-98bf-62e98d857e5e) S1 EBLP 2016-2036.pdf (/document/64e3890d-5761-4c9d-bf5c-8003b18dfd38) DM14 EBLP 2016-2036.pdf (/document/62e674c7-dce0-4df4-997a-8693bdd8667a) S2 EBLP 2016-2036.pdf (/document/d72eb149-1137-45e4-9ae5-99e0a9bd99d6) DM10 EBLP 2016-2036.pdf (/document/6feec20f-92c0-4eab-af32-c24dd2dda606) DM3 EBLP 2016-2036.pdf (/document/e10a0e5e-2f5e-4db9-967b-d2c86325b4ac) DM13 EBLP 2016-2036.pdf (/document/73154294-c136-447a-9265-e41cf926e9b3) DM1 EBLP 2016-2036.pdf (/document/37ee75e6-cb7a-4241-af64-ec2c0ccba62b)
Supplementary planning documents	Yes
Upload supplementary planning documents	QualityPlaces 2011 small.pdf (/document/9d649a90-97d8-4001-a066-27d33e99bc56) SPD Residential Parking Standards.pdf (/document/2ef21d26-663e-48a7-8cae-

Community infrastructure levy

No

Site access

Access for inspection

Yes
In order to fully assess the proposal.

Might the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes
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: plan 01 rev V3, 02 Rev V3, 03 Rev V3, 04 Rev V3 & 05 Rev V3.
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 an Arboricultural Impact Assessment, Method Statement, Tree Survey and a protective fencing plan has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard.
Reason: To protect surrounding trees.

4) No development shall start on site until a Construction Environmental Management Plan has been submitted to and

approved in writing by the Planning Authority, which shall include:

- (a) The provision of long-term facilities for contractor parking;
- (b) The arrangements for deliveries associated with all construction works, loading/unloading of plant and materials, and removal of waste materials;
- (c) Location of temporary site compounds, construction material, and plant storage areas;
- (d) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail;
- (e) measures to minimise dust, noise and vibration.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

5) 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 Bank Holidays.

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

6) 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.

7) No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist. If any active nests are found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.

Reason: To avoid disturbance of breeding and nesting birds or damage to their nests.

8) The ecological mitigation and enhancement recommendations contained in the Preliminary Ecological Appraisal & Biodiversity Net Gain Report by Aware Ecology, Ref: 'AE0149/1/1', dated 13/03/2025 shall be followed in full.

Reason: To protect and enhance biodiversity.

9) No development shall start until details of a sustainable drainage system, including details for the sustainable disposal of surface water and disposal of foul sewerage, have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

10) No development shall start until a landscape design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees, boundary treatments, landscape buffer planting along the east boundary fence 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 Standards.

Reason: In the interests of biodiversity, the visual amenity.

11) No development above damp-proof course level shall start until details 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.

12) The dwelling hereby approved 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 nitrate impacts arising from the development upon the European protected Solent Complex.

13) The development hereby approved shall not be occupied until the provision for parking and turning shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

14) The occupiers of the development hereby permitted shall be limited to persons solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person and any of their dependant relatives.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

15) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To maintain a good quality environment for future occupiers.

Environment Act 2021

1) The development hereby approved shall not be occupied until details of how the development will achieve a biodiversity net-gain of at least 10%. The base date for measuring this improvement shall be from the date of submission of the planning application and details shall include a timescale for the implementation of the proposed measures. The development shall be carried out in accordance with the approved details.

Reason: To accord with the Environment Act 2021, Schedule 14.
