

Appendix A – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/25/3371897**

Eastleigh Borough Council Reference: F/24/97740

The erection of a dwelling to replace an existing mobile home

- 1) The development hereby permitted shall be implemented in accordance with the following plans referenced: CWX1046 - 100 A, CWX1046 - 108 - 01B, CWX1046 - 102 - 01A & EWE.3076.02.
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 shall be carried out in accordance with the Preliminary Ecological Appraisal (by Weddles dated November 2024). All recommendations and enhancements within the Preliminary Ecological Appraisal shall be in place before the end of the first planting season following completion of the development unless otherwise stated within the report.
Reason: In the interests of ecology.

No development site clearance, demolition or development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority and fully implemented. The Construction Environmental Management Plan shall include reasonable avoidance methods for breeding birds, badgers and amphibians.

Reason: In the interests of ecology

- 4) No development site clearance, demolition or development shall commencement until a management plan to remove areas of Japanese Knotweed from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved detail.
Reason: To prevent the spread of Japanese knotweed.

- 5) No development shall commence until an ecological enhancement plan has been submitted to and approved in writing Local Planning Authority. The

development shall accord with the approved ecological enhancement plan and all enhancements shall be in place before the end of the first planting season following completion of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology.

- 6) No development shall commence until details of a sustainable drainage system has 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.

- 7) No development shall commence 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.

- 8) 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.

- 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. 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.

- 11) The development shall only be occupied by the manager of the caravan park 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.

- 12) 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: The site is in an area where new dwellings are not normally permitted.