

Appendix A – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: 6000685

Eastleigh Borough Council Reference: F/25/99153

The Construction of 1no. three bed single storey dwelling

- 1) The development hereby permitted shall be implemented in accordance with the following plans referenced: 01 rev V3, 02 Rev V3, 03 Rev V3, 04 Rev V3, 05 Rev V3 and the Preliminary Ecological Appraisal and Biodiversity Net Gain Report (by Aware Ecology, issued 12/03/2025 & referenced AE0149/1/1)
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 commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the approved construction management plan which shall include:
 - a) location of temporary site buildings, compounds, construction material, and plant storage areas;
 - b) the parking of vehicles of site operatives, deliveries and visitors;
 - c) measures to control the emission of dirt generated by the works, including measures to prevent mud on the highway;Reason: To limit the impact the development has on the amenity of the locality
- 4) 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.
- 5) No development shall commence 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.

- 6) No development shall commence until the ecological enhancements (based on the preliminary ecological appraisal and biodiversity net gain report) have been shown on a plan, which has been submitted to and approved in writing by the Local Planning Authority. The ecological enhancements shall accord with the approved details and shall be in place before the end of the first planting season following completion of the development.
Reason: In the interests of ecology.
- 7) No development shall commence until a landscaping scheme, planting plan and maintenance details have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall cover all tree planting, soft landscaping, hard surfacing and boundary treatment and all agreed details shall be in place before the end of the first planting season following completion of the development. 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.
- 8) The dwelling hereby permitted 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 nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.
- 9) The occupiers of the development hereby permitted shall be limited to workers of the agricultural holding at the site or any 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.
- 10) 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.

The Environment Act 2021

- 11) The development hereby permitted shall be implemented in accordance with the Biodiversity Gain Strategy (set out within the Preliminary Ecological Appraisal and Biodiversity Net Gain Report by Aware Ecology, issued 12/03/2025 & referenced AE0149/1/1), which has been submitted and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990.
Reason: To accord with the Environment Act 2021

- 12) The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the LPA along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.
Reason: To accord with the Environment Act 2021

- 13) Notice in writing shall be given to the LPA when the:
- a) habitat creation and enhancement works as set out in the HMMP have commenced, and
 - b) habitat creation and enhancement works as set out in the HMMP have been completed.
- Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved Habitat Management and Monitoring Plan.
Reason: To accord with the Environment Act 2021.