

**Land east of Posbrook Lane**

**PINS Ref: 3254389**

**Suggested draft conditions**

*13<sup>th</sup> December 2021*

1. No development shall take place until details of the appearance, scale and layout of buildings and the landscaping of the site (hereafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than twelve months from the date of this permission.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

3. The development hereby permitted shall be begun before the expiration of two years from the date of this permission, or before the expiration of one year from the date of the approval of the last of the reserved matters to be approved, whichever is later.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

4. The development shall be carried out in accordance with the following plans:
  - (i) Site Location Plan No. 16.092.01
  - (ii) Proposed Access Drawing 19-241/003B

REASON: To avoid any doubt over what has been permitted.

**Prior to commencement**

5. No development shall commence until details of the width, alignment, gradient and type of construction proposed for the roads, footways and access, to include all relevant horizontal and longitudinal cross sections showing the existing and proposed ground levels, together with details of the surface water, and details of a programme for the making of roads and footways have been approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the roads are constructed to a satisfactory standard. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

6. No development hereby permitted shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles set out within the Flood Risk Assessment and Drainage Strategy (Project No. 19-241) Dated October 2019 and shall include:
  - a) Detailed drainage layout drawings at an identified scale (minimum 1/500) indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
  - b) Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage system including the connection with the main river. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical results during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the drainage layout.
  - c) Management of exceedance flows including a plan showing areas of the site that will be allowed to flood and conveyance of flood waters.
  - d) Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element (including the drainage under the highway). Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, evidence of measures taken to protect and ensure continued operation of drainage features during construction.

The development shall be carried out strictly in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority. The surface water drainage system shall be maintained in accordance with the approved details thereafter.

REASON: In order to ensure satisfactory disposal of surface water. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid adverse impacts of inadequate drainage.

7. No development shall commence until a minerals recovery method statement has been submitted to and approved by the local planning authority in writing.

The method statement shall include:

- a) Details of how minerals that can be viably recovered during the construction process will be recovered and put to beneficial use;
- b) Details of how the quantity of recovered minerals to be reused on site or offsite will be recorded and how this data will be reported to Hampshire County Council as the mineral planning authority.

The development shall be carried out strictly in accordance with the approved method statement unless otherwise agreed in writing by the local planning authority

REASON: To ensure that the potential for the recovery of minerals from the site is adequately considered. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

8. No development shall commence until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall specifically address the archaeological potential relating to the prehistoric (in particular the Mesolithic) at the site and the impact of the development on this potential should be addressed. The development shall be carried out in accordance with the approved scheme and the findings of the scheme of investigation submitted to the Local Planning Authority prior to commencement of the development.

REASON: In order to ensure that the site, which is located in an area where there is potential for archaeological discovery, is adequately investigated prior to development. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

9. No development hereby permitted shall commence until an intrusive site investigation and risk assessment has been carried out, including an assessment of the risks posed to human health, the building fabric and the wider environment such as water resources. Where the site investigation and

risk assessment reveal a risk to receptors, no development shall commence until a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use has been submitted to and approved by the local planning authority in writing.

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the local planning authority. This shall be investigated to assess the risks to human health and the wider environment and a remediation scheme implemented following written approval by the Local Planning Authority. The approved scheme for remediation works shall be fully implemented before the permitted development is first occupied or brought into use.

On completion of the remediation works and prior to the occupation of any properties on the development, the developers and/or their approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

10.No development hereby permitted shall commence until details of the internal finished floor levels of all the proposed buildings and finished external ground levels in relation to the existing and finished ground levels on the site and the adjacent land have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area and to assess the impact on nearby residential properties. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

11.No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but shall not be limited to, the following details in relation to:

- a) The parking of vehicles of site operatives and visitors;

- b) Loading and unloading of plant and materials;
- c) The routing of lorries during construction;
- d) Storage of plant, materials and chemicals used in the construction of the development;
- e) Measures to control the emission of dust and dirt during construction  
Measures to prevent chemical and/or fuel run-off from construction into nearby watercourses;
- f) Measures to avoid noise/visual/vibrational impacts on SPA birds;
- g) A risk assessment of potentially damaging construction activities;
- h) Identification of “biodiversity protection zones”;
- i) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including in relation to the protection of badgers;
- j) The location and timing of sensitive works to avoid harm to biodiversity features including nesting birds;
- k) The times during construction when specialist ecologists need to be present on site to oversee works

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

12. No development shall commence on site until a scheme of lighting designed to minimise impacts on wildlife and habitats, particularly bats, and to mitigate adverse effects on the setting of the adjacent Grade II\* Listed Buildings has been submitted to and approved in writing by the local planning authority. Construction stage elements of the approved lighting scheme shall be implemented as agreed during the construction period. Prior to the first occupation of any of the dwellings hereby permitted the operational stage elements of the approved lighting scheme shall be implemented in accordance with the approved details and those elements shall be permanently retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: In order to minimise impacts of lighting on the ecological interests of the site; In order to mitigate the impacts on the setting of the adjacent Grade II\* Listed Buildings. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

13. No development shall commence until full details of all necessary ecological mitigation, compensation and enhancement measures in relation to dormice, reptiles, badgers, nesting and overwintering birds, has been submitted to and approved by the Local Planning Authority in the form of a Mitigation and Enhancement Strategy, along with relevant drawings showing the location of each mitigation/enhancement feature and the phasing of the proposed mitigation/enhancement works. Such details shall be in accordance with the outline ecological mitigation measures detailed within the submitted Reptile Mitigation Strategy, Dormouse Mitigation Strategy and Outline Proposal for BCA by Ecosupport 2019. The development shall be carried out in accordance with the approved details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

#### **Prior to development proceeding beyond dpc level**

14. No development hereby permitted shall proceed beyond damp proof course (dpc) level until an Electric Vehicle Charging Strategy has been submitted to and approved by the Local Planning Authority in writing. The strategy shall identify the nature, form and location of electric vehicle charging points that will be provided, including the level of provision for each of the dwellings hereby approved and the specification of the charging points to be provided. The development shall be carried out in accordance with the approved details.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

15. No development shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

16.No development shall proceed beyond damp proof course level until details of the finished treatment and drainage of all areas to be hard surfaced have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the hard surfaced areas subsequently retained as constructed.

REASON: To secure the satisfactory appearance of the development.

17.No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatments shall be completed before the dwellings are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority and shall thereafter be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

#### **During construction**

18.No work relating to the construction of any development hereby permitted (including works of demolition or preparation prior to operations) shall take place before the hours of 08:00 or after 18:00 hours Monday to Friday, before the hours of 08:00 or after 13:00 on Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

#### **Prior to occupation**

19.No dwelling hereby permitted shall be occupied until details of water efficiency measures have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed a maximum of 110L per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources

20. The landscaping scheme submitted under condition 1 above, shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. **[FOR DISCUSSION DURING CONDITIONS SESSION WITH INSPECTOR: AN EARLIER TRIGGER OF PRIOR TO COMMENCEMENT WILL BE REQUIRED FOR ANY SEMI-MATURE PLANTING TO MITIGATE LANDSCAPE/HERITAGE IMPACTS]**

Any trees or plants which, within a period of 5 years from first planting, are removed, die or become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.