

Appendix J

Suggested Conditions

1. The use hereby permitted shall be for a limited period being the period of 5 years from the date of this Decision. At the end of this period the use hereby permitted shall cease, all caravans, buildings, structures, materials and equipment brought on to, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.

Reason: The permission is to meet the need for accommodation during the current 5 year plan period and will enable the situation to be reassessed in the forthcoming local plan.

2. The site shall not be occupied by any person other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites.

Reason: The site is situated in the countryside where new residential development would not normally be permitted and the proposal is an exception to countryside policy having regard to the personal circumstances of this Gypsy family.

3. There shall be no more than 1 family gypsy pitch within the site comprising of 1 static caravan or mobile home, 1 touring caravan and a day room as defined in the Caravan Sites and Control of Development Act 1960 (as amended) and the Caravan Sites Act 1968 (as amended).

Reason: To define the extent of this planning permission and to prevent more intensive use of the site.

4. No commercial, industrial or retail activity of any type including the parking of associated vehicles or storage of materials shall take place on the site.

Reason: To protect the character of the countryside

5. No external lighting shall be provided on the site without prior written consent from the local planning authority.

Reason: In the interests of the amenities of the locality.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, or walls shall be erected without the prior written consent of the Local Planning Authority.

Reason: In the interests of the site's location within the countryside

7. The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed and the land restored to its condition before the development took place within 28 days of the date of failure to meet any one of the requirements set out below:

(i) Within 3 months of the date of this Decision, submit details to the Local Planning Authority for the approval of:

(a) the internal layout of the site, hereafter referred to as the Site Development Scheme (SDS), including the siting of the approved caravans, play area, vehicular parking and manoeuvring areas;

(b) fencing and other means of enclosure, hard and soft landscaping;

(c) any storage provision and its location;

(d) foul and surface water drainage, notably the distance from structures of any package treatment plant.

The SDS shall include a timetable for its implementation.

(ii) The approved SDS shall have been carried out and completed in accordance with the approved details and timetable.

Reason: To ensure the satisfactory appearance of the site

8. The approved works comprised in the SDS pursuant to condition 8 shall be implemented in accordance with the approved timetable and thereafter retained for the duration of the use of the site and development.

Reason: To ensure the satisfactory appearance of the site

10. Within 3 months of this decision:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day is consumed within the development, and this calculation shall be submitted to and approved in writing by the Local Planning Authority.

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation 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 the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.”

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.