

Appendix B – Proposed Conditions

1. The use hereby permitted shall be for a limited period being the period until 30th November 2025. 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: A residential use has been approved on land defined as countryside in the local plan (which would not normally be permitted) in order to meet an identified need for traveller accommodation which cannot yet be met in an alternative area.

2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Traveller Sites, August 2015, (or any subsequent definition that supersedes that document).

Reason: A residential use has been approved on land defined as countryside in the local plan (where such uses would normally be resisted) in order to meet an identified need for traveller accommodation which cannot be met in an alternative way.

3. No more than two caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, of which no more than one shall be a static caravan, and no further caravans shall be placed at any time anywhere within the site.

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

4. No lighting, whether free standing or affixed to an existing structure shall be installed on the site.

Reason: To protect the character and appearance of the countryside.

5. No vehicle over 3.5 tonnes shall be stationed parked or stored on the site.

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

6. No commercial activity shall take place on the land including the storage of materials.

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

7. Prior to occupation of the site the following must be submitted to an approved in writing by the Local Planning Authority:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been 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.

8. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation of the building.

Reason: To ensure satisfactory provision of foul and surface water drainage.

9. A Biodiversity Mitigation and Enhancement Plan (BMEP) and shall be submitted to, and approved in writing by the Local Planning Authority prior to the continuation of the development. This shall include native species-rich planting to mitigate for the loss of grassland and hedgerow habitats on site. It shall also include enhancement features such as the type and location of bat bricks/boxes and bird bricks/boxes. These biodiversity features shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in line with policy CP16 and the NPPF.

10. A Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by the Local Planning Authority prior to the continuation of the development. This shall outline how construction will avoid, minimise or mitigate effects on Hoegate Common Site of Importance for Nature Conservation (SINC) and Mill Plain SINC. This shall include measures to minimise noise and lighting disturbance, storage of any equipment/machinery/materials/chemicals and measures to control dust/litter.

Reason: To protect the integrity of Hoegate Common SINC and Mill Plain SINC

11. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

12. The development hereby approved shall be constructed in accordance with the following plans:

Drawing No PBA2 – ‘Details of Boundary Fencing’

‘Proposed day room’ Submitted to the Local Planning Authority 8th April 2020

‘Front elevation’ Submitted to the Local Planning Authority 8th April 2020

‘Rear elevation’ Submitted to the Local Planning Authority 8th April 2020

‘Side Elevation’ Submitted to the Local Planning Authority 8th April 2020

‘Side Elevation’ Submitted to the Local Planning Authority 8th April 2020

‘Site Layout Plan’ Submitted to the Local Planning Authority 4th May 2020

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.