

ORCHARD GATE, NOADS WAY, DIBDEN PURLIEU, HYTHE SO45 4PD

Planning Ref: 22/10813

Appeal Ref: APP/B1440/W/23/3324227

Suggested Conditions

1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development permitted shall be carried out in accordance with the following approved plans: (insert plan numbers).</p> <ul style="list-style-type: none">• Site and Block Plan drwg. no. 211140.41H scale 1:500 @ A1• Houses 01-03 plans & elevations ref:21110.42 rev B• Houses 04 -07 Plans and Elevations drwg. No. 21110.43C• Houses 08-13 plans & elevations ref:21110.44 rev B• Houses 14 -17 Plans and Elevations drwg. No. 21110.45C• Houses 18-21 Plans and Elevations drwg. No. 21110.46C• Houses 22-25 plans and Elevations drwg. No. 21110.47C• House 21 Carport Elevations dwg. No. 21110.51A• Landscape plan 293-1-R7• Landscape plan 293-3-R6• Landscape plan 293-4 – planting mood board• 5577-312 BR Proposed Layout (internal highway)• 5577-002 A <p>Reason: To ensure satisfactory provision of the development.</p>
3	<p>All external works (hard and soft landscape) shall, unless otherwise agreed in writing, be carried out in accordance with the approved plans and details within one year of first occupation of the development hereby approved and maintained in accordance with a maintenance schedule, to include arrangements for replacement plants, to be submitted and approved by the Local Planning Authority prior to first occupation.</p> <p>Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park</p>
4	<p>If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority</p>

	<p>seriously damaged or defective another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation under the terms of this condition. Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.</p> <p>Reason: To ensure the retention of trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park</p>
5	<p>Before development commences (including site clearance, demolition and any other preparatory works) an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a method statement detailing timing of events, all changes of existing surfaces, details of the foundations and method of construction, service routes and any underground drainage infrastructure and plans showing the protective fencing or other measures required for the avoidance of damage to retained trees all in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". Such fencing shall be erected prior to any other site operation and at least 3 working days notice shall be given to the Local Planning Authority that it has been erected. The tree protection measures installed shall be maintained and retained for the full duration of the works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing without the prior written agreement with the Local Planning Authority.</p> <p>Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National P</p>
6	<p>Prior to first residential occupation of the dwellings hereby approved, the works for access into the site as shown in principle on drawing number 5577/002 Rev A, including relocation of the telegraph pole and gulley, shall be completed and available for use.</p> <p>Reason: In the interests of highway safety</p>
7	<p>Prior to first residential occupation of the dwellings hereby approved, the off-site mitigation, being the extension of the existing footway provision on the eastern side of Peartree Road onto Water Lane and provision of a dropped kerb and tactile paving crossing point of Water Lane to enable access to Orchard Infant and Junior school on the desire line as shown on drawing Ref:557-003, shall be completed by the applicant and available for use.</p>

	Reason: To support active and sustainable forms of travel to school and preserve highway safety.
8	<p>A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority before development commences. This should include construction traffic routes, parking and turning provision to be made on site, measures to prevent mud and dust from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.</p> <p>Reason: To minimise the impact of the development on highway and pedestrian safety in the area.</p>
9	<p>Prior to occupation of the relevant house, its parking spaces, car ports or garages, as appropriate, shall be completed and available for use. They shall thereafter be retained for parking associated with the scheme.</p> <p>Reason: In order to ensure sufficient parking is available and in the interests of highway and pedestrian safety.</p>
10	<p>Prior to occupation of each house, its bike store and access shall be provided and available for use.</p> <p>Reason: In order to support use of active sustainable travel options.</p>
11	<p>Prior to occupation of the first house, details of the provision of bin storage facilities for the entire scheme shall be submitted and approved in writing by the Local Planning Authority. The agreed plans shall then be implemented and available for use before occupation of the 10th house. The details shall have regard to the most up-to-date waste management design guidance published by the Council.</p> <p>Reason: In order to provide sufficient and appropriately designed waste storage in accordance with the emerging Council strategy.</p>
12	<p>The development hereby permitted shall not be occupied until:</p> <ul style="list-style-type: none"> a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken 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; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter; 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

	<p>by the development when fully occupied 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</p> <p>c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017</p>					
13	<p>Prior to first residential occupation of the development hereby approved details of a package of off-site Biodiversity Net Gain (BNG) has been submitted to, and approved in writing by, the Local Planning Authority. This package should secure the identified 10% BNG arising from the development and include:</p> <table><tr><td>(i) a calculation of the number of biodiversity units required to provide a 10% BNG in accordance with DEFRA Biodiversity Metric 4.0 Calculation Tool (Beta) (2022);</td></tr><tr><td>(ii) details of the BNG project including its location;</td></tr><tr><td>(iii) a timetable for the provision of the BNG project;</td></tr><tr><td>(iv) details of the management of the BNG project</td></tr><tr><td>(v) details of the future monitoring of the BNG project in perpetuity.</td></tr></table> <p>The BNG package as approved shall be provided prior to the occupation of the penultimate dwelling on the site and thereafter retained as such.</p> <p>Reason: To ensure Biodiversity Net Gain is secured as part of the development in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management), NFDC interim Biodiversity Guidance and the Environment Act 2021.</p>	(i) a calculation of the number of biodiversity units required to provide a 10% BNG in accordance with DEFRA Biodiversity Metric 4.0 Calculation Tool (Beta) (2022);	(ii) details of the BNG project including its location;	(iii) a timetable for the provision of the BNG project;	(iv) details of the management of the BNG project	(v) details of the future monitoring of the BNG project in perpetuity.
(i) a calculation of the number of biodiversity units required to provide a 10% BNG in accordance with DEFRA Biodiversity Metric 4.0 Calculation Tool (Beta) (2022);						
(ii) details of the BNG project including its location;						
(iii) a timetable for the provision of the BNG project;						
(iv) details of the management of the BNG project						
(v) details of the future monitoring of the BNG project in perpetuity.						

14	<p>Before the commencement of development, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:</p> <ul style="list-style-type: none"> a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas; b) Details of the method of disposal, to include the provision of attenuation storage and a discharge location in the ditch; c) Hydraulic calculations for the surface water drainage network and SuDS features, to consider peak rainfall allowances and an allowance for urban creep; d) Means of treatment or interception for potentially polluted runoff in accordance with the simple index, of the SUDS manual, approach; e) Existing and proposed run-off rates for the development site for storms up to the 1 in 100 year event plus a peak rainfall allowance; f) A plan indicating flood exceedance flow routes and the extent of any flooded areas; and g) A timetable for implementation. <p>The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with the approved timetable.</p> <p>Reason: In order to ensure appropriate and sufficient sustainable surface water drainage is delivered in accordance with Policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.</p>
15	<p>Details for the maintenance arrangements for the surface water drainage system, over the life of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:</p> <ul style="list-style-type: none"> a) Maintenance schedules for each drainage feature type and ownership; and b) Details of protection measures. <p>The agreed schedule shall then be implemented</p> <p>Reason: In order to ensure the surface drainage system continues to adequately serve the development.</p>
16	<p>Before first occupation of the dwellings hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve each new dwelling shall be submitted to the Local Planning Authority for its written approval. Thereafter, the development shall be implemented in full accordance with the approved details and thereafter retained.</p>

	Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).
17	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted</p> <p>Reason:</p> <p>In view of the physical characteristics of the plots, the Local Planning Authority would wish to ensure that any future development proposals do not adversely trees and the provision of amenity space for residents, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park</p>