

OFFICER REPORT FOR COMMITTEE

DATE: 16/01/2019

**P/18/0884/FP
MS HANSLIP**

**WARSASH
AGENT: PAUL AIREY PLANNING
ASSOCIATES**

6 DETACHED RESIDENTIAL UNITS AND ASSOCIATED DETACHED GARAGES

LAND ADJOINING 79 GREENAWAY LANE, WARSASH

Report By

Jean Chambers – direct dial 01329 824355

1.0 *Introduction*

- 1.1 This application is being presented to the Planning Committee due to the number of third party representations received.
- 1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.5 years (a shortfall of 282 dwellings within the 5 year period).

2.0 *Site Description*

- 2.1 The application site measures 0.736 hectares and is located to the south of Greenaway Lane. The site comprises part of an open field which is predominantly flat with a gentle slope from the north-east corner towards the south-west.
- 2.2 A row of substantial trees fronting Greenaway Lane in addition to a treed western boundary are covered by Tree Preservation Orders. A single detached house with access direct from Greenaway Lane is located in the centre of the field but outside of the application site.
- 2.3 Residential dwellings are located to the east, west and north of the application site. To the immediate east of the site is a private road which links Greenaway Lane to Warsash Road in the south. The Vero Industrial site is located further to the south of the site.
- 2.4 The site is located outside of the defined urban settlement boundary and therefore for planning policy purposes is considered to be countryside. It is located in close proximity to Warsash local facilities.

- 2.5 The application site forms part of a larger site where the Planning Committee previously resolved to grant outline planning permission for up to 30 dwellings under reference P/18/0107/OA.

3.0 *Description of Proposal*

- 3.1 Full planning permission is sought for the construction of 6, two storey dwellings with parking and soft landscaping. Access to the dwellings would be via the existing access from Greenaway Lane to no. 79.
- 3.2 The application is supported by an ecological assessment, a tree report, a contamination report, a transport statement, a flood risk assessment and drainage strategy.

4.0 *Policies*

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2 - Housing Provision
CS4 - Green Infrastructure, Biodiversity and Geological Conservation
CS5 - Transport Strategy and Infrastructure
CS6 - The Development Strategy
CS14 - Development Outside Settlements
CS15 - Sustainable Development and Climate Change
CS16 - Natural Resources and Renewable Energy
CS17 - High Quality Design
CS18 - Provision of Affordable Housing
CS20 - Infrastructure and Development Contributions

Adopted Development Sites and Policies

DSP1 - Sustainable Development
DSP2 - Environmental Impact
DSP3 - Impact on living Conditions
DSP4 - Prejudice to adjacent land
DSP6 - New residential development outside of the defined urban settlement boundaries
DSP13 - Nature Conservation
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP40 - Housing Allocations

Other Documents

Fareham Borough Design Guidance Supplementary Planning Document
(Excluding Welborne) 2015
Planning Obligation SPD for the Borough of Fareham (excluding Welborne)
(April 2016)

5.0 Relevant Planning History

5.1 The following planning history is relevant:

This application forms part of a wider site on which the Planning Committee on 20th June 2018 and 10th October 2018 resolved to grant outline planning permission (P/18/0107/OA) for the erection of up to 30 dwellings subject to the completion of a Section 106 legal agreement to secure:

- Financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.
- Vehicular, Pedestrian and cycle access connectivity to adjoining land
- The delivery of 40% of the permitted dwellings as affordable housing.

6.0 Representations

6.1 A total of 6 representations have been received. Of these representations, 1 supports the application and acknowledges that the proposed development is appropriate to the character of the area.

6.2 The remaining representations object to the application and raise the following concerns:

- The transport assessment contains a number of errors regarding local buses
- Cumulative impact of increased traffic from this application and others in the area
- Impact on Brook Lane
- Impact on Greenaway Lane
- The contribution to the 5 year housing land supply is negligible
- The proposed development should provide a contribution towards education as this site is only part of a larger site.
- The presumption in favour of development does not apply as the site is within 0.55km of a SPA and SAC
- S106 payments are unable to mitigate all the impacts of development
- Lack of information regarding: ecology; bin collection points; urban design issues; archaeology and the highway engineer's requirements.
- Personnel should access the site via Greenaway Lane and not use the private track from Warsash Road, with a sign erected to advise this.

6.3 PETITION (signed by 2,390 people)

Members attention is also drawn to the fact that a petition has been received in response to the draft local plan consultation. It is titled "STOP the building of 1500 new homes in Warsash, Locks Heath, Park Gate and Titchfield Common" and includes the following Statement:

We the undersigned petition the council to Stop the building of 1500 new homes in Warsash, Locks Heath, Park Gate and Titchfield Common. Whilst it is appreciated that the task is not an easy one, there are many sites that we believe the council should be looking at that are more suitable than Warsash and the Western Wards, such as Newlands Farm. We also request that FBC look at SHLAA Ref 3127 and the surrounding area of Fareham north and east of the town centre. This appears to be a prime location as it already has direct access to the motorway and easy access to the public transport links in Fareham town centre and three senior schools. Fareham centre is also an ideal place for leisure facilities, and has space for doctors etc. to service the needs of any new houses. It would inject a new lease of life into what is already an established but underused town that is essentially being allowed to slide into disrepair.

Justification:

Below are the sites that we are protesting about.

HA1 - North and South of Greenaway Lane, Warsash - 700 dwellings

HA3 - Southampton Road, Titchfield Common - 400 dwellings

HA7 - Warsash Maritime Academy, Warsash -100 dwellings

HA9 - Heath Road, Locks Heath- 71 dwellings

HA11- Raley Road, Locks Heath- 49 dwellings

HA13- Hunts Pond Road, Titchfield Common- 38 dwellings

HA14 -Genesis Community Youth Centre, Locks Heath - 35 dwellings

HA15 -Beacon Bottom West, Park Gate -30 dwellings

HA17 -69 Botley Road, Park Gate -24 dwellings

HA19- 399 - 409 Hunts Pond Road, Titchfield Common- 22 dwellings

Traffic in this area is already at a gridlock during peak hours and since the new Strawberry Fields, Hunts Pond and Coldeast developments it has doubled the time for people to get to work. Improvements on major roads and motorways will try and ease congestion but it's not satisfactory as residents will not be able to actually get to these major roads. Local roads such as Brook Lane, Osborne Road, Warsash Road and Barnes Lane cannot be made wider, they were built to service the traffic and community of small villages and the resulting influx of 3000+ cars in such a small square area will lead to more accidents. Warsash specifically is on a peninsular and the only roads in and out are Brook Lane and Warsash Road. Emergency vehicles will be unable to ensure safe response times - during rush hour it is likely they will not have space to get to their destination. The consequences will be catastrophic. Flooding is inevitable especially with recent climate changes;

residents in local back garden developments are already experiencing this. Fareham is presently in trouble for poor air quality due to the amount of rush hour traffic. Bring another 3000+ cars in to the Western Wards and there will be more cases of asthma, lung disease and related illnesses - all for the surgeries with not enough resources to treat. Doctors, schools, hospitals and emergency services are already stretched to breaking point. If the plans go ahead there will be hundreds of children needing school places. New schools might take pressure off the overcrowded ones - then the influx of new children will put it back on again. Children walking to Brookfield already face a perilous journey due to the amount of traffic on Brook Lane. Brook Lane, Lockwood, Jubilee and Whiteley surgeries struggle to cope with the amount of patients they have. They wait an unacceptable amount of time for routine appointments (1 month plus) and often have very long waits when they get to there (30 minutes plus). Emergency appointments are becoming harder to book as there are not enough doctors or time. The very young, elderly and chronically ill are already vulnerable and bearing the brunt of this - add another 1,500 homes and these overstretched surgeries will be at crisis point. There will be an increased need for care homes, for which there is just no space. Residents' health will be at risk and possibly their lives. Warsash is a place of outstanding natural beauty and home to precious wildlife such as badgers, bats and deer. The greenfield land proposed as the area for development also provides a defined strategic gap from neighbouring villages. Residents have the right to breathe clean air, have facilities, space and sufficient infrastructure and the assurance that emergency vehicles have access and can meet response times in life threatening situations. We genuinely fear for the health and safety of people in the Western Wards.

7.0 Consultations

EXTERNAL

- 7.1 **Flood and Water Management** - The application is less than 1 hectare and therefore falls below the threshold at which we provide comments.

7.2 **Archaeology**

The archaeological evaluation submitted confirms that no further archaeological work is required. No objection.

7.3 **Southern Water**

SUDS are not adoptable by sewerage undertakers, therefore the applicant will need to ensure that arrangements exist for their long-term maintenance. An informative should be included to advise the applicant that a formal application is required for connection to the public sewerage system.

7.4 **HCC Children's Services**

The application falls below the threshold at which a contribution is sought.

7.5 HCC Highways

The size of the application falls below the threshold at which HCC provide comments. The District Council's engineer should provide comments.

7.6 Natural England

It's recommended that the application is supported by a biodiversity mitigation and enhancement plan. Mitigation and enhancement should be addressed at a strategic level. The provision of an ecology buffer is supported. An appropriate assessment is required to assess proposed avoidance and mitigation measures to offset recreational impact on the Solent & Southampton Water SPA sites. A contribution to the Solent Recreation Mitigation Partnership Strategy is required.

INTERNAL

7.7 Public and Open Spaces

No objection

7.8 Environmental Health

No objection

7.9 Ecology

No objection subject to conditions

7.10 Environmental Health – Contamination

No objection subject to a condition requiring works to cease if any contamination not accounted for in the remedial statement is encountered.

7.11 Housing

A financial contribution in lieu of on-site provision of affordable housing is acceptable; it should be 40% as this site forms part of a wider site.

7.12 Refuse and Recycling

No objection subject to provision for a bin collection point at the entrance off Greenaway Lane.

7.13 Highways

No objection subject to conditions

7.14 Trees

No objection subject to a condition.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Implication of Fareham's current 5-year land supply housing supply position (5YHLS)
- b) Residential development in the countryside
- c) Policy DSP 40
- d) Other matters
- e) The planning balance

a) Implication of Fareham's current 5-year housing land supply position

8.2 A report titled "Five year housing supply position" is reported for Members' information elsewhere on this agenda. That report sets out this Council's local housing need along with this Council's current housing land supply position. The report concludes that this Council has 4.5 years of housing supply against the new 5YHLS requirement meaning there is shortage of 282 dwellings.

8.3 On the 26 October, the Government issued a 'Technical consultation on updates to national planning policy and guidance'. The consultation on the proposed updates ran from 26 October 2018 until 7 December 2018. Currently the government have not published the results of the consultation or confirmed which of those proposed changes will be made.

8.4 The introductory section of the consultation sets out the background for the consultation and the Government's priority to deliver more homes and to do so faster. The Government is of the view that the household growth projections published very recently by the Office for National Statistics, that predict a lower level of household growth than previously, does not mean fewer homes need to be built. The objective of the consultation proposes changes to the standard method to ensure consistency with the objective of building more homes. In the short-term, the Government proposes to use the 2014-based data on household growth to provide the demographic baseline for assessment of local housing need. Such an approach will further increase Fareham Borough Council's housing need.

8.5 In the absence of a five year supply of deliverable housing sites, Officers consider that policy DSP40 is the principal development plan policy that guides whether schemes will be considered acceptable.

b) Residential Development in the Countryside

8.6 Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the

urban areas. Policies CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries. The application site lies within an area which is outside of the defined urban settlement boundary.

8.7 Policy CS14 of the Core Strategy states that:

'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

8.8 Policy DSP6 of the Local Plan Part 2: Development Sites and Policies states - there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map).

8.9 The site is clearly outside of the defined urban settlement boundary and the proposal is therefore contrary to Policies CS2, CS6, and CS14 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

c) Policy DSP40

8.10 Local Policy DSP40 states that:

Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;*
- ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps*
- iv. It can be demonstrated that the proposal is deliverable in the short term; and*
- v. The proposal would not have any unacceptable environmental, amenity or traffic implications.*

8.11 Each of these five bullet points are considered further below.

Policy DSP40 (i)

- 8.12 The proposal for 6 dwellings makes a contribution to the 5 Year Housing Land Supply Position, therefore bullet point i) of Policy DSP40 is satisfied.

Policy DSP40 (ii)

- 8.13 The application site is in close proximity to the defined settlement boundary of Warsash and to leisure and community facilities, schools and shops and therefore satisfies the first component of policy DSP40 part ii.
- 8.14 The proposed layout comprises 6 detached dwellings which would front Greenaway Lane. The position and orientation of the buildings would be consistent with both 79 Greenaway Lane and the properties to the immediate east and west of the site. The proposed layout would therefore be well integrated with the neighbouring settlement and would accord with the second component of policy DSP40 part ii.

Policy DSP40 (iii)

- 8.15 The site is not located with a designated strategic gap. It is however, located within designated countryside where Policy CS14 of the adopted Fareham Borough Core Strategy confirms that built development will be strictly controlled to protect it from development which would "adversely affects its landscape character, appearance and function".
- 8.16 In assessing the impact on the landscape character of the area, due regard has been given to The Fareham Landscape Assessment 2017 (which is part of the evidence base for the published draft Fareham Local Plan 2036). The site lies within the Lower Hamble Valley (LCA2), Warsash Nurseries and is of lower sensitivity mainly because the character and quality of the landscape has been adversely affected by urban influences. The landscape is more tolerant of change and there is scope for development to bring about positive opportunities.
- 8.17 The site is currently viewed from adjoining residential properties in Greenaway Lane, properties served off the access track on the eastern boundary of the site and commercial premises. It is acknowledged that there will be a change in the character of the site when viewed from the immediate vicinity and that the outlook from nearby properties would change if the proposal were to go ahead. Officers are satisfied that the proposed dwellings have been sensitively designed to reflect the spacious layout of the existing neighbouring settlements, that it would be appropriate in its context and that the change in character would primarily have a localised visual impact.

- 8.18 The visual impact from longer distance views would be limited due to existing built form and vegetation. The proposal would therefore satisfy point iii) of Policy DSP40 and comply with policies CS17 and DSP1.

Policy DSP40 (iv)

- 8.19 In terms of delivery, the agent has advised that subject to early issue of the planning decision, they intend to commence work by the end of January but in any event within 6 months.

Policy DSP40 (v)

- 8.20 The final test of Policy DSP40: "The proposal would not have any unacceptable environmental, amenity or traffic implications" is discussed below:

Loss of Agricultural land

- 8.21 Parts of the site are classified as Grade 1 and 2 agricultural land which CS16 seeks to prevent the loss of. The National Planning Policy Framework advises that the economic and other benefits of the land should be considered and that where significant development is demonstrated to be necessary, the use of poorer quality land should be used in preference to that of a higher quality.
- 8.22 The conflict with Policy CS16 needs to be considered in context with advice within the NPPF which does not place a bar on the development of best and most versatile agricultural land. Therefore, the development opportunity needs to be balanced against the potential harm. Taking account of the site size, the scale of permanent loss would be limited. The loss of agricultural land will be discussed further in the planning balance section of this report.

Ecology

- 8.23 As evidenced within the comments received from Natural England and the Ecology Officer, sufficient information has been submitted to assess the impacts of the proposal on biodiversity matters and the consultees raise no objection subject to the imposition of planning conditions and appropriate mitigation.
- 8.24 To fulfil the requirements under the Habitat Regulations, Officers have carried out an Appropriate Assessment in relation to the likely significant effects on the Solent Special Protection Areas (SPAs) and have concluded that the applicant's compliance with the Solent Recreation Mitigation Strategy means that there will be no adverse effect on the integrity of the sites.
- 8.25 If planning permission is granted, Officers are satisfied that the proposal would be acceptable from an ecological perspective subject to planning

conditions and a Section 106 planning obligation in accordance with Core Strategy policy CS4, CS20, and policies DSP13, DSP15, DSP40 (v), of Local Plan Part 2.

Amenity

- 8.26 The proposed dwellings would be spaciouly laid out such that Officers are satisfied that the development would be acceptable in accordance with Core Strategy policy CS17, Local Plan Part 2 policy DSP40 (v) and the Design Guidance SPD.

Highways

- 8.27 The Transport Planner is satisfied that the existing access onto Greenaway can accommodate the proposed frontage development of 6 dwellings. Officers are satisfied that sufficient on-site parking would be provided to comply with adopted policy.
- 8.28 With regard to third party concern over the impact of the proposed development on the local highway network, the Transport Planner is satisfied that the additional traffic generation would not adversely affect the safety and operation of the strategic and local road network.
- 8.29 Turning to the impact of construction vehicles on Greenaway Lane, a planning condition is recommended for details to be agreed in respect of how construction vehicles will access the site, how provision is to be made on site for the parking and turning of operatives and delivery vehicles and the area to be used for the storage of building materials as well as a condition to prevent spoil and mud being deposited on the public highway.
- 8.30 Taking account of the above, Officers are satisfied that the proposal would not have any unacceptable amenity or traffic implications and would therefore comply with criterion v of Policy DSP40 of Local Plan Part 2 and Policy CS5 of the Core Strategy.

d) Other Matters

- 8.31 The strength of local concern relating to the impact of the development on schools, doctors, dentists and other services in the area is acknowledged. The Education Authority have not requested a contribution towards school provision due to the number of units falling below that which would require an education contribution.
- 8.32 In respect of the impact upon doctors/ medical services, the difficulty in obtaining appointments is an issue that is raised regularly in respect of new housing proposals. It is ultimately for the health providers to decide how they

deliver health services. Therefore, a refusal on these grounds would be unsustainable.

- 8.33 With regard to comments about the lack of information regarding ecology; bin collection points; urban design issues; archaeology and the highway engineer's requirements additional information has been submitted to address each of the consultee's original comments. All of the consultees have confirmed that sufficient information has been submitted to address their initial comments.

Affordable housing

- 8.34 A Section 106 legal agreement will ensure that appropriate 40% affordable housing (linked to the wider site) is provided or that a financial contribution towards off site affordable housing will be provided.

e) The Planning Balance

- 8.35 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 8.36 The site is outside of the defined urban settlement boundary and the proposal does not relate to agriculture, forestry, horticulture and required infrastructure. The principle of the proposed development of the site would be contrary to Policies CS2, CS6 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.
- 8.37 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations which is engaged as this Council cannot demonstrate a 5YHLS. Officers have also given due regard to the updated 5YHLS position report present elsewhere on this agenda. In weighing up the material considerations and conflicts between policies; the development of a greenfield site weighted against Policy DSP40, Officers have concluded that the proposal is: relative in scale to the demonstrated 5YHLS shortfall (DSP40(i)); would be sustainably located adjacent to and well related to the existing urban settlement boundaries and well integrated with the neighbouring settlement (DSP40(ii)); would be sensitively designed to reflect the character of the neighbouring settlement and would minimise any adverse impact on the countryside (DSP 40(iii)) and it can be delivered in the short-term (DSP40(iv)).

- 8.38 The proposed development would not have any unacceptable traffic or amenity implications and therefore accords with two of the three components of DSP40 part v. Part v of DSP40 also requires development to not have any unacceptable environmental implications. The proposed development would result in the loss of some grade 1 and 2 agricultural land and would therefore have an environmental implication, however the acceptability of this loss has to be considered together with the objectives of the development plan as a whole.
- 8.39 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver 6 dwellings in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply would be modest but is a material consideration in the light of this Council's current 5YHLS.
- 8.40 There is a clear conflict with development plan policy CS14 as this is development in the countryside. Ordinarily, officers would have found this to be the principal policy such that a scheme in the countryside should be refused. However, in light of the council's lack of a 5YHLS, development plan policy DSP40 is engaged and officers have considered the scheme against the criteria therein. The scheme is considered to satisfy four of the five criteria and in the circumstances, officers consider that more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme should be approved.
- 8.41 Officers consider that the implications of the CJEU judgement (People Over Wind, Peter Sweetman v Coillte Teoranta) and paragraph 177 of the NPPF mean that the presumption in favour of sustainable development imposed by paragraph 11 of the same Framework is disapplied.
- 8.42 In the event that this approach is subsequently found to be incorrect as a consequence of a Court decision or a clarification in government policy, Officers have considered the application in the alternative and assessed the proposals against the 'tilted balance' test set out at paragraph 11 of the NPPF.
- 8.43 In undertaking a detailed assessment of the proposals throughout this report and now applying the 'tilted balance' to those assessments, Officers consider that:
- i) there are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed; and,

ii) any adverse impacts of granting planning permission, (including the loss of agricultural land) would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

8.44 Therefore, even if paragraph 11 of the NPPF were fully engaged, Officers find that having applied the 'tilted balance', they would have similarly concluded that planning permission should be granted for the proposals.

8.45 Having carefully considered all material planning matters, Officers recommend that planning permission should be granted subject to the imposition of appropriate planning conditions and the prior completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.

9.0 Recommendation

1) Subject to the applicant / owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- i) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased residential disturbance on the Solent Coastal Special Protection Areas;
- ii) A financial contribution of 40% towards the off-site provision of affordable housing or provision of 40% on site affordable housing under planning reference P/18/0107/OA in accordance with Core Strategy Policy CS18;

2) Delegate to the Head of Development Management in consultation with the Solicitor to the Council to make modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification which may include the variation addition or deletion of the conditions and heads as drafted to ensure consistency between the two sets of provisions.

GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of years from the date of this decision.
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.

2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- i. Location plan Drawing no. 18.079.100
- ii. Site plan Drawing no. 18.079.101 Rev H
- iii. Garage plan Drawing no. 18.079.206
- iv. Car port plan Drawing no. 18.079.208
- v. House type A Plot 2 Drawing no.200A
- vi. House type B Plot 3 Drawing no.201A
- vii. House type A2 Plot 5 Drawing no.204A
- viii. House type B2 Plot 1 Drawing no.205A
- ix. House type A1 plot 4 Drawing no.202A
- x. House type B1 plot 6 Drawing no.203A
- xi. Streetscene Drawing no. 207 Rev A
- xii. Landscaping plan Drawing no.PRI22085 12B Sheet 1
- xiii. Landscaping plan Drawing no.PRI22085 12B Sheet 2
- xiv. Soft landscaping details Drawing no.PRI22085 11C Sheet 1
- xv. Soft landscaping details Drawing no.PRI22085 11C Sheet 2
- xvi. Soft Landscape specification ACD Environment PR122085A
- xvii. No dig footway details for construction within the root protection area of retained trees Drawing no. HCC10/C/160
- xviii. Greenfix geoweb solutions method statement
- xix. Tree protection plan Drawing no. J893.07
- xx. Arboricultural Impact Assessment & Tree Survey produced by Sapling Arboriculture Ref: J893.10
- xxi. Carriageway detail for construction within the root protection area of retained trees Drawing no. HCC10/C/155 Rev A
- xxii. Internal access road and turning heads Drawing no. 116860-TP-0008 01
- xxiii. Transport Statement produced by Sweco UK Ltd dated 8th October
- xxiv. Phase 1 Ecological Assessment and reptile survey produced by Peach Ecology dated 16th August 2018
- xxv. Ecological details contained in Peach Ecology email, October 2018.
- xxvi. Discharge of Condition Statement, Peach Ecology December 2018
- xxvii. Planning Statement
- xxviii. Land Survey 5431-0515 A
- xxix. Flood Risk and Drainage Strategy Technical Note March 2018
- xxx. Preliminary Drainage Strategy 18-006/004 Rev F
- xxxi. Contamination report 18/11349/A/JM and A1 September 2018
- xxxii. Phase 1 Desk Study (Contamination) 18/11349/JM August 2018

xxxiii. Phase 2 Report on a site Investigation, 18/11349/A/JM October 2018.

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

3. No development shall take place until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of construction of the development.

REASON: In the interests of highway safety and the amenity of the area in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

4. No development shall take place until the Local Planning Authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the residential amenities of the occupiers of nearby residential properties is maintained during the construction period; in accordance with Policies CS15, CS16 and CS17 of the Fareham Borough Core Strategy.

5. No dwelling hereby permitted shall be occupied until 2.4m by 49m visibility splays have been provided at the site access junction with Greenaway Lane in accordance with the approved details. The visibility splays shall thereafter be kept free of obstruction at all times.

REASON: In the interest of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

6. No development shall take place until the measures of tree and hedgerow protection contained within the Arboricultural Impact Assessment & Tree Survey produced by Sapling Arboriculture ref J893.10 (dated October 2018) and the Tree protection plan Drawing no. J893.07 in so far as it relates to this development have been

implemented in full. All the approved tree and hedgerow protection measures shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

7. The biodiversity mitigation and enhancement strategy and management thereof set out in the discharge of condition statement submitted by Peach Ecology (14 December 2018) shall be implemented in full in accordance with the submitted details and shall be subsequently retained in accordance with the approved details thereafter unless otherwise agreed in writing with 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.

8. None of the dwellings hereby approved shall be occupied until the hard and soft landscaping works as approved under Landscaping plan Drawing no.PRI22085 12B Sheets 1 & 2 and Soft landscaping details Drawing no.PRI22085 11C Sheets 1 & 2 have been implemented in full. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, 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.

9. None of the development hereby permitted shall be occupied until the bin collection point has been provided in accordance with the details on Drawing no. 18.079.101 Rev H. The designated area shall thereafter be kept available and retained at all times for the purpose of bin collection.

REASON: To prevent an obstruction of the highway.

10. Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures, investigation, risk assessment and a detailed remedial method statement shall be submitted to and approved in writing with the Local Planning Authority. The remediation shall be fully implemented and validated in writing by an independent competent person as agreed with the Local Planning Authority.

REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

11. No dwelling erected on the site subject to this planning permission shall be first occupied until there is a direct connection from it, less the final carriageway and footway surfacing, to an existing highway. The final carriageway and footway surfacing shall be commenced within three months and completed within six months from the date upon which erection is commenced of the penultimate building/dwelling for which permission is hereby granted. The roads and footways shall be laid out and made up in accordance with the approved specification, programme and details.

REASON: To ensure that the roads and footways are constructed in a satisfactory manner; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

12. No dwelling shall be occupied until the approved parking and turning areas for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

13. The western boundary treatment of plot 1 and the eastern boundary of plot 6 shall be retained in accordance with the submitted plans and biodiversity mitigation and enhancement strategy. Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any subsequent Order revoking and re-enacting that Order) at no time shall any walls or fences be constructed on the western boundary of plot 1 and the eastern boundary of plot 6 unless otherwise agreed in writing by the local planning authority following the submission of a planning application.

REASON: To ensure biodiversity mitigation and enhancement.

14. Prior to the laying of foundations for the dwellings and garages hereby approved, details of the internal finished floor levels of the proposed dwellings in relation to the existing and finished ground levels on the site and the adjacent land shall be 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 amenity of neighbouring property occupiers.

15. No development shall commence on site until details of foul sewerage and surface water drainage works to serve the development hereby permitted have been submitted to and approved in writing by the local planning authority. Where possible a Sustainable Urban Drainage System (SUDS) shall be used and full details of predicted flows, responsibilities and future management provided. The dwellings shall be occupied in accordance with the submitted drainage scheme

REASON: In order to ensure adequate drainage is provided to serve the permitted development.

16. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 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.

INFORMATIVES

- a) Applicants should be aware that, prior to commencement of development, contact must be made with Hampshire County Council, The Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application process can be read online via <http://www3.hants.gov.uk/roads/apply-droppedkerb.htm> Contact can be made either via the website or telephone 0300 555 1388.
- b) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

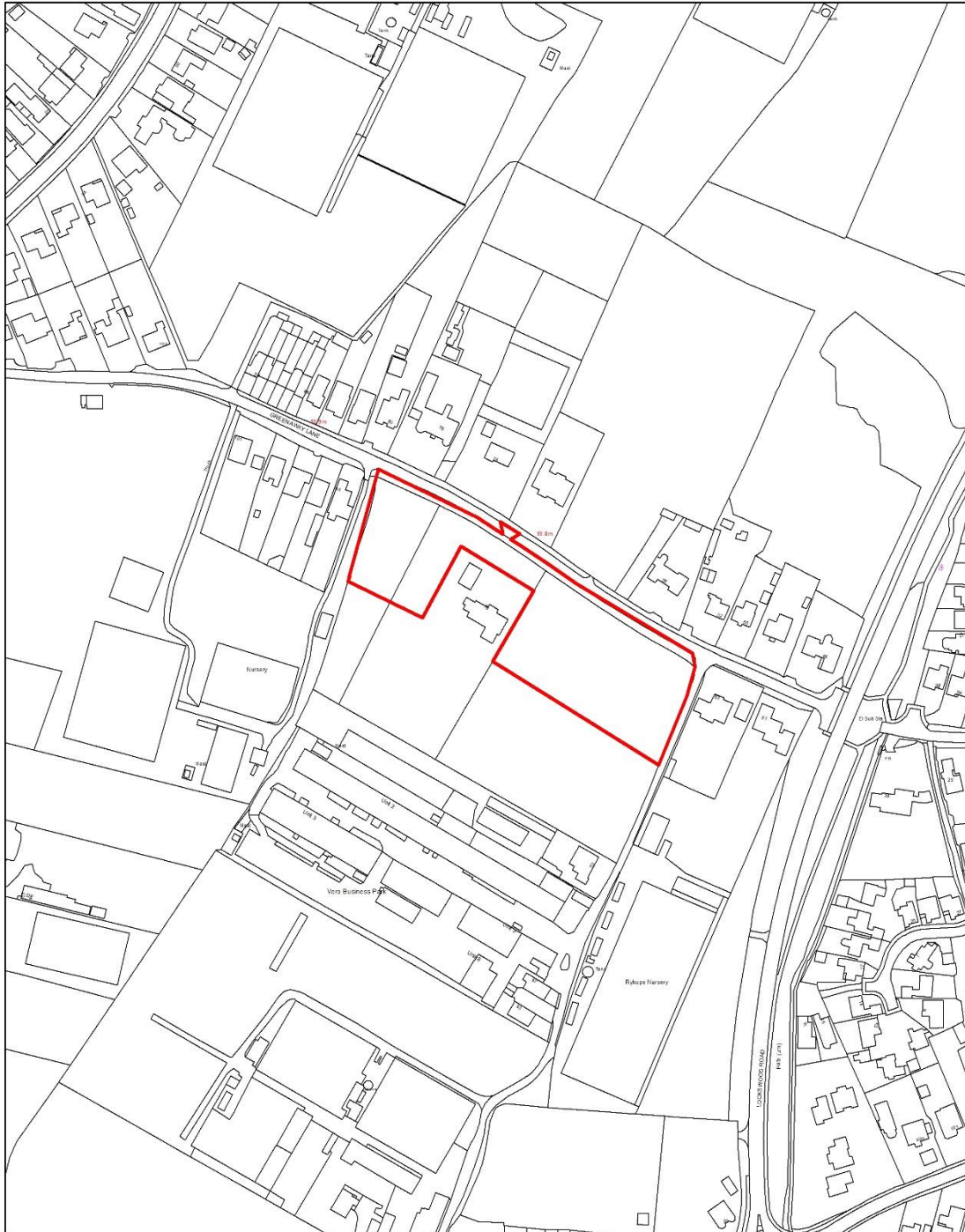
- c) Information on recommended surface water drainage techniques:
<http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm>
- d) Please note that if the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found
<http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

10.0 Background Documents

P/18/0884/FP

FAREHAM

BOROUGH COUNCIL



Land Adjoining 79 Greenaway Lane
Scale 1:2500



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