

OFFICER REPORT FOR COMMITTEE

DATE: 12/04/2023

**P/22/1829/FP
MR & MRS CLACK**

**SARISBURY WARD
AGENT: PMG LTD**

ERECTION OF 1NO. 3-BEDROOM DWELLING, TOGETHER WITH CAR PARKING, ACCESS AND LANDSCAPING (ALTERNATIVE PROPOSAL TO SCHEME APPROVED UNDER P/20/0507/RM)

LAND REAR OF 274 BOTLEY ROAD, BURRIDGE

Report By

Peter Kneen – direct dial 01329 824363

1.0 Introduction

- 1.1 The application is presented to the planning committee due to the number of third party letters of objection received.

2.0 Site Description

- 2.1 The application site is located beyond the defined urban area and is defined as countryside for the purposes of planning determinations. It is triangular in shape, bounded on two sides by garden areas of dwellings fronting Botley Road and by a metalled, but overgrown public footpath (No. 21) along its southern boundary. The site itself is largely overgrown and a tree preservation order (TPO) protected oak tree is growing towards the eastern end of the site.
- 2.2 Included within the red-edged area of the submitted plans is the stretch of footpath (No. 21) from the proposed property to Botley Road. A row of TPO protected poplar trees runs adjacent to the southern edge of the footpath close to the development site.

3.0 Description of Proposal

- 3.1 The site benefits from outline planning permission granted on appeal in 2018, and reserved matters approval for a three-bedroomed dwelling permitted in January 2022. The permissions remain extant until January 2024.
- 3.2 This application seeks planning permission for an amended dwelling design to that approved at reserved matters stage in January 2022. In light of the amount of time which has passed since outline planning permission was granted, it has been necessary for the applicant to submit a full detailed planning application.

- 3.3 Compared to the extant scheme, the proposal makes some minor changes to the footprint of the building and includes an increase in the height of the building. The proposal maintains the property as a three bedroomed dwelling, with access unchanged from that allowed on appeal in 2018.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- DS1: Development in the Countryside
- HP1: New Residential Development
- HP2: New Small-Scale Residential Development Outside the Urban Areas
- NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE2: Biodiversity Net Gain
- NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)
- NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of The Solent
- D1: High Quality Design and Placemaking
- D2: Ensuring Good Environmental Conditions
- D4: Water Quality and Resources
- D5: Internal Space Standards

Other Documents:

- National Planning Policy Framework (NPPF) 2021
- Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/17/0257/OA	Erection of One Chalet Bungalow together with associated car parking and landscaping
REFUSED	20 July 2017
APPEAL	
ALLOWED	5 October 2018
P/20/0507/RM	Reserved Matters Application in respect of P/17/0257/OA regarding appearance, landscaping and scale
APPROVED	20 January 2022

P/17/0257/DP/A Discharge of planning conditions (construction method plan for providing services along access track and Arboricultural impact assessment)

APPROVED 20 January 2022

P/23/0158/TO Fell 2x Poplars protected by TPO409 (G2)

APPROVED 23 February 2023

6.0 Representations

6.1 Eleven letters of objection from six households have been received regarding this application. In addition, the Burr ridge and Swanwick Residents Association has also objected to the application. The key issues raised regarding the application are:

- Overdevelopment of the site
- Visual Impact on neighbouring properties
- Study could be used as a fourth bedroom
- EV charging taking up the turning space
- No longer a chalet bungalow
- Highway safety concerns
- Impact on Public Right of Way
- Noise disturbance
- Potential Flood Risk/Drainage Issues
- Impact on existing trees

7.0 Consultations

EXTERNAL

Hampshire County Council – Countryside Services

7.1 An objection was raised by Countryside Services owing to an outstanding matter regarding the completion of a Section 278 agreement for works to the public right of way. The objection was raised as they were concerned that works on site had commenced without the S278 agreement being completed. No works on site regarding the extant planning permission have commenced. No works should obstruct the public right of way.

Hampshire County Council – Highway Authority

7.2 No objection, subject to condition regarding the alterations to the access track.

Hampshire County Council – Ecologist

- 7.3 Development will result in a 14% reduction in biodiversity on the site. Appropriate mitigation to secure 24% increase required to ensure a 10% biodiversity net gain.

Natural England

- 7.4 No objection in respect of the Council's Appropriate Assessment.

INTERNAL

Principal Tree Officer

- 7.3 No objection to the proposed landscaping scheme or relationship to protected trees.

8.0 *Planning Considerations*

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

- a) Design and appearance of the proposed dwelling
- b) Living conditions of neighbouring occupiers
- c) Highway Safety, Access and Car parking provision
- d) Landscaping and Trees
- e) Ecology and Biodiversity Net Gain
- f) Habitat Impact and Mitigation; and
- g) Other Matters

a) Design and Appearance of the proposed dwelling

- 8.2 The outline planning permission, granted on appeal, established the principle of the development, layout of the site and the access arrangements to Botley Road. A reserved matters application was approved by the Planning Committee in January 2022 for a predominantly similar dwelling to that being considered, with the main changes taking place on the rear elevation.
- 8.3 The siting of the property is largely unaltered from that permitted under the outline planning permission and would result in the construction of a three bedroomed dwelling. The change from the approval is that one of the bedrooms was located on the ground floor, and the current proposal seeks to put all bedrooms at first floor, with a study provided at ground floor. To achieve this the overall height of the dwelling has increased slightly with more 'two storey' accommodation provided at the rear (on the east side) of the dwelling.

- 8.4 Policy D1 (High Quality Design and Placemaking) seeks to ensure that the design of developments respond to the positive characteristics of the area. The property would be constructed with red brick and timber clad elevations under a grey concrete tiled roof. The property, whilst larger than the approved scheme would not appear out of keeping in the context of the mixed style of properties along Botley Road, and the adjacent development at Caigers Green.
- 8.5 The rear elevation now features a fuller, two storey element, but given the level of separation to neighbouring properties, and overall width of the public right of way and proposed boundary planting, it is considered that the design and appearance would sit comfortably within the site. The property would retain the appearance of a chalet bungalow from the front elevation. The site would provide a good level of private amenity space, with a 26 metre long rear garden (with almost 10.5 metres between the house and TPO Oak tree), and space around the building to ensure it does not appear cramped.
- 8.6 It is therefore considered that the proposal would represent a development of high quality, having regard to design principles, in accordance with policy D1 of the Fareham Local Plan 2037.

b) Living Conditions of Neighbouring Occupiers

- 8.7 The design and siting of fenestration has been carefully considered by the applicant, having regard to the criteria of the Design Guidance (excluding Welborne) Supplementary Planning Document (Design SPD). The first floor front facing window (west elevation) serves the main family bathroom and would be obscure glazed. The window would in any event be over 10 metres from the boundary with the rear garden of 274 Botley Road, and over 23 metres from the property itself. The three front facing rooflight windows are all set over 1.7 metres above internal finished floor level, with two of the windows located over the stairwell. No unacceptable adverse impact from overlooking would be created.
- 8.8 On the northern elevation there are two first floor windows, serving a bathroom and dressing room. Both windows would be obscure glazed and fixed shut to a height of at least 1.7 metres above internal finished floor level. The rear (east) elevation comprises the three main bedroom windows. None are in a direct line of sight of neighbouring properties, orientated towards the rear garden and heavily landscaped Burridge to Whiteley buffer.
- 8.9 The southern elevation (towards the public right of way) comprises no first floor windows, and at its closest point, would be situated almost 16 metres away from the nearest property at 30 Caigers Green. There are a number of

trees situated between the properties further softening the appearance of the proposed dwelling from the private amenity space of this property.

- 8.10 The effect on neighbouring occupiers is therefore considered to be acceptable, in accordance with the advice in the Design SPD, and compliant with the provisions of Policy D2. The development would not result in an unacceptable adverse impact on the living conditions or living environment of neighbouring occupiers in respect of outlook, ventilation, daylight, sunlight and privacy.
- 8.11 In terms of internal space standards, the proposed property complies with the Nationally Described Space Standards and is therefore in conformity with Policy D5 of the Fareham Local Plan 2037.

c) Highway Safety, Access and Car Parking Provision

- 8.12 The safety of the access onto and from Botley Road has been a key planning consideration when considering earlier applications. The proposal is to erect a 3-bedroom dwelling served by a private track that also forms a public footpath. The track has a priority junction with the A3051 Botley Road. Whilst access is a material consideration in the determination of this application, the same means of access was approved on appeal under the original outline planning permission. The decision of the Appeal Inspector represents a significant material consideration for the determination of this application, particularly as the outline planning permission and subsequent reserved matters application remain extant and can still be implemented.
- 8.13 The proposals include the widening of the track to 5 metres within 10 metres of its junction with Botley Road. This will encroach upon a small bank and grass verge on the south side. The ownership of the track is unknown, and previous attempts to trace any owner over the past 10 years have not identified any ownership. The Land Registry records do not name an owner. Whilst therefore the applicant does not own or control the track it is considered unlikely that an owner would come forward at a later date to prevent the proposed access improvements from being carried out. It is therefore reasonable to expect that the access improvements shown on the submitted drawings are capable of being implemented.
- 8.14 Consistent with advice in the Department of Transport's document 'Manual for Streets' and the Chartered Institution of Highways and Transportation's document 'Manual for Streets 2', visibility splays of 2 metres by 59 metres can be provided to the north and south of the centreline of the proposed junction according to an independent topographical survey. The Planning Inspector

concurred with this position in his determination of the outline planning application.

- 8.15 The Planning Appeal Inspector also commented that the access is currently used as a vehicle access for an existing dwelling, and the additional use of the access by one further dwelling would be limited and not therefore be materially harmful to highway safety.
- 8.16 The current application and planning history relating to the development of the site has also been carefully considered by Hampshire County Council as Highway Authority. Subject to compliance with the submitted highway drawing which includes the widening of the track to 5 metres and the visibility splays being achieved, given the limited number of trips likely to be generated by the proposed development, the Highway Authority does not consider the development would be of material detriment to the safety and operation of the local highway network. An appropriately worded condition ensuring compliance with the access plans has been applied, and therefore it is considered the proposed development complies with Policy TIN2 of the Fareham Local Plan 2037.
- 8.17 The development proposal comprises a three bedroomed dwelling. In accordance with the Council's adopted Residential Car Parking Standards, three bedroomed houses should make provision for two off-street car parking spaces. The proposed driveway makes provision for at least two off-street spaces, whilst also being large enough to accommodate a visitor. It is considered that the proposed car parking arrangement is acceptable.
- 8.18 Further, as required by the Appeal Inspector, and as demonstrated on the proposed Site Plan, there is sufficient space within the site for the two cars to turn on the site so no reversing onto the public right of way would be required. It is acknowledged that the EV charging point lies within the turning space, but as is evidenced on the submitted Site Plan, there remains suitable turning for the other vehicle in the event that a car is charging at the same time. It is therefore considered to be an acceptable arrangement.

d) Landscaping and Trees

- 8.19 A detailed landscaping plan has been submitted with the planning application setting out the hedgerow planting for the boundary of the rear and front gardens, comprising a native beech hedge. Other more traditional garden planting has been shown on the submitted Landscaping details for the borders within the front garden.

- 8.20 Some concerns have been raised by residents regarding the suitability of the site to plant a native beech hedge, which can become waterlogged at present. Surface water on the site will need to be adequately addressed to ensure the property and garden area are usable, and the applicant has confirmed that an appropriate soakaway will be provided to deal with surface water from the dwelling. In the event that the garden remains waterlogged, resulting in the failure of the hedgerow planting, within 5 years of first planting the applicant would be required by a planning condition to replace it with the same type of planting (or an alternative agreed with the Council). Other more traditional garden plants are proposed to the frontage of the property. It is considered that the proposed landscaping details are acceptable.
- 8.21 A large Oak tree, protected by a Tree Preservation Order, is located within the eastern end of the site. In addition, along the access track, there are a number of other trees subject to Preservation Orders; Poplar trees, Cypress trees, and other individual Box Elder trees and Oak trees. Appropriate details have been provided to demonstrate that there would be no impact created by the development on the Oak tree within the rear garden and the two Box Elder trees within the rear garden of 274 Botley Road.
- 8.22 The other trees are located along the access track. In respect of the group of protected Poplar trees, a number of those trees were brought down during Storm Eunice in 2022, and two others needed to be removed as they had been left unsafe (consent was granted for their removal under P/23/0158/TO). Therefore, the only remaining trees along the southern side of the track are those to the immediate south of the proposed dwelling. These would not be impacted by the development proposal.
- 8.23 Due to the need for services and utilities to be provided to the site from Botley Road, it requires the excavation of a trench along the access track, which is a designated Public Right of Way. These works will be subject to a separate S278 application to the County Council as the Highway Authority, which is currently being considered. Concern has been raised regarding the impact on a number of protected trees along the route of the access track. However, as set out above, a number of those trees have now been removed, and subsequently no other trees would be impacted by the required trenching along the access track to lay the services or to provide the finished surface along the track.
- 8.24 The Arboricultural Assessment and Tree Report has been considered by the Council's Principal Tree Officer, and no objections have been raised.

e) Ecology and Biodiversity Net Gain

- 8.25 The application has been supported by an up-to-date ecological assessment and the DEFRA Metric for calculating Biodiversity Net Gain. No objection is raised from the Council's Ecologist regarding impact on protected species. An appropriate worded condition will ensure compliance with the recommendations of the submitted Ecological Appraisal. In that regard, the development is compliant with Policy NE1 of the adopted Fareham Local Plan 2037.
- 8.26 In respect of Biodiversity Net Gain (BNG), the Metric assessment has been provided and the Council's Ecologist considers the submitted Metric represents an accurate result for the site having regard to existing and proposed ground conditions. Due to the scale of the development, BNG can only be achieved through the use of off-site enhancements as potential on-site enhancements, within private gardens cannot be secured for a minimum of 30 years. The resultant development will see a 14.95% reduction in biodiversity on the site. The applicant has expressed a willingness to provide off-site mitigation to compensate for the loss and to ensure a 10% gain. This would be secured by an appropriately worded condition which will ensure a 10% net gain in biodiversity before development commences on site. Subject to this condition, the development would be compliant with Policy NE2 of the adopted Fareham Local Plan 2037.

f) Habitat Impact and Mitigation

- 8.27 The Solent is internationally important for its wildlife. Each winter it hosts over 90,000 waders and wildfowl including 10 percent of the global population of Brent Geese. These birds come for as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.
- 8.28 In light of their importance, areas within The Solent have been specifically designated under UK law. The site is located within 5.6km of The Solent, and therefore the development is likely to have a significant effect on the Protected Sites around The Solent (Solent and Southampton Water Special Protection Area and Ramsar site, Portsmouth Harbour Special Protection Area and Ramsar site, Solent and Dorset Coast Special Protection Area, Chichester and Langstone Harbour Special Protection Area and Ramsar site, the Solent Maritime Special Areas of Conservation and the Solent and Isle of Wight Special Area of Conservation).
- 8.29 Policies NE1, NE3, NE4 of the adopted Fareham Local Plan 2037 have regard to nature conservation, biodiversity, recreational distance and water quality. They seek to ensure that new development secures appropriate

habitat mitigation to address the impact on water and air quality (nitrates) and recreational disturbance.

- 8.30 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on the designated Habitat Sites, or if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated Habitat Sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority in this case is the Local Planning Authority. To fulfil the requirement under the Habitat Regulations, Officers have carried out an Appropriate Assessment to consider the likely significant effects on the protected Habitat Sites (HS) around The Solent.
- 8.31 The impact of increased recreational disturbance as a result of new residential developments has long been established, and the Solent Recreational Mitigation Strategy, sets out how developers can mitigate the impact of their development on the likely significant effect on the Habitat Sites.
- 8.32 Natural England has also highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the Habitat Sites.
- 8.33 Natural England has further advised that the effects of emissions from increased traffic along roads within 200 metres of the Habitat Sites also have the potential to cause a likely significant effect. The Council's Air Quality Habitat Regulations Assessment undertaken as part of the Local Plan Review highlights that developments in the Borough would not, in combination with other plans and proposals, have a likely significant effect on air quality on the Habitat Sites up to 2037.
- 8.34 The key considerations of the Appropriate Assessment of the likely significant effects are set out below.
- 8.35 Firstly, in respect of Recreational Disturbance of the Solent, the development is within 5.6km of the Solent and Southampton Water SPA and is therefore considered to contribute towards an impact of the Habitat Sites as a result of increased recreational disturbance in combination with other development around The Solent area. The applicant has paid the appropriate financial

contribution in accordance with the adopted Solent Recreational Mitigation Strategy, which has been secured via a Section 111 agreement. The Appropriate Assessment concludes since the payment has been made to the Solent Recreation Mitigation Strategy, the proposals would not have an adverse effect on the integrity of the Habitat Sites around The Solent as a result of recreational disturbance either in isolation, or in combination with other plans or projects.

- 8.36 Secondly, Natural England has also advised that the development's location within a 13.8km radius of the New Forest designated sites requires consideration in order to mitigate the impact of increased recreational disturbance in combination with other development on the New Forest designated sites. The applicant has paid the appropriate financial contribution in accordance with the Council's adopted Interim Mitigation Solution, which has been secured via a Section 111 agreement.
- 8.37 Finally, in respect of the impact of the development on water quality, a nitrogen budget has been calculated in accordance with Natural England's '*National Generic Nutrient Neutrality Methodology*' (Feb 2022) ('the NE Advice') and the updated Solent Nitrates Calculator (20 April 2022) which confirms that the development will generate 2.3kg TN/year. Due to the uncertainty of the effect of the nitrogen from the development on the Habitat Sites, adopting a precautionary approach, and having regard to NE advice, the Council will need to be certain that the output will be effectively mitigated to ensure at least nitrogen neutrality before it can grant planning permission.
- 8.38 The nitrogen budget assumes an occupancy rate for the new development of 2.4 people. Natural England recommends that, as a starting point, local planning authorities should consider using the average national occupancy rate of 2.4 persons per dwelling as calculated by the Office for National Statistics (ONS), as this can be consistently applied across all affected areas. However competent authorities may choose to adopt bespoke calculations where they are satisfied that there is sufficient evidence to support this approach. In this case, there is no evidence to justify adopting a bespoke occupancy rate, nor have there been any representations suggesting that an alternative rate should be used, and therefore a rate of 2.4 persons is appropriate.
- 8.39 The previous use of the land has been classified in the nitrogen budget as an area of open space/greenfield, as it comprises an area of undeveloped land.
- 8.40 The nitrogen budget shows a surplus of 2.3kg TN/yr that would enter The Solent via the wastewater treatment works. The applicant has entered into a contract and purchased 2.5kg of nitrate mitigation 'credits' from the Hampshire

and Isle of Wight Wildlife Trust (HIWWT). Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30 September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land at Little Duxmore Farm on the Isle of Wight being removed from intensive agricultural use in perpetuity, and therefore providing a corresponding reduction in nitrogen entering The Solent marine environment on an annual basis.

- 8.41 In addition to the above mitigation, and in order to ensure compliance with the Natural England methodology, a condition would be required to ensure the development meets the Building Regulations optional requirement of a water consumption limit of a maximum of 110 litres per person per day. With these mitigation measures secured, the Council has carried out an appropriate assessment and concluded that the proposed mitigation and condition will ensure no adverse effect on the integrity of the Habitat Sites either alone or in combination with other plans or projects.
- 8.42 Natural England was consulted on the Council's Appropriate Assessment in May 2023. No objection was raised by Natural England to the mitigation package presented.
- 8.43 The proposal is considered to accord with the Habitat Regulations and complies with Policies NE1, NE3 and NE4 of the adopted Fareham Local Plan 2037.

g) Other Matters raised by Third Parties

- 8.44 A number of other matters have been raised by local residents regarding the application, including concern that the increased size of the property would lead to increased noise disturbance and larger construction vehicles needed to implement the proposal. The site remains a proposal for a single family, as per the original scheme. The current applicant intends to occupy the property as their main residence, and as such the change in size is not considered to result in any further environmental impacts beyond that of the extant reserved matters proposal.
- 8.45 The concern regarding impact on trees along the access track was also raised; this matter was addressed by the Discharge of Condition application regarding the provision of works to the public right of way. Those concerns had been addressed to the satisfaction of Officers. That information has been re-submitted to support this application and is considered acceptable.
- 8.46 The final additional concern relates to the use of the study as a fourth bedroom. The room has been labelled as a study on the proposed plans and

is not dissimilar to numerous other application proposals where studies are provided. Whilst the Council cannot control the internal layout of the property, it is being proposed as a three bedroomed property for which the required provision of on-site car parking has been accommodated.

- 8.47 Notwithstanding the objections received, Officers consider that subject to the imposition of appropriate conditions, the proposal is acceptable and complies with the Council's adopted Local Plan policies and Guidance.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun within three 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 undertaken in accordance with the following approved documents:

- a) Proposed Plans (Drawing: 001 Rev A)
- b) Proposed Site Plans and Landscaping Plans (Drawing: 002 Rev D)
- c) Proposed Services Plan and Tree Protection Plan (Drawing: 003 Rev C)
- d) Comparison with Previously Approved Scheme (Drawing: 007 Rev A)
- e) Existing and Proposed Utilities (Drawing: A111842-101)
- f) Tree Protection Plan
- g) Landscaping Details
- h) External Materials Schedule

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

3. The materials to be used in the construction of the development hereby permitted shall accord with details submitted under the External Materials Schedule. There shall be no deviation from the approved materials unless otherwise agreed in writing with the Local Planning Authority.

REASON: To secure the satisfactory appearance of the development.

4. The first floor windows proposed to be inserted into the North Elevation and the bathroom window to be inserted into the West Elevation of the approved development shall be:

- a) Obscure-glazed; and
- b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

5. The dwelling hereby permitted shall not be first occupied until the secure bicycle store has provided in accordance with the approved drawings. The secure cycle store shall thereafter be retained and kept available at all times.

REASON: To encourage cycling as an alternative mode of transport.

6. The Electric Vehicle (EV) charging point shall be provided prior to first occupation of the dwelling as shown on the approved plans. The approved EV charging point shall be retained and therefore kept available at all times.

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.

7. The development hereby permitted shall be undertaken in accordance with the Recommendations in Section 6.0 of the Preliminary Ecological Appraisal (prepared by Ecosupport, dated 25th April 2023). Once implemented, the on-site ecological enhancements shall be retained for the lifetime of the development.

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

8. No works shall take place (including demolition, site clearance and ground preparations) until a Biodiversity Gain Plan, setting out the measures that will provide net gains for biodiversity of at least 10% has first been submitted to and approved by the Local Planning Authority in writing. The submitted plan shall:

- a. Demonstrate that the habitat is on a 'like for like' basis and avoids 'trading down' (i.e. replacing rare habitat with much more common habitat).
- b. Demonstrate that proposals have followed the 'mitigation hierarchy': avoiding habitat loss where possible; minimising the extent of negative impacts that cannot be avoided; restoring degraded ecosystems where negative impacts cannot be avoided or minimised; and as a last resort compensating for any residual negative impacts.
- c. Demonstrate that proposals maximise the connectivity of the proposed habitat with habitat in the wider area to avoid fragmented or isolated habitat, and
- d. Confirm how the proposed measures to secure 10% biodiversity net gain will be managed, maintained, monitored and funded for a minimum of 30 years.

The development shall be carried out in accordance with the approved details and the biodiversity net gain measures in the approved plan shall be provided prior to the first occupation of the development hereby permitted.

REASON: To secure at least 10% net gains for biodiversity.

9. The landscaping scheme, detailed under Drawing: 002 rev D, and as set out on the Landscaping Details provided shall be implemented and completed 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. 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.

10. Notwithstanding the Water Consumption Calculation details provided, the dwelling hereby permitted shall not be occupied until details of water efficiency measures to be installed has been submitted to and approved in writing by the Local Planning Authority. The water efficiency measures should be designed to ensure potable water consumption does not exceed a maximum of 110 litres 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

11. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

a) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;

b) the measures the developer will be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Botley Road to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. 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 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 bank and 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.

13. The development hereby approved shall be undertaken having full regard to the submitted Tree Survey and Impact Assessment (prepared by Mark Hinsley Arboricultural Consultants Ltd, dated 18 April 2023 (ref: MH/BotleyRoadR/o274/2603/Tres)) and Tree Protection Plan and Tree Protection Driveway drawing. There shall be no deviation from this approved assessment unless otherwise agreed in writing by the Local Planning Authority.

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.

14. The construction of the dwelling hereby approved shall not be commenced until the works required to widen the access track at its junction with Botley Road, in accordance with the details shown on drawings C.075/11 Rev C

within the submitted Transport Assessment (prepared by DMMason Engineering Consultants Ltd, dated 17 April 2023 (ref: DMM/AJB/C.107)) have been completed and the widened access is available for use.

Thereafter the dwelling shall not be occupied until the access track for its entire length between Botley Road and the vehicular access point for the dwelling has been improved and resurfaced in the approved details.

REASON: In the interests of highway safety.

15. The dwelling hereby approved shall not be occupied until the car parking and turning area shown on drawing 002 Rev D have been constructed in accordance with the approved drawing. Thereafter the driveway, parking and turning area shall be retained and shall be used for no purpose other than the parking and manoeuvring of vehicles and no permanent development, whether permitted by the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), or not shall be undertaken on the land so shown or in such a position as to preclude vehicular access thereto.

REASON: In the interests of highway safety and reduce the need for on-street car parking.

16. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, C, and E of Part 1 of the Second Schedule of the 2015 Order shall be undertaken.

REASON: To enable the Local Planning Authority to retain control over development on the site.

THEN

DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

10.0 Background Papers

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Land Rear of 274 Botley Road
Burridge
Scale 1:1,250



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