

P/17/1366/OA

HAMPSHIRE COUNTY COUNCIL

LOCKS HEATH

AGENT: HAMPSHIRE COUNTY
COUNCIL

RESIDENTIAL DEVELOPMENT OF 70 DWELLINGS WITH MEANS OF VEHICULAR
ACCESS FROM HEATH ROAD (OUTLINE APPLICATION)

LAND OFF HEATH ROAD LOCKS HEATH SOUTHAMPTON SO31 6SJ

Report By

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Site Description

The application site comprises approximately 2.4 hectares of land located in the centre of Locks Heath. The site includes land owned by Hampshire County Council, which was originally acquired in order to accommodate a primary school before plans for such were abandoned and the site deemed surplus to requirements, and a further parcel of land in third party ownership lying between nos. 52 & 64 Heath Road.

The site forms a large part of the housing allocation referred to as Land at Heath Road, Locks Heath at Appendix C of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies. It is wholly within the defined urban settlement boundaries.

On the site itself are various notable and mature trees a large number of which are subject to individual or group tree preservation orders (TPOs).

The site's southern boundary partially abuts Heath Road and occupies land behind frontage residential development on the north side of the street. To the west lie houses in Ilex Crescent whilst to the east of the site are the Locks Heath Day Centre and the site of a recently permitted Adult Respite Centre (our reference P/17/0751/CC). To the north of the site is Centre Way the opposite side of which lies the shops and car parking at Locks Heath Centre.

Description of Proposal

Outline planning permission is sought for a residential development of 70 dwellings with all matters reserved except for the means of access.

The proposed means of vehicular access into the site is from Heath Road utilising the existing entrance for the day centre and respite centre. Although the layout of the development is a reserved matter, an illustrative site plan has been submitted with the application which shows a separate pedestrian linkage from Heath Road into the site and on its northern boundary two separate pedestrian routes through to the Locks Heath Centre.

The site plan also indicates how dwellings might be laid out on the site with the suggestion that a number of apartments may be provided in two buildings close to the site's northern boundary. An area of on-site public open space is indicated in the centre of the western half of the site.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure
CS6 - The Development Strategy
CS9 - Development in Western Wards and Whiteley
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
CS21 - Protection and Provision of Open Space

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP1 - Sustainable Development
DSP3 - Impact on living conditions
DSP13 - Nature Conservation
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP40 - Housing Allocations

Relevant Planning History

The following planning history is relevant:

<u>P/17/0751/CC</u>	Construction of 8 bed respite centre for adults with learning and physical disabilities, with associated access road.
APPROVE	25/07/2017
<u>P/08/0065/OA</u>	RESIDENTIAL DEVELOPMENT FOR AT LEAST 67 UNITS WITH ANCILLARY OPEN SPACES & PLAY AREA (OUTLINE APPLICATION)
WITHDRAWN	07/04/2008
<u>P/95/0883/OA</u>	RESIDENTIAL DEVELOPMENT WITH ACCESS OFF HEATH ROAD
REFUSE	02/11/1995

Representations

Fifty three objections have been received to the application with the following concerns:

- Harm to local services (doctors/schools/dentists, etc)
- Traffic congestion on local and wider highway network
- Highway safety
- Parking issues in locality
- Over-development / harm to the character of the area
- Noise and air pollution
- Disruption during construction

- Harm to wildlife
- Loss of green space / trees
- Inadequate access from Heath Road
- Site should be used as a park / amenity land instead
- Risk of flooding
- Brownfield sites should be prioritised
- Limited public transport and cycle links
- Loss of privacy

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 its 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 pensinsular 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.

Consultations

INTERNAL

Public and Open Spaces -

The site is heavily treed at present and any future design of the development will want to keep as many trees as possible. An on-site play area might feel secluded and not as open or overlooked as might be preferred. There are three play areas in close proximity to this site which could benefit from additional funding instead of providing a play area on site.

Contaminated Land - No objection

Highways - No objection

Trees -

No objection.

If adequate precautions to protect the retained trees are specified and implemented in accordance with the arboricultural method statement included in the tree report, the development proposals will have no significant adverse impact on the contribution of the good quality existing trees on the public amenity or the character of the wider setting.

The impact on trees and the effect of tree loss, pruning and other site operations on existing trees, public amenity and local character have all been considered.

Provided that the recommendations of the tree report and tree protection plan are implemented and that construction methods, as detailed within the arboricultural method statement, are followed when working near retained trees, then the impact to be minimal and acceptable.

EXTERNAL

Hampshire County Council (Ecology) - No objection subject to conditions and to mitigation of impacts arising from increases in recreational use of the Solent Special Protection Area sites and of the loss of woodland habitat through compensatory planting.

Hampshire County Council (Archaeology) - No objection

Hampshire County Council (Flood and Water Management Team) - No objection. The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

Southern Water - No objection

Hampshire County Council (Children's Services) -

This proposed development of 70 dwellings (Assumed all of two beds or more) lies within the catchment area of Locks Heath Infant and Junior Schools. These schools are full as are the other primary phase schools in this area. As such the development will create additional pressure for primary school places.

In line with HCC's Children's Services Developers' Contributions Policy the development should contribute to provision of infrastructure at local schools due to the additional pressure that will be placed on school places. Due to the significant level of proposed housing in the local area investigations are under way as to the requirement for additional places at local schools. To mitigate the impact of this development on school places a contribution should be made. The planning and provision of additional school places is an increasingly complex task with regard to catering for growing populations, inward migration and new housing developments. Individual schools, subject to status, now have greater autonomy regarding admission numbers and decisions surrounding school expansions, adding further complexity to the role the County Council must undertake. For this reason, and that schools need to be organised and of a size to create an organisational structure that is sustainable and sensible, planning for the impact of these developments, and others locally, takes time to resolve with local schools. Hence, at this stage it is not possible to confirm what infrastructure is to be provided to mitigate the impact on school places in the local area.

The pupil yield is likely to be 21 primary age pupils based on 70 dwellings of two beds or more and a pupil yield of 0.3 of a primary age child per dwelling. In line with the policy a contribution of £14,539 per pupil place should be made. This totals £305,319. This amount should be able to be used flexibly to respond to the proposed strategy for delivering any additional facilities that may be required or to assist with home to school transport costs.

Hampshire County Council (Highways) -

Total (vehicular) development flows from the site have been proposed at 38 in the AM and 30 in the PM. We understand that the trip rates and associated distribution has been agreed by our Agent at Fareham Borough Council. Analysis has been undertaken of these flows and the distributions being proposed from the site shows that, as a worst case scenario, the number of these vehicles falling on either Brook Lane or the A27 junctions is 14 in the AM, and 10 in the PM.

Given this is a worst case scenario, these flows could not be considered to have a significant impact on Brook Lane and the A27 junctions. We therefore do not recommend that the site should provide a contribution towards the A27 junction works. This does not negate the need for local sustainable transport improvements should our Agent consider that these are required.

Planning Considerations - Key Issues

a) Site history and principle of development

The applicant's Planning Statement explains that the land owned by Hampshire County Council was acquired during the 1970s - 1980s initially to accommodate a primary school. However, HCC declared the land surplus to educational requirements and a small part of the site at its eastern end was used to provide the Locks Heath Day Centre.

The site was subsequently designated as a housing allocation in the Fareham Borough Local Plan Part 2: Development Sites and Policies (LPP2) adopted in June 2015. Policy DSP40 of the LPP2 is supportive of such allocated sites being developed for the purposes of providing housing in line with their respective development briefs. The development brief at page 148 of the LPP2 sets out the key issues, opportunities and constraints development proposals for the site should address. Many of these issues are discussed later in this report.

The application is supported by an illustrative layout which seeks to demonstrate that this quantum of development would be acceptable on the site without any adverse implications, for example in terms of residential amenity and character, of which the retention of trees forms an essential part. The proposal is for 70 dwellings on the site which forms 2.4 hectares of the approximate 3.0 hectare overall housing allocation (a density of 29 dwellings per hectare - dph). In comparison the LPP2 development brief provides an indicative capacity of 70 dwellings for the whole allocation (23 dph). Notwithstanding, having regard to the illustrative layout and other supporting information Officers consider that a higher density of development on the site would not result in a cramped form of development out of keeping with the character of the surrounding area. The layout demonstrates that it would be possible to provide a mixture of housing types including detached dwellings in generous sized plots, semi-detached and terraced properties with ample sized gardens and apartments within two buildings. In doing so there would still be sufficient space to ensure the retention of a reasonable number of the existing mature trees on site, good quality landscaped areas and on-site public open space. The layout also demonstrates how two routes from north to south through the site might be provided for pedestrians travelling from Heath Road to the Locks Heath Centre.

In summary of the issue of the principle of development, the proposal is for residential development on a designated housing allocation within the defined urban area. The proposal therefore enjoys considerable support through local plan policies CS2 & CS6 of the adopted Fareham Borough Core Strategy (CS) and DSP40 of the LPP2. Whilst all matters except for access are reserved for determination at a later date, the application successfully demonstrates that a pleasant and high quality development of 70 residential units on the site would be possible which would not have any unacceptable implications on residential amenity, the prevailing character of the area or loss of trees. In that respect the proposal is also considered to accord with policies CS17 of the CS and DSP3 of the LPP2.

b) Access and highway matters

In this instance, means of access into the site is a matter for consideration at this outline stage of the planning process. The existing access into the site from Heath Road is proposed to be widened from 4.8 metres to 5.5 metres with a 2 metre footway. The Council's Transport Planner has raised no objection to the development and offered some advice on the layout and further details which would follow at a later stage in the event outline planning was granted.

A number of local residents have raised concerns over the likely increase in traffic generated by the development and impact this may have on roads in the local and strategic highway network. Due to the potential cumulative impact of this and other housing developments in the Western Wards area of the Borough Officers have sought advice from Hampshire County Council highways. The advice from the County's highways officers is

that, based on the anticipated distribution of vehicles travelling to and from the site, the flows of traffic generated are not considered likely to have a significant impact. There would therefore be no expectation for the developer to make a contribution towards improvements to junctions on the A27.

c) Trees and ecology

At present there are a considerable number of trees on the site many of which are subject to a tree preservation order (TPO). The submitted Arboricultural Impact Assessment describes the site as being "well-treed... with oak forming the greater part of the trees species with a mixture of hardwood varieties and occasional pine and conifer trees and an under- and mid-storey of more recent self seeded and regenerated trees and shrubs". Table 2 of that assessment lists a significant number of trees that would need to be felled in order to facilitate the development. In total, based on the illustrative layout provided by the applicant, the assessment explains that 25 trees of moderate amenity value 'B', 59 of low value 'C' category, and 6 trees unsuitable for retention in the 'U' category would need to be removed.

The Council's Principal Tree Officer has raised no objections. Whilst some protected trees would be removed in order to facilitate the development, a number of trees would remain and the illustrative layout demonstrates how those trees might relate to the new houses, roads and paths to provide a high quality housing development. Overall it is considered that the loss of trees and the pruning of and works to remaining trees would not harm the contribution trees make to the overall public amenity value of the area.

The comments received from the Council's ecologist also raise no objection however the loss of woodland habitat is acknowledged as an impact that should be mitigated through compensatory planting. Such planting could take place at one of two nearby woodland locations and the recommendation from the ecologist is that a financial contribution be sought from the applicant to be used for the management of those woodlands. The applicant has agreed to such a contribution being secured through a Section 106 agreement.

Amongst the proposed ecological mitigation measures is the proposed translocation of a small population of slow-worms noted to be present to an on-site receptor area and a sensitive lighting scheme to minimise the impacts on wildlife, particularly foraging/commuting bats. There were no roosting bats recorded in the trees on site during the surveys carried out by the applicant's ecologist.

Since the development involves a net gain in residential units the applicant is required to off-set the impact of increased recreational trips to the coast's Solent Special Protection Areas (SPAs) as explained and required by Policy DSP15 of the adopted LPP2. The applicant has agreed to provide a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP) accordingly and this is proposed to be secured through the same Section 106 agreement.

d) Effect upon local infrastructure

A number of residents have raised concerns over the effect 70 further homes would have upon schools, doctors and other services in the area. Officers acknowledge the strength of local concern on these issues.

With regard to schools, Hampshire County Council have identified a need to increase the number of primary school places available within the area. As this authority collects the Community Infrastructure Levy (CIL) and education facilities are listed on this Council's

'Regulation 123' list, contributions towards education cannot be secured through a Section 106 planning obligation at the present time.

The Council has recently consulted on proposed changes to the 'Regulation 123' list to enable contributions towards education to be included in Section 106 agreements. A report to the Council's Executive was published on Monday 12th February on this matter and will be considered by the Executive at the meeting scheduled to take place on Tuesday 20th February. Officers will provide Members of the Planning Committee with an update accordingly prior to them considering this particular application.

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. Officers do not believe a refusal on these grounds would be sustainable.

e) Other matters

The layout of the development is a reserved matter not for consideration at this outline stage of the process. Notwithstanding, the applicant has provided an illustrative layout to show how the development may be arranged on the site. This demonstrates that a layout could be achieved within the constraints of the site which would maintain suitable separation distances between existing and proposed dwellings and would not materially harm the light, outlook or privacy currently enjoyed by neighbours.

The Council's adopted Planning Obligations SPD sets out that for developments of over 50 houses there will be a requirement to provide on site public open space in the form of parks and amenity land. Since the application is presented in outline form it is not possible at this stage to calculate the exact amount of open space that ought to be provided and so it is proposed to deal with this matter through the Section 106 agreement to secure open space provision in accordance with the adopted SPD. Similarly, the Section 106 agreement will secure funds for the maintenance of the open space as set out in the adopted SPD since it is the intention that the space be adopted by Fareham Borough Council.

Conclusion

The proposal is for a residential development of up to 70 dwellings on a site which is allocated for housing purposes in the current adopted local plan. The site is in a sustainable location within the existing urban settlement boundaries. Safe vehicular access into the site can be provided.

The application demonstrates how 70 dwellings might be laid out on the site to ensure the living conditions of existing and new residents are not harmed and provide connectivity for pedestrians and cyclists with the nearby Locks Heath Centre. In addition, work carried out by the applicant has shown that there would be no unacceptable or unmitigated arboricultural or ecological implications arising from the proposed development.

Various matters including the transfer of land to be used as open space to the Borough Council, affordable housing provision, public rights of way, and financial contributions towards off-site play space, ecological mitigation and traffic regulation orders can be addressed through the applicant entering into a legal agreement secured under Section 106 of the Town & Country Planning Act 1990.

Officers consider the proposed development to accord with the policies of the adopted local plan and recommend permission be granted.

Recommendation

Subject to:

- the applicant 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 in respect of the following:

- a) To secure the provision and subsequent transfer of the area of on-site public open space to Fareham Borough Council in perpetuity and associated maintenance costs;
- b) To secure a financial contribution towards the provision of off-site local equipped play area (LEAP) and associated maintenance costs;
- c) To secure pedestrian access for members of the public through the site from Heath Road to Centre Way in perpetuity;
- d) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
- e) To secure a financial contribution towards woodland habitat improvements on nearby site;
- f) To secure a financial contribution towards a traffic regulation order (TRO) to secure adequate visibility at the site access with Heath Road;
- g) To secure on-site affordable housing provision at a level compliant with the adopted local plan;

GRANT OUTLINE PERMISSION:

Subject to the following conditions:

1) Application for approval of details of the appearance, landscaping, layout and scale of the development (referred to as the 'reserved matters') shall be made to the local planning authority before the expiration of three years from the date of this permission. Work shall be commenced in pursuance of this permission no later than 2 years from the approval of the final reserved matter.

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:

- a) Location site plan - drawing no. Y00546 red line
- b) Proposed access improvements - drawing no. EC-P11347-100 (received 16th Jan 2018)
- c) Ecological Appraisal - November 2017
- d) Arboricultural Site Inspection Report - 11th October 2017
- e) Arboricultural Impact Assessment - 18th September 2017
- f) Ground Investigation Report - May 2016
- g) Flood Risk Assessment - revised January 2018

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

3) No development shall commence until details (including samples where requested by the

Local Planning Authority) of all proposed external facing and hardsurfacing materials have been submitted to and approved by the LPA in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4) No development shall commence on site until a Construction Management Plan (CMP) setting out how provision is to be made on site for the parking and turning of operatives vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the CMP and areas identified in the 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.

REASON: In the interests of highway safety and/or in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site and/or to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

5) No development shall commence until details of the width, alignment, gradient and type of construction proposed for any roads, footways and access, including all relevant horizontal and longitudinal cross sections showing the existing and proposed ground levels, together with details of street lighting (where appropriate), the method of disposing of surface water, and details of a programme for the making up of roads and footways, have been submitted to and approved by the Local Planning Authority in writing. The development shall be subsequently carried out in accordance with the approved details.

REASON: To ensure that the roads are constructed to a satisfactory standard.

6) No development shall commence until details of the means of foul and surface water drainage from the site have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To ensure satisfactory disposal of foul and surface water.

7) No development shall commence until a scheme of lighting (during construction and the operational life of the development) designed to minimize the impacts on wildlife, particularly bats, has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved scheme.

REASON: In order to minimise the impacts of lighting on the ecological interests of the site.

8) No development shall commence until a detailed Biodiversity Enhancement Strategy including (but not limited to) a layout of the mitigation areas, a long-term biodiversity management plan and details of site-wide biodiversity enhancement features to be incorporated, has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved strategy.

REASON: To conserve and enhance biodiversity.

9) The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in the approved Ecological Appraisal -

November 2017 submitted as part of the application.

None of the development hereby approved shall be first occupied/used until the approved ecological enhancements have been fully implemented unless otherwise agreed in writing by the local planning authority. These enhancement measures shall be subsequently retained.

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

10) No development shall commence until details of the internal finished floor levels of all of the proposed buildings in relation to the existing and finished ground levels on the site and the adjacent land have been 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 to assess the impact on nearby residential properties.

11) No development hereby permitted shall commence until an intrusive site investigation and risk assessment in relation to potential contamination of the land has been submitted to and approved in writing by the Local Planning Authority (LPA). The intrusive site investigation and risk assessment shall include assessment of the risks posed to human health, the building fabric and the wider environment such as water resources, and where the site investigation and risk assessment reveal a risk to receptors, it shall include a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use.

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the LPA. This shall be investigated to assess the risks to human health and the wider environment and a remediation scheme implemented following written approval by the Local Planning Authority. The approved scheme for remediation works shall be fully implemented before the permitted development is first occupied or brought into use.

On completion of the remediation works and prior to the occupation of any properties on the development, an independent competent person shall confirm in writing that the works have been completed in full and in accordance with the approved scheme. Such confirmation shall include photographic evidence and, if considered necessary by the local planning authority, as built drawings of the development.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

12) The development shall be carried out in accordance with the approved Arboricultural Impact Assessment - 18th September 2017 unless in the process of determining the reserved matters referred to in Condition 1 of this permission the layout of the site differs materially from the illustrative layout on which the approved arboricultural assessment has been based. In that event no development shall commence until a new arboricultural impact assessment and method statement for tree/hedgerow protection has been submitted to and approved by the Local Planning Authority in writing and the development shall be carried out in accordance with the approved details.

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.

13) The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in the approved Ecological Report submitted as part of the application.

None of the development hereby approved shall be first occupied/used until the approved ecological enhancements have been fully implemented unless otherwise agreed in writing by the local planning authority. These enhancement measures shall be subsequently retained.

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

14) 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.

15) None of the development hereby approved shall be occupied until the means of vehicular access and improvements to that access shown on the approved drawing no. EC-P11347-100 have been fully completed. The access shall be subsequently retained.

REASON: In the interests of highway safety.

16) None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any 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 protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

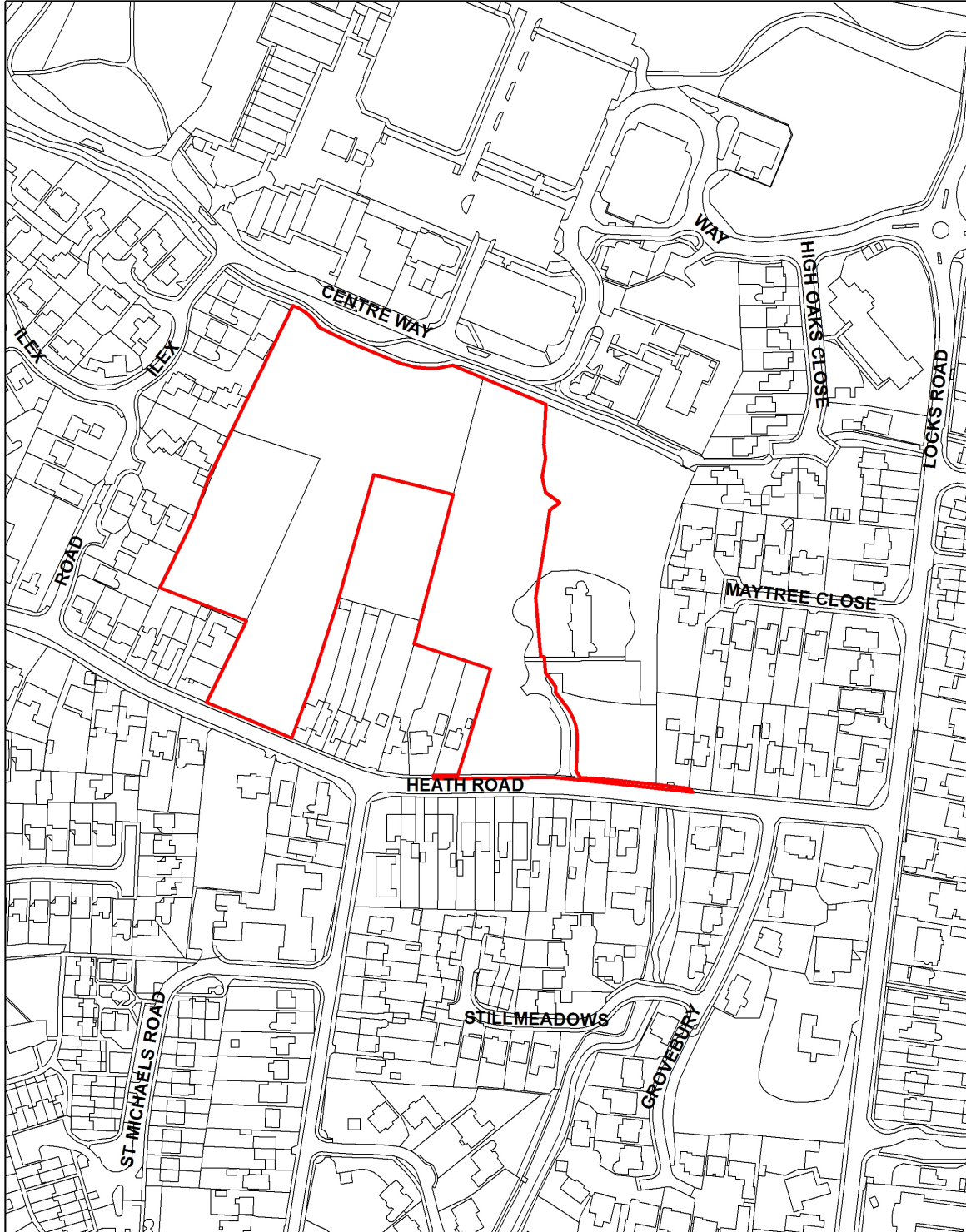
17) The landscaping scheme, submitted under Condition 1 shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. 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.

Background Papers

FAREHAM

BOROUGH COUNCIL



Land off Heath Road
Scale: 1:2,500



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