

OFFICER REPORT FOR COMMITTEE

DATE: 12/12/2018

P/18/0625/OA

A J DEVELOPMENTS LTD

TITCHFIELD

AGENT: PURE TOWN PLANNING

OUTLINE PLANNING APPLICATION FOR UP TO NINE DWELLINGS, WITH
ACCESS AND PARKING FOLLOWING THE DEMOLITION OF 195
SEGENSWORTH ROAD

LAND TO THE REAR OF 195-205 SEGENSWORTH ROAD, SEGENSWORTH

Report By

Peter Kneen – direct dial 01329 824363

1.0 Introduction

- 1.1 The application is being presented to the Planning Committee following the receipt of fourteen third party letters of objection.
- 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 4.95 years (a shortfall of 27 dwellings within the 5 year period).
- 1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 had not been published as at 3rd December. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5 year housing supply of 4.3 years and a shortfall of 386 dwellings. Should the Housing Delivery Test results be published prior to the Planning Committee meeting, Officers will provide an update at the meeting.
- 1.4 Policy DSP40 of the Local Plan Part 2: Development Sites and Policies is engaged when it can be demonstrated that the Council does not have a five year housing land supply. Even if the Council were found to have a 5 year housing land supply as a result of resolutions taken during this meeting, Officers believe it is clear that the housing requirements for this Borough will increase in the very near future as a result of the Housing Delivery Test.
- 1.5 In light of the Government's clear 'direction of travel' on housing requirements and delivery, it is considered appropriate to consider proposals against the criteria set out within DSP40 (which derive from standalone development plan

policies in any event and or are clearly material considerations in their own right), to assess what degree of harm may arise, even if that policy is no longer engaged.

- 1.6 Officers will advise Members accordingly at the meeting.

2.0 Site Description

- 2.1 The application site is located on the southern side of Segensworth Road, outside but immediately adjacent to the Urban Settlement Boundary (Western Wards). The property 195 Segensworth Road itself lies within the designated Urban area. The site comprises the rear gardens of 195, 201 and 205 Segensworth Road, and a large area forming a paddock and stabling currently part of 195 Segensworth Road, that wraps around behind 195, 197 and 201 Segensworth Road. The extended area of rear garden to the rear of 205 Segensworth Road also extends beyond the rear elevation of 203 Segensworth Road.
- 2.2 The site is bounded by rear gardens to the northern, east and west boundaries, and open countryside to the southern boundary. The southern and western boundaries comprise ribbons of mature trees, covered by a woodland order Tree Preservation Order, although most of the protected trees are located outside the proposed site boundary. There are also several individual Protected Trees within the front and rear gardens of 193 Segensworth Road (to the east of the site).
- 2.3 The houses fronting Segensworth Road comprise a mixture of bungalows and chalet bungalows, all set back from the road frontage. Segensworth Road is an unclassified road, subject to a 30mph speed limit. The road is a long straight road connecting to Barnes Wallis Way to the east and the main Segensworth roundabout to the west. The road is mainly residential in character, although to the east of the site lies Segensworth Business Centre, which is set to the south of Segensworth Road.

3.0 Description of Proposal

- 3.1 The application, which is submitted in outline form with only access and layout being considered, proposes the construction of nine detached dwellings, comprising eight, 3-bedroom chalet bungalows and one, 2-bedroom bungalow, following the demolition of 195 Segensworth Road and its associated outbuildings. A new dedicated access would be created between 193 and 197 Segensworth Road

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

CS6: The Development Strategy

CS9: Development in the Western Wards & Whiteley

CS14: Development Outside Settlements

CS17: High Quality Design

CS20: Infrastructure and Development Contributions

Adopted Development Sites and Policies

DSP1: Sustainable Development

DSP2: Environmental Impact

DSP3: Impact on Living Conditions

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) December 2015

Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/92/1228/OA	Erection of dwellings and the provision of associated access roads, open space and landscaping
NON-DETERMINED	21/04/1993
APPEALED	Dismissed: 19/11/1993
P/93/0322/OA	Erection of dwellings with the provision of associated access roads, open space and landscaping
NON-DETERMINED	21/04/1993
APPEALED	Dismissed: 19/11/1993

6.0 Representations

6.1 Fourteen letters from nine households have been received objecting to this planning application. The main areas of concern relate to the following issues:

- Loss of green space;

- Loss of wildlife/biodiversity;
- Flooding and drainage;
- Overdevelopment of the site;
- Overlooking and loss of privacy;
- Loss of trees;
- Noise disturbance;
- Impact on infrastructure and lack of local services;
- Inadequate car parking/highway safety

7.0 Consultations

INTERNAL

Ecology:

- 7.1 Following the submission of additional information, no objection, subject to conditions and habitat mitigation contribution

Transport Planner:

- 7.2 Following the submission of additional information, no objection, subject to conditions.

Tree Officer:

- 7.3 Following the submission of additional information, no objection.

Recycling Co-ordinator:

- 7.4 No objection subject to confirmation from the Transport Planner regarding refuse vehicle access.

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 housing land supply position (5YHLS);
- b) Residential Development in the Countryside;
- c) Policy DSP40 (Housing Allocations);
- d) Other Matters;
- e) The Planning Balance

a) Implication of Fareham's Current 5-Year Housing Land Supply Position

- 8.2 A report entitled 'Five year housing land supply position' is reported for Members' information elsewhere on this agenda. That Report set out this Council's local housing need along with this Council's current housing land supply position. The report concludes that this Council has 4.95 years of housing supply against the new 5YHLS requirement meaning there is a shortage of 27 dwellings.
- 8.3 A report from the October 2018 Planning Committee also advised that:
'...the Government are considering adjustments to the new standard method used to calculate Local Housing Need, following publication of the new housing growth projections on 20 September 2018; and

'...the Council will likely be required to apply a 20% buffer to the 5-year Housing Land Supply position following publication by the Government of the Housing Delivery Test in November'.
- 8.4 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.
- 8.5 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 local housing need.
- 8.6 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

- 8.7 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. Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries. The application site lies largely outside of the defined urban settlement boundary,

although the host dwelling at 195 Segensworth Road (to be demolished to create the access) is located within the defined settlement boundary.

- 8.8 Policy CS14 (Development Outside Settlements) 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'.

- 8.9 Policy DSP6 (New Residential Development outside of the Defined Urban Settlement Boundaries) 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).

- 8.10 The site is predominantly located 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 (Housing Allocations)

- 8.11 Local Plan 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 demonstrate 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.*

- 8.12 Each of these five points are considered further below.

Policy DSP40(i)

- 8.13 Members will note from the 5 Year Housing Land Supply Position that the present shortfall of dwellings needed to achieve a 5YHLS is in the region of 27 dwellings. The proposal for 9 dwellings is considered to be relative in scale to the 5YHLS shortfall and therefore point (i) of Policy DSP40 is satisfied.

Policy DSP40(ii)

- 8.14 The planning application site is located both within and immediately adjacent to the defined urban settlement boundary of the Western Wards (Segensworth), with good accessibility to local services, facilities, schools and employment provision.
- 8.15 The nearest bus stops are located a few metres away to the east along Segensworth Road connecting the site to both Whiteley Shopping Centre (via Park Gate, to the northwest) and Fareham Town Centre (to the east). This provides good quality access to a wider bus network and Fareham Railway Station.
- 8.16 Existing dwellings within the urban area are located to the immediate north, fronting Segensworth Road, and further east along Segensworth Road. Officers therefore consider that the proposals can be well integrated with the neighbouring settlement, in accordance with point (ii) of Policy DSP40.

Policy DSP40(iii)

- 8.17 The site is within an area of countryside but is not designated as Strategic Gap. The Fareham Landscape Assessment (2017) identifies that the site falls within the Titchfield Corridor – 05.1a Wooded Valley: Heath Associated character. It sets out that the defining characteristics comprise linear gardens and small scale pasture bounded by hedging with abundant mature trees closing the land. The Assessment highlights that the area is capable of absorbing some built form, provided it does not impact on the intrinsic character of woodland and Site of Importance for Nature Conservation (SINC) areas.
- 8.18 Given the enclosed nature of the land, fronted by existing properties along Segensworth Road, by the SINC and protected woodland to the south and west of the site, views of the site would be limited to those along the access road. The Landscape Assessment highlights that development within the Titchfield Corridor area would have limited visibility impact due to these prevailing features, ensuring the development of this site would not have an adverse impact on the surrounding countryside.
- 8.19 There are other examples of ‘backland’ developments that have infilled the land to the rear of properties fronting Segensworth Road. It is considered by Officers that the proposal has been appropriately designed and laid out to

integrate with the character of the neighbouring settlement and would ensure the retention of the protected boundary trees. The proposal would therefore satisfy point (iii) of Policy DSP40 and comply with policies CS17.

Policy DSP40(iv)

- 8.20 In terms of delivery, the agent has confirmed that should permission be granted that the site could be deliverable in the short term, and has agreed that a reduced 12 month limit on the submission of reserved matters would be acceptable. It is therefore considered that point (iv) of Policy DSP40 is satisfied.

Policy DSP40(v)

- 8.21 The final test of Policy DSP40 requires that proposals would not have any unacceptable environmental, amenity or traffic implications. These are discussed in turn below.

Environmental/Ecology

- 8.22 The application has been supported by a Phase 1 Bat Survey and Ecological Survey, which has been assessed by the Council's Ecologist, who has raised no objection to the proposals, subject to appropriate conditions. The Ecologist raises no concerns regarding the potential impact of bats or reptiles on the site, and sufficient information has been provided to demonstrate that the off-site woodland would be protected.
- 8.23 The Council's Tree Officer has also reviewed the proposals due to the relative proximity of the woodland order Tree Preservation Order located on the southern and western boundary of the site, raising no objection to the proposals.
- 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 designated sites.
- 8.25 As such, the proposal complies with the provisions of Policies CS4, DSP13, DSP15 and DSP40 (point (v) – environmental impact) of the Local Plan.

Amenity

- 8.26 In terms of the consideration of the amenity impact, the layout shown on the site plan is part of the consideration of the outline application proposal, which demonstrates how nine new detached dwellings can be accommodated on the site in broad compliance with the requirements of the Council's adopted Design Guidance. Each property would have gardens 11 metres in length,

and the rear elevation of the proposed properties that would back on to properties fronting Segensworth Road would exceed the minimum 22 metres required (Plot 1 would be over 28 metres away from the rear elevation of 197 Segensworth Road). Plot 2, a bungalow with no accommodation within the roof space would be located over 32 metres away from the rear elevation of 199 Segensworth Road. Finally, the roof slope of Plot 3 would be located over 30 metres away from the rear elevation of 203 Segensworth Road.

- 8.27 It is therefore considered that the proposals would not have an unacceptable adverse impact on the living conditions of the occupiers of neighbouring properties fronting Segensworth Road.
- 8.28 In terms of the future living conditions of occupiers of the development proposal, each of the proposed properties would have a garden size in accordance with the Design Guidance, therefore providing a suitable area of private amenity space for each of the proposed dwellings. It is noted that the southern and western boundaries of the site are bounded by a mature belt of protected trees. A daylight and sunlight report has been provided to support the application, demonstrating the levels of daylight and sunlight that would be provided in the rear gardens of those proposed properties that back onto the trees. This Report has been assessed by the Council's Tree Officer who is content that the level of light entering the gardens would be sufficient not to warrant an objection to the proposal, and would not represent potential pressure to see the trees felled as part of the proposal.
- 8.29 It is therefore considered that the proposed dwellings would result in a good quality level of living condition for future occupiers. It is therefore considered that the proposal complies with policies CS17, DSP2, DSP3 and DSP40 (point (v) – amenity impact) of the Local Plan.

Traffic

- 8.30 The application, submitted in outline includes consideration of the access arrangements, and proposes the creation of a new vehicular access onto Segensworth Road following the demolition of 195 Segensworth Road. The access onto Segensworth Road, which has a restricted 30mph speed limit achieves the required visibility splays to enable safe egress onto the street, and the Council's Transport Planner raises no objection to the proposal.
- 8.31 The access road would measure 5 metres in width along most of its length, whilst also providing a passing place along the main length of the roadway between 193 and 197 Segensworth Road. The overall width of the access roadway measures 13 metres, which enables a 5 metre and a 3 metre landscape buffer to be created either side of the roadway in order to reduce

the potential impact on the neighbouring properties. Further details regarding landscaping would be considered at the reserved matters stage.

- 8.32 The proposed site layout includes car parking provision in accordance with the adopted Residential Car Parking Standards for each of the proposed dwellings. Visitors parking is also provided.
- 8.33 There has been no objection from the Council's Waste and Recycling Co-ordinator, subject to the Transport Planner being content that adequate space has been provided to enable refuse vehicles to be able to service the proposed properties. Vehicle tracking shown on the proposed Site Layout Plan indicates the suitability of refuse vehicles to enter and exit the site in a forward gear. This would also be suitable for emergency services vehicles.
- 8.34 It is therefore considered that the proposed access arrangements would not cause harm to other road users or pedestrians. Details regarding secure cycle storage and bin storage areas would be considered as reserved matters, although adequate spaces on site have been provided to ensure these can be accommodated.
- 8.35 It is therefore considered that the proposal complies with policy CS17 and DSP40 (point (v) – traffic impact) of the Local Plan.
- 8.36 It is therefore considered that overall, the proposed development fully accords with the requirements of Policy DSP40 of the Adopted Local Plan, and would make a valuable contribution to overcoming the current shortfall in housing supply in the Borough.

d) Other Matters

- 8.37 **Affordable Housing:** Whilst the adopted Core Strategy sets out that affordable housing should be provided on sites over 5 dwellings (Policy CS18), this has been superseded by the revised NPPF 2018, which only requires an affordable housing provision for major development, comprising 10 or more dwellings. Therefore, there is no requirements for this development proposal to provide any affordable housing.

e) The Planning Balance

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

'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.'

- 8.39 The site lies predominantly outside of the defined urban settlement boundary and the proposal does not relate to agriculture, forestry, horticulture or 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 the Local Plan Part 2: Development Site and Policies Plan.
- 8.40 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 presented to the Planning Committee in October 2018 and the Government steer in respect of housing delivery.
- 8.41 In weighing up the material considerations and conflict between policies; the development of a greenfield site weighed against Policy DSP40, Officers have concluded that the proposal is relative in scale to the demonstrated 5YHLS shortfall, well related to the existing urban settlement boundary such that it can be integrated with the adjacent settlement whilst at the same time being sensitively designed to reflect the areas existing character and minimising any adverse impact on the countryside.
- 8.42 It is acknowledged that the proposal would have an urbanising impact through the introduction of housing and related infrastructure onto a site which is at present undeveloped. However, that impact would be localised and merely extend the existing built form. Officers consider that the change in character of the site and the resulting visual effect would not cause any substantial harm.
- 8.43 In respect of environmental, amenity and traffic issues (including ecological mitigation), Officers are satisfied that these issues have been appropriately addressed in the submitted application, subject to appropriate conditions and habitat mitigation. Subject to the payment of the habitat mitigation contribution, and following completion of the Appropriate Assessment, it is considered that the likely significant effect on the Solent SPA would be adequately mitigated.
- 8.44 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage of housing supply, Officers acknowledge that the proposal could deliver a net increase of 8 dwellings in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply is not substantial, but would make a material contribution in light of the Council's current 5YHLS.

- 8.45 There is a conflict with development plan policy CS14 which ordinarily would result in this proposal being considered unacceptable. Ordinarily CS14 would be the principal policy such that a scheme in the countryside should be refused. However, in light of the Council's lack of a five-year housing land supply, development plan policy DSP40 is engaged and Officers have considered the scheme against the criterion therein. The scheme is considered to satisfy 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.
- 8.46 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 set out in paragraph 11 of the same Framework is not engaged.
- 8.47 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 having regard to the 'tilted balance' test set out at paragraph 11 of the NPPF.
- 8.48 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 proposal, particularly when taking into account that any significant effect upon Special Protection Areas can be mitigated through a financial contribution towards the Solent Recreation Mitigation Strategy; and,
 - (ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 8.49 Therefore, even if paragraph 11 of the NPPF were a relevant consideration, Officers find that having applied the 'tilted balance', they would have similarly concluded that planning permission should be granted for the proposals.
- 8.50 Having carefully considered all material planning considerations, Officers recommend that planning permission should be granted subject to the

imposition of appropriate planning conditions and the payment of the appropriate habitat mitigation contribution.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to:

- the completion of a S.111 Agreement and the payment of the appropriate Habitat Mitigation Contribution; and,
- the following conditions:

1. Application for approval of details of the appearance and scale of the building(s) and the landscaping of the site (all referred to as the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

2. Applications for approval of all reserved matters shall be made to the Local Planning Authority not later than 12 months from the date of this permission.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of 12 months from the date of the approval of the last of the reserved matters.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be constructed in accordance with the following approved documents:

- a) Site, Block and Location Plans (Drawing: 9041/100 Rev N);
- b) Indicative Floor Plans and Elevations (Drawing: 9041/101 Rev A);
- c) Existing Floor Plans (Drawing: 9041/102); and,
- d) Visibility Plan (Drawing: 9041/103 Rev C).

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

5. The development hereby permitted shall proceed in accordance with the measures set out in Section 4 'Conclusions and Recommendations' of the Phase 1 Bat Survey and Ecological Appraisal report by ABR Ecology Ltd (November 2018). Thereafter, the reptile receptor area in the southwest and enhancements in the form of bat tubes and bird boxes shall be permanently retained in accordance with the approved details.

REASON: To conserve and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981 (as amended).

6. No dwelling hereby approved shall be first occupied until detailed plans and proposals have been submitted to the Local Planning Authority for approval showing:
- (i) Refuse bin storage (sufficient for 2no. 140 litre wheeled bins);
 - (ii) Secure cycle storage.

The cycle storage required shall take the form of a covered building or other structure available on a 1 to 1 basis for each dwellinghouse hereby permitted. Once approved, the storage shall be provided for each dwellinghouse and shall thereafter be kept permanently available for the stated purpose.

REASON: To encourage non-car modes of transport and to ensure proper provision for refuse disposal.

7. 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.

8. 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 properties, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

9. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel and undercarriage washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) turning on site of vehicles;
- (viii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

10. No works shall commence on site above damp proof course level until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.
REASON: To ensure that the proposed development is satisfactorily drained.

11. No development of the dwellings hereby permitted shall commence until the means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.

12. No development shall take place until details of the type of construction proposed for the roads and access(es) and the method of disposal of surface water have been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the roads are constructed to a satisfactory standard.

13. The visitors parking spaces marked on the approved plans shall be kept available for visitors at all times.
REASON: In the interests of highway safety.

14. 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.

15. The existing accesses to the site shall be stopped up and footway crossings shall be reinstated to the requirements of the Local Planning Authority, immediately after completion of the new access and prior to the occupation of any dwelling hereby permitted.

REASON: In the interests of highway safety.

INFORMATIVES:

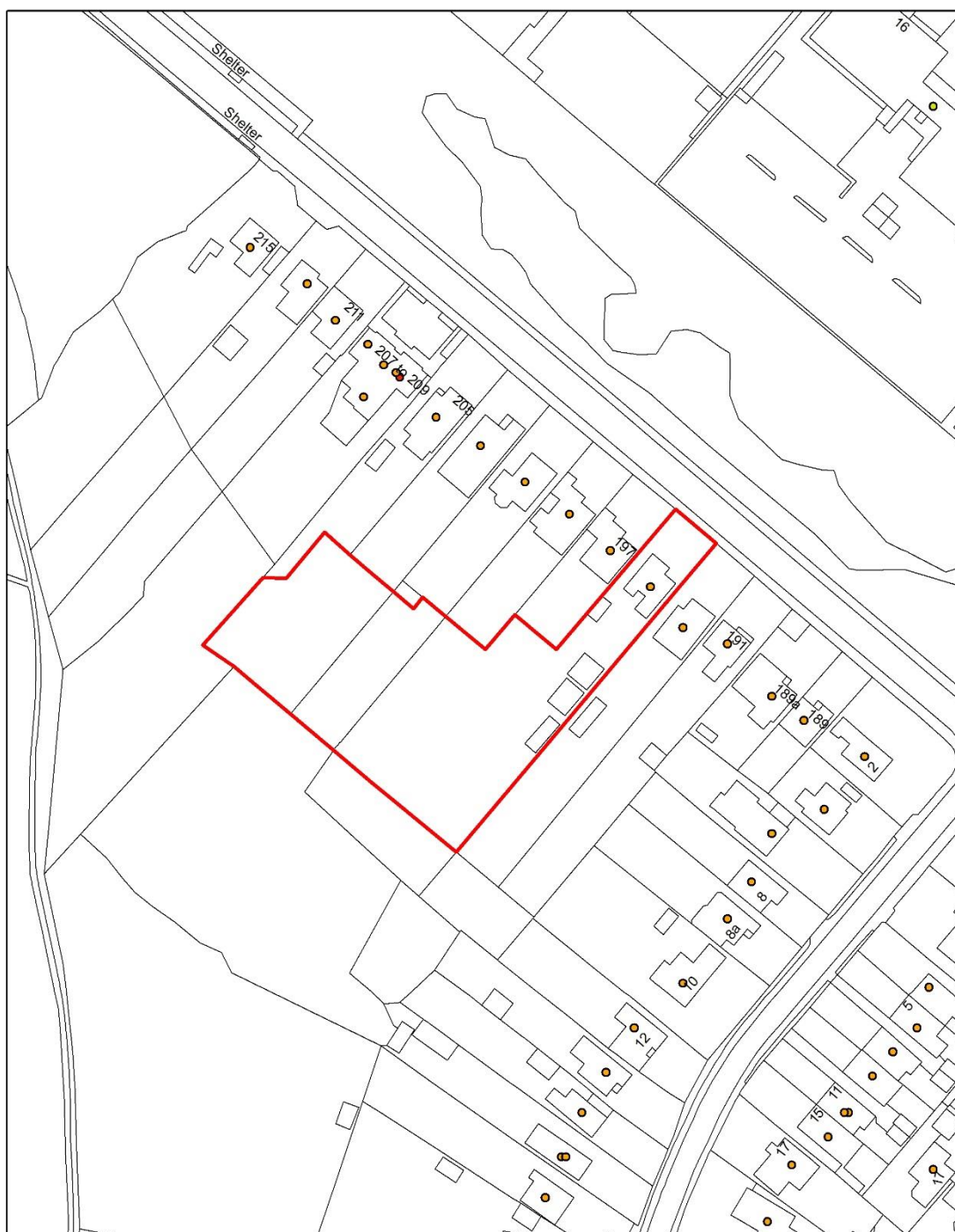
- a) Applicants should be aware that, prior to the commencement of the development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of vehicular access, which can only be given by the Highway 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.

10.0 Background Papers

P/18/0625/OA

FAREHAM

BOROUGH COUNCIL



195-205 Segensworth Road
Scale: 1:1,250



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