

OFFICER REPORT FOR COMMITTEE

DATE: 12/12/2018

**P/18/0592/OA
MR HANSLIP**

**WARSASH
AGENT: PAUL AIREY PLANNING
ASSOCIATES**

DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF EIGHT
DETACHED HOUSES AND CREATION OF PADDOCK (OUTLINE APPLICATION
WITH ALL RESERVED MATTERS)

EGMONT NURSERIES, BROOK AVENUE

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

- 1.1 This application has been included on the agenda for this meeting by virtue of the number of representations received objecting to the proposal and contrary to the Officer recommendation below.
- 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 outside of the defined urban settlement boundaries, is around 1.9 hectares in size and located on the northern side of Brook Avenue, Warsash. Approximately 60% of the site is covered by derelict buildings, glasshouses and hard standing and was used up until the 1990s as a commercial nursery. A horse paddock forms a considerable portion of the site in its north-western corner. Adjacent to the northern site boundary is Holly Hill Woodland Park.

2.2 Residential properties fronting Brook Avenue lie close by as does the small housing development at Yorkdale (to the immediate west of the application site) and Cawtes Reach (a short distance to the east).

3.0 Description of Proposal

3.1 Outline planning permission is sought for eight detached dwellings. All matters are reserved meaning the application seeks simply to establish the principle and quantum of development on the site. Notwithstanding this, an illustrative site layout plan has been provided showing the possible arrangement of eight dwellings on the site with an area of open space/paddock shown along the western site edge.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2 – Housing Provision

CS4 – Green Infrastructure, Biodiversity and Geological Conservation

CS5 – Transport Strategy and Infrastructure

CS6 – The Development Strategy

CS14 – Development Outside Settlements

CS15 – Sustainable Development and Climate Change

CS16 – Natural Resources and Renewable Energy

CS17 – High Quality Design

CS18 – Affordable Housing

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/17/0651/OA DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF Paddock (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

WITHDRAWN

P/16/0243/OA DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF Paddock (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)
REFUSE 28 JUNE 2016

P/15/0540/OA INSTALLATION OF 2820 PHOTOVOLTAIC PANELS AND USE OF EXISTING OFFICE BUILDING FOR INSTALLATION OF INVERTER & CONTROL EQUIPMENT (OUTLINE APPLICATION)
APPROVE 19 NOVEMBER 2015

P/15/0529/OA CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF Paddock (OUTLINE APPLICATION)
WITHDRAWN 3 NOVEMBER 2015

P/06/0982/CU CHANGE OF USE OF BUILDING TO OFFICE (NON AGRICULTURAL)

APPROVE

19 OCTOBER 2006

P/02/0417/OA

ERECTION OF TWO DWELLINGS (OUTLINE APPLICATION)

REFUSE

27 MAY 2002

APPEAL DISMISSED 6 DECEMBER 2002

6.0 Representations

6.1 A total of sixty residents responded to the application.

6.2 Fifty-four residents objected to the application on the following grounds:

In relation to the principle of development:

- Countryside location
- Harmful visual impact of housing to character of countryside/area
- Dereliction of site should not be reason to grant permission
- Contrary to policy
- Site is greenfield not brownfield
- Comparisons to Cawtes Reach and Yorkdale are misleading
- Proposal is higher density than nearby development
- A less dense scheme may be preferable
- Site not in the draft local plan
- Pressure on local infrastructure
- Cumulative impact of other development nearby
- Eight houses will not address housing shortfall
- This will set a precedent elsewhere
- A solar farm has already been permitted on the site
- This is identical to a previously refused application – nothing has changed

In relation to highway matters:

- Additional traffic along Brook Avenue posing highway safety hazard
- Additional traffic will cause increased noise and disturbance
- Access to site unsafe
- Brook Avenue is private road
- Developer cannot be made to contribute towards traffic calming or improvements on a private road
- No footpath or lighting along road
- The traffic generated by the nursery business was comparatively light

In relation to ecological matters:

- Harm to wildlife
- Harmful to adjacent Holly Hill Woodland
- Ecology buffer not adequate
- A new access into Holly Hill Woodland should be provided

6.3 Five residents supported the application with the following comments:

- Site is currently an eyesore
- Proposed development is in keeping with and sympathetic to surrounding area

6.4 One resident gave no comment either in support or objection.

7.0 Consultations

EXTERNAL

Natural England

7.1 No objection subject to appropriate mitigation being secured.

INTERNAL

Hampshire County Council - Ecology

7.2 No objection subject to conditions and provision of 15m planted buffer.

Trees

7.3 No objection.

Highways

7.4 No objection subject to conditions.

8.0 Planning Considerations

8.1 SITE PLANNING HISTORY AND PREVIOUS REASONS FOR REFUSAL

8.2 In 2002 the Council refused an outline application which proposed two detached houses along the frontage of the site on the north side of Brook Avenue (reference P/02/0417/OA). An appeal was subsequently lodged and dismissed, the main issue being the effect on the character and appearance of the countryside. The Inspector did not consider the proposal to be 'infill' development and so it did not enjoy the support of local plan policies in place at the time. The Inspector felt the proposal instead would harm the present semi-rural character of the area.

- 8.3 More recently, and as set out in the Relevant Planning History section to this report above, there have been three applications in 2015, 2016 & 2017 for outline permission proposing eight dwellings on the nursery site as a whole.
- 8.4 The 2016 submission (reference P/16/0243/OA) was determined and refused in June that year for reasons as follows:

The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS18 of the adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

- (a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. Furthermore development of this site by the erection of eight detached dwellings would be harmful to the character of this countryside location;*
- (b) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;*
- (c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to contribute to the off-site provision of affordable housing in the Borough;*
- (d) insufficient information has been submitted to demonstrate that Dormice, a protected species, and their habitat would be protected and enhanced during the development.*

- 8.5 Members will note that this decision was made at a time when the Council was able to demonstrate a five year housing land supply.
- 8.6 IMPLICATIONS OF FAREHAM'S CURRENT 5 YEAR HOUSING LAND SUPPLY (5YHLS)
- 8.7 On the 24th July 2018, the Government published the revised National Planning Policy Framework (NPPF). The requirements set out in the revised NPPF (and the National Planning Practice Guidance (PPG)) change how Local Planning Authorities must calculate their housing need figure.

- 8.8 Previously, housing need was calculated through a process called Objectively Assessed Need. The requirement of the revised NPPF is for housing need to now be calculated by the new standard method which is set out in the PPG.
- 8.9 Use of the standard method applies from the date of publication of the new Framework and Guidance (24 July 2018), and as such the Council must now determine its 5YHLS position using the local housing need figure calculated using the new standard method.
- 8.10 A report titled "Five year housing 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.
- 8.11 On the 26th October, the Government issued a 'Technical consultation on updates to national planning policy and guidance.' The consultation on the proposed updates runs from 26 October 2018 until 7 December 2018. 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.
- 8.12 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.
- 8.13 RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE
- 8.14 The development of eight houses is proposed on the site of a derelict commercial nursery. Such a use would not be considered to constitute 'previously developed land' under the definition of such given in the Glossary to the National Planning Policy Framework (NPPF) which excludes land that is or has been occupied by agricultural buildings.

8.15 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.

8.16 The application site lies within an area which is outside of the defined urban settlement boundary.

8.17 Policy CS14 of the Core Strategy states that:

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

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

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

8.20 POLICY DSP40

8.21 Policy DSP40: Housing Allocations, of Local Plan Part 2, states that:

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

i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;

ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;

iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;

iv. *It can be demonstrated that the proposal is deliverable in the short term; and*

v. *The proposal would not have any unacceptable environmental, amenity or traffic implications.”*

8.22 Each of these five bullet points are worked through in turn below:

8.23 POLICY DSP40 (i)

8.24 The present shortfall of dwellings needed to achieve a 5YHLS is in the region of 27. The proposal for 8 dwellings is relative in scale to the 5YHLS shortfall and therefore bullet point i) of Policy DSP40 is satisfied.

8.25 POLICY DSP40 (ii)

8.26 The site is considered to be sustainably located within a reasonable distance of local schools, services and facilities at nearby local centres (Warsash and Locks Heath). This part of the northern arm of Brook Avenue is located outside of the urban area, the existing urban settlement boundary being approximately 140 metres east of the site. The proposal is not therefore adjacent to the urban settlement boundary.

8.27 POLICY DSP40 (iii)

8.28 This application is presented in outline form only meaning that permission is not sought at this stage for the precise layout of the site. Notwithstanding, the illustrative site layout provided with the application shows a possible development at a density of 5.5 dwellings per hectare (dph). This is similar in comparison to the adjacent housing development at Yorkdale (approx. 4.5 - 5 dph) and nearby Cawtes Reach (approx. 4 dph).

8.29 The proposal is also similar to these two nearby developments in that it would be located behind the ribbon development of older houses which front Brook Avenue. Beyond those observations however any further comparison is not possible due to the fact that the scale, appearance and layout of the development are all matters which the applicant has asked to be reserved so that they can be considered at a later date should the principle of development be held to be acceptable.

8.30 It is evident from reading the letters of representation that many residents consider the glasshouses and structures on the site to be an eyesore, although there is disagreement as to whether that in any way justifies the

proposed redevelopment. It is also clear that the buildings on the site have fallen into disrepair and their derelict appearance detracts from the pleasant semi-rural character of Brook Avenue, albeit glasshouses are a type of agricultural structure commonly found in the countryside and in particular Warsash. The demolition of the buildings on the site could therefore be seen as a positive aspect of the proposed development which assists in minimising the adverse impact of the housing on the site.

- 8.31 Whilst the layout of the site is a reserved matter, the illustrative site plan submitted with the application shows how eight dwellings could be arranged. This plan shows the nearest dwelling set a considerable distance back from the street frontage and a paddock area retained. The dwellings would be located behind the line of frontage development along Brook Avenue. This would act to reduce the visual impact of the development when viewed from the road however large two storey houses, as indicated in the applicant's Planning Statement, would still be visible from the road over and around the frontage bungalows. Similarly, whilst the means of access is a reserved matter, the frontage hedgerow could remain largely intact if the existing vehicular entrance to the site is to be used.
- 8.32 In summary, the development would have an urbanising effect which would be harmful to the character and appearance of the countryside. This would be contrary to the aims of Core Strategy Policy CS17, which seeks to ensure development responds positively to and is respectful of key characteristics of an area such as its landscape, although it is acknowledged that there would be some benefit from removal of the glasshouses in visual terms. In addition, and as mentioned earlier in this report, there is conflict with Core Strategy Policy CS14 which aims to strictly control development outside the defined settlement boundaries and protect the countryside from development which would adversely affect its landscape character, appearance and function.
- 8.33 However, in relation to the policy test in question (whether the proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside), it is considered the submitted illustrative site plan shows how the site could be laid out to sensitively reflect the nearby developments at Yorkdale and Cawtes Reach and how the dwellings could be sited so as to retain an element of open green space and open frontage serving to minimise the adverse impact on the countryside. The removal of unsightly derelict buildings on the site would furthermore reduce the degree of visual harm. For those reasons it is considered that the proposal accords with Policy DSP40(iii).
- 8.34 POLICY DSP40 (iv)

- 8.35 The applicant has confirmed that they would anticipate moving forward with the proposed scheme as soon as possible. They have agreed to the imposition of a reduced implementation period requiring submission of a reserved matters application within twelve months of outline permission being granted and the commencement of development on site within twelve months of the last of those reserved matters being approved.
- 8.36 The proposal is considered to be deliverable in the short term and compliant with Policy DSP40(iv).
- 8.37 POLICY DSP40 (v)
- 8.38 The proposal is considered to satisfy the final test of Policy DSP40, namely that "The proposal would not have any unacceptable environmental, amenity or traffic implications", as discussed below.
- 8.39 ECOLOGY
- 8.40 Hampshire County Council ecologist has raised no objection to the proposed development subject to conditions and the provision of a suitable ecology buffer between the housing development and the adjacent woodland to the north being shown in any subsequent reserved matters submission.
- 8.41 Policy DSP15 of the adopted Fareham Borough Local Plan Part 2 requires the 'in combination' effects of recreation on the Solent Special Protection Areas to be satisfactorily mitigated where additional residential units are proposed. It is proposed that the applicant make a financial contribution secured through a planning obligation in a Section 106 legal agreement towards the Solent Recreational Mitigation Strategy (SRMS) in order to offset the 'in combination' effects.
- 8.42 To fulfil the requirement under the Habitat Regulations Officers have carried out an Appropriate Assessment in relation to the likely significant effects on the coastal Special Protection Areas (SPAs) and have concluded that the application's compliance with the Solent Recreation Mitigation Strategy means that there will be no adverse effect on the integrity of the designated sites.
- 8.43 HIGHWAYS
- 8.44 The means of access to the site is a reserved matter however it is unrealistic for vehicular access to the site to be provided by any other route than Brook Avenue. Several of the comments received, both from those residents objecting and those supportive of the proposal in principle, have raised the

issue of the private road's suitability to cope with additional vehicle movements along it.

8.45 The advice received from the Council's Highways Officer is that, notwithstanding the condition of the road surface, lack of street lighting and pedestrian footway, the number of vehicle movements created by the development would not be adverse taking into account the site's previous use as a commercial nursery. No detailed information has been provided by the applicant concerning the type and extent of traffic generated by the use of the site as a nursery up until the 1990s. In reality the now derelict site is unlikely to have generated any large number of vehicle movements for some twenty or more years. However, even after taking this into account, it is not considered that the amount of development proposed would have a materially harmful effect on the safety or convenience of highway users.

8.46 AMENITY

8.47 Officers are fully satisfied that a site layout can be achieved without adversely impacting upon the residential amenity of occupiers of neighbouring properties.

8.48 The proposal's impact on the visual amenity of the countryside is assessed earlier in this report.

8.49 AFFORDABLE HOUSING

8.50 Policy CS18 of the adopted Fareham Borough Core Strategy, requires residential developments on sites that can accommodate between 5 and 9 dwellings to provide 30% affordable units or the equivalent financial contribution towards off-site provision.

8.51 Paragraph 63 of the NPPF states affordable housing provision should not be sought for residential developments that are not major developments. In this instance, due to the size of the application site, this proposal constitutes major development for the purposes of the NPPF. There is therefore no restriction on the Council's ability to follow its adopted local plan position of seeking affordable housing provision on this site.

8.52 Officers consider that the development should provide an equivalent financial contribution towards off-site provision in order to accord with Policy CS18. Such a contribution could be secured through a planning obligation in a Section 106 agreement entered into by the applicant.

8.53 THE PLANNING BALANCE

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

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

- 8.55 The site is outside of the defined urban settlement boundary and the proposal does not relate to agriculture, forestry, horticulture and required infrastructure. The principle of the proposed development of the site would be contrary to Policies CS2, CS6 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.
- 8.56 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations which is engaged as this Council cannot demonstrate a 5YHLS. In weighing up the material considerations and conflicts between policies; the development of a greenfield site weighted against Policy DSP40, Officers have concluded that the proposal is relative in scale to the demonstrated 5YHLS shortfall (DSP40(i)), can be delivered in the short-term (DSP40(iv)) and would not have any unacceptable environmental, traffic or amenity implications (DPS40(v)). Whilst there would be harm to the character and appearance of the countryside the unsightly derelict buildings currently on the site would be demolished. Furthermore, it has been shown that the site could accommodate eight houses set back from the Brook Avenue frontage and an area of green space to sensitively reflect nearby existing development and reduce the visual impact thereby satisfying DSP40(iii). Officers have however found there to be some conflict with the second test at Policy DSP40(ii) since the site is acknowledged to be in a sustainable location but is not adjacent to the existing urban area.
- 8.57 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver 8 dwellings, as well as an off-site contribution towards affordable housing provision, in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply would be modest but is still a material consideration in the light of this Council's current 5YHLS.
- 8.58 There is a clear conflict with development plan policy CS14 as this is development in the countryside. Ordinarily, officers would have found this to be the principal policy such that a scheme in the countryside should be refused. However, in light of the council's lack of a 5YHLS, development plan

policy DSP40 is engaged and officers have considered the scheme against the criteria therein. The scheme is considered to satisfy four of the five criteria and in the circumstances, officers consider that more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme should be approved.

- 8.59 Officers consider that the implications of the CJEU judgement (People Over Wind, Peter Sweetman v Coillte Teoranta) and paragraph 177 of the NPPF mean that the presumption in favour of sustainable development imposed by paragraph 11 of the same Framework is disapplied.
- 8.60 In the event that this approach is subsequently found to be incorrect as a consequence of a Court decision or a clarification in government policy, Officers have considered the application in the alternative and assessed the proposals against the 'tilted balance' test set out at paragraph 11 of the NPPF.
- 8.61 In undertaking a detailed assessment of the proposals throughout this report and now applying the 'tilted balance' to those assessments, Officers consider that:
- i) there are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed; and
 - ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 8.62 Therefore, even if paragraph 11 of the NPPF were fully engaged, Officers find that having applied the 'tilted balance', they would have similarly concluded that planning permission should be granted for the proposals.
- 8.63 Having carefully considered all material planning matters, Officers recommend that planning permission should be granted subject to the imposition of appropriate planning conditions and the prior completion of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.
- 9.0 Recommendation**
- 9.1 Subject to the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased residential disturbance on the Solent Coastal Special Protection Areas;
- b) A financial contribution towards the off-site provision of affordable housing in accordance with Core Strategy Policy CS18;

GRANT PLANNING PERMISSION, subject to the following Conditions:

1. Application for approval of details of the appearance, layout and scale of the buildings, the means of access and the landscaping of the site (all referred to as the 'reserved matters') shall be made to the Local Planning Authority before the expiration of twelve months from the date of this permission. The development hereby permitted shall be commenced in pursuance of this permission before the expiration of twelve months from the date of approval of the last of the reserved matters to be approved.

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 plan

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

3. 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; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site, and; to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

4. No development shall commence on site until an ecological mitigation, compensation and enhancement plan has been submitted to and approved by the local planning authority in writing. The plan shall include the measures detailed within the submitted ecological walkover survey (Peach Ecology, June 2018). The plan shall also set out how an ecological buffer no less than 15 metres from the site's northern boundary and the nearest residential curtilages will be laid out on the site. The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To provide ecological protection, compensation and enhancement.

5. No development shall commence until an Arboricultural Impact Assessment and Method Statement for tree and hedgerow protection has been submitted to and approved by the Local Planning Authority in writing and the approved scheme has been implemented. The tree and hedgerow protection shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

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

6. No development hereby permitted shall commence until an intrusive site investigation and risk assessment has been carried out, including an assessment of the risks posed to human health, the building fabric and the wider environment such as water resources. Where the site investigation and risk assessment reveal a risk to receptors, no development shall commence until a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use has been submitted to and approved by the local planning authority in writing.

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the local planning authority. 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, the developers and/or their approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any potential contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

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. 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.

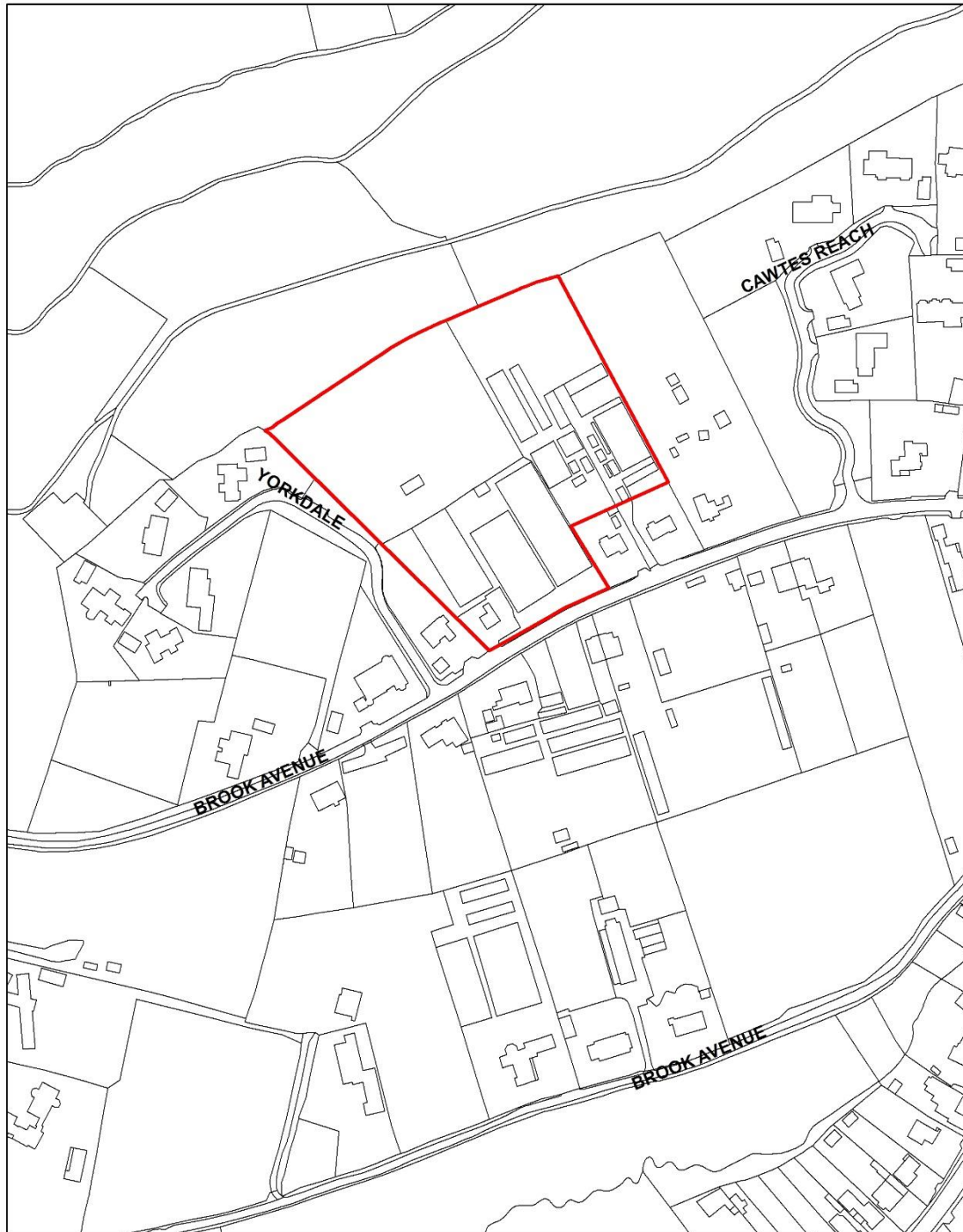
REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

10.0 Background Papers

P/17/0651/OA, P/16/0243/OA, P/15/0540/OA, P/15/0529/OA

FAREHAM

BOROUGH COUNCIL



Egmont Nurseries
Brook Avenue
Warsash
Scale 1:2,500



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