

OFFICER REPORT FOR COMMITTEE

DATE: 18th November 2020

P/20/0702/FP

WARD: Park Gate

Fareham Borough Council

AGENT: KSA Architects

TWO STOREY BUILDING TO ACCOMMODATE 4 NO. 2 BED FLATS AND 5 NO. 1 BED FLATS. INSTALLATION OF AERIAL AND DISH TO WEST ELEVATION TO ALLOW FOR THE REMOVAL OF THE EXISTING LATTICE MAST AERIAL IN THE SOUTH WEST CORNER.

FORMER SCOUT HUT, MONTEFIORE DRIVE

Report By

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1.0 Introduction

- 1.1 The application is being considered by the planning committee as it has been submitted by Fareham Borough Council and the application has attracted third party representations in excess of the threshold for a delegated decision
- 1.2 To meet the Council's duty as a competent authority under the Conservation of Habitats and Species Regulations 2007 (the Habitat Regulations) a Habitat Regulations Assessment is required to consider the likely significant effects of the development on the protected sites around the Solent. An appropriate Assessment has been undertaken as part of the consideration of this application and the development has provided both necessary mitigation and appropriate evidence to demonstrate that the development proposal will not result in adverse effects on the integrity of European Protected sites around the Solent. Further details of this have been set out later in the report.

2.0 Site Description

- 2.1 The site is the location of the former Park Gate Scout Hut on Montefiore Drive in Sarisbury Green. The site is classed as previously developed land and lies within the settlement policy boundary.
- 2.2 Coldeast Mansion lies approximately 140 metres north west of the site. There are dwellings to the north of the site. The Lord Wilson School is

immediately north of the site. The land to the south, south east and south west of the site comprises open space.

- 2.3 The site is level and contains a telecommunications mast in the west corner and 2 mature oak trees close to the southern boundary.

3.0 Description of Proposal

- 3.1 An outline application for 7 flats was previously approved at this site (P/17/1420/OA refers). Subsequent detailed design work resulted in a more efficient layout enabling the provision of the scheme for 9 flats that is currently being considered. The application proposes a two-storey building comprising 9 flats of which 5 would have one bedroom and 4 would have two bedrooms. All the proposed flats are proposed to be shared ownership properties.
- 3.2 Bin and secure cycle storage is provided within the ground floor with short stay cycle storage provided to the north of the building.
- 3.3 15 car parking spaces are proposed of which 12 would be to the east of the building and 3 would be to the north.
- 3.4 A new aerial mast is proposed on the south of the building to replace the existing mast in the west of the site.
- 3.5 Soft landscaping is proposed around the frontage with Montefiore Drive and around and within the car parking area. The remainder of the site would be landscaped to provide amenity space for the residents.

4.0 Policies

- 4.1 The following policies apply to this application:

National Planning Policy Framework 2019

Adopted 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 the Western Wards and Whiteley

CS10 Coldest Hospital

CS15 Sustainable Development and Climate Change

CS17 High Quality Design

Adopted Development Sites and Policies

DSP1 Sustainable Development

DSP2 Environmental Impact

DSP3 Impact on Living Conditions

DSP 5 Historic Parks and Gardens

DSP13 Nature Conservation

DSP15 Recreational Disturbance on the Solent Special Protection Areas

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/17/1420/OA	Outline Application for 3 no. 1-bedroom apartments and 4no. 2-bedroom apartments (Starter Homes/Shared Ownership)
Approved	17.5.18
P/05/0858/VC	Variation of Condition 1 of P/97/0053/OA (To Extend Time Limit for Commencement of Development) together with a variation to the legal agreement to remove the requirement for the scout hut to be retained as a community facility.
Approved	14-02-06
P/97/0053/OA	Residential development at an average density of 29.65 dwellings per hectare with provision of open space and access from Brook Land and Bridge Road.
Allowed at appeal	16-12-98

6.0 *Representations*

6.1 Eight letters of objections have been received raising the following concerns:

- No need for more housing

- Not acceptable in principle
- Insufficient car parking
- Additional traffic generation
- Loss of privacy to Stableyard Mews
- Overlooking of Lord Wilson School
- Noise disturbance
- Impact on ecology
- Renewable energy should be incorporated

7.0 Consultations

EXTERNAL

Natural England

- 7.1 No objection subject to compliance with the Nitrogen Neutrality Statement and the provision of a contribution towards the Solent Recreation Mitigation Partnership to mitigate any impact on the Solent SPA sites.

Hampshire County Council Highways

- 7.2 No objection subject to conditions.

INTERNAL

Ecology

- 7.3 No objection subject to conditions

Tree Officer

- 7.4 No objection subject to a condition.

8.0 Planning Considerations

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

- a) Principle of development
- b) Design and Impact on the Character of the Area
- c) Highways
- d) Impact on trees
- e) Impact on neighbouring properties
- f) Ecology
- g) Heritage
- h) Tenure

a) Principle of development

- 8.2 The site was previously part of a much wider site for the development of 234 dwellings (reference P/97/0053/OA and P/03/1867/RM) which was approved with a legal agreement that required the Scout Hut to be maintained in good repair and made available for use by local community organisations.
- 8.3 An application was subsequently submitted (P/05/0858/VC) which varied the terms of the legal agreement to allow the demolition of the Scout Hut with contributions towards affordable housing used towards the provision of affordable housing on the site. The principle of development on this site was therefore previously established.
- 8.4 Notwithstanding the principle of development established in the previously approved application, the site constitutes previously developed land within the settlement policy boundary and is therefore an appropriate location for residential development in accordance with policies CS6, CS9 and CS10.

b) *Design and Impact on the Character of the Area*

- 8.5 The proposed building has a rectangular footprint and would be 2 storeys high with two parallel pitched roofs together with two gable ends fronting Montefiore Drive. The building is overall of a traditional form with contemporary detailing including the use of brick and timber cladding together with balconies to provide articulation. The gable ends also provide interest on the principal elevation.
- 8.6 The proposed flats would meet the national minimum technical space standards and would also benefit from balconies to provide private amenity space together with additional outdoor space in the form of a communal garden in accordance with the Residential Design Guidance recommendations regarding outdoor space.
- 8.7 The building has been set back from the front of the plot by almost 10 metres to allow plenty of space for soft landscaping and to prevent the building from appearing overly dominant within the public realm.
- 8.8 The building has been designed to front Montefiore Drive with two gable ends facing north west, however it also contains a large number of windows on the south east and south west elevations to provide natural surveillance of the proposed car parking, the shared garden and the open space to the south of the site.
- 8.9 The application also proposes the incorporation of a telecommunications aerial and dish on the building to replace the existing telecommunications

mast. It is recommended that the details of the aerial and dish are secured by condition to ensure that the design can be considered.

- 8.10 Overall, the design is of a high quality that responds positively to the characteristics of the area and would meet the needs of future occupiers in accordance with policy CS17. The plans indicate the positioning of materials; however it is recommended that details of the materials are secured by condition.

c) Highways

- 8.11 Concerns have been raised regarding the number of car parking spaces proposed, however, the application proposes 15 allocated car parking spaces which is 2 spaces more than the 13 car spaces required by the Residential Car Parking SPD. The application also proposes secure and short stay cycle storage which satisfies the required standards. The concerns seem to be primarily regarding the way in which cars park along this section of road while waiting to collect pupils from the Lord Wilson School. The application provides more than the number of car parking spaces required, therefore there is not expected to be a lack of car parking space which resulting in the need to park on Montefiore Drive.

- 8.12 The proposed access contains acceptable visibility onto Montefiore Drive and sufficient space has been provided to enable a refuse lorry space to reverse in and exit in a forward gear.

- 8.13 The Highway Authority has raised no objections subject to the incorporation of conditions to ensure that the car parking and access are provided prior to occupation. The proposed development would comply with the Council's adopted Residential Car and Cycle Parking Standards SPD and policy CS5 which states that development will be permitted provided it does not adversely affect the safety and operation of the strategic and local road network.

d) Impact on trees

- 8.14 There are two mature oak trees in the west of the site. The application is supported by a tree report and method statement which demonstrate the way in which the building can be constructed without causing any harm to the oak trees. The Tree Officer has raised no objection to the application provided a condition is used to ensure that the works are carried out in accordance with the measures contained in the method statement.

e) Impact on neighbouring properties

- 8.15 Concerns have been raised regarding the impact of the proposed development on Stable Mews to the west of the site in terms of loss of privacy. The proposed development would be separated from Stable Mews by approximately 26 metres. The Residential Design Guidance does not contain recommendations regarding the separation distance between the fronts of properties, however it recommends that a minimum separation distance of 22 metres between the backs of properties. It is generally accepted that the separation distance between the backs of properties is greater than between the frontages, therefore the proposed separation distance of 26 metres which exceeds the recommended back to back distance is considered to be acceptable and not expected to result in a loss of privacy to Stable Mews.
- 8.16 A representation has been submitted raising concerns regarding the impact of the proposed development on the Lord Wilson School located to the north of the site in terms of overlooking. The majority of windows are located on elevations facing away from the Lord Wilson School. There is one small kitchen window at ground floor level together with two small kitchen windows and a window serving a landing at first floor level in the north east elevation. These windows would allow a degree of overlooking of the area to the front of Lord Wilson School, however the windows are small and would be located almost 14 metres from the boundary with the Lord Wilson School. Given that the area to the front of the Lord Wilson School is of an open character and visible from within the public realm, the small proposed windows would not result in an unacceptable degree of overlooking.
- 8.17 There are also balconies proposed at first floor level of the south east elevation. The closest balcony to the Lord Wilson School would be 14 metres away and would not result in an unacceptable degree of overlooking due to the absence of windows in the south west elevation of the school and the absence of useable land along the southern boundary.
- 8.18 Concerns have also been raised regarding the impact of the proposed housing on neighbouring properties in terms of noise and disturbance. Noise and disturbance during the construction process can be controlled by a condition restricting the hours of construction. The movement of mud from the site during the construction process can also be limited by a condition requiring the provision of wheel washing facilities within the site. The proposed flats would not have an unacceptable impact on the existing residential properties and would not result in an increase in noise above that considered to be acceptable at the outline stage (for 7 flats).

f) Ecology

- 8.19 The application is supported by an ecological impact assessment which contains measures designed to mitigate against any impact on reptiles and to provide enhanced biodiversity within the site. The Council's Ecologist has confirmed that the proposed measures are appropriate. It is recommended that these measures are secured by condition.
- 8.20 The site previously contained a low number of reptiles which were translocated to the east of the site. A detailed reptile mitigation and management strategy is required by condition to ensure that any existing reptiles on the site are provided with a favourable habitat within the soft landscaped areas.
- 8.21 A construction environmental management plan is also required to ensure there are no accidental impacts due to polluting incidents. The construction environmental management plan can also be secured by condition.
- 8.22 Policy CS4 sets out the strategic approach to biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species and populations and associated habitats are protected and where appropriate enhanced.
- 8.23 Considering their importance, areas within the Solent have been specially designated under European Law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC).
- 8.24 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated European sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated European sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations.
- 8.25 Natural England has further advised that the effects of emissions from increased traffic along roads within 200m of EPS also has the potential to cause a likely significant effect. The Council's Air Quality Habitat Regulations Assessment highlights that developments in the Borough would not, in combination with other plans and proposals, have a likely

significant effect on air quality on the European Protected Sites up to 2023, subject to appropriate mitigation.

- 8.26 The Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the EPS based on the information in the submitted Nitrogen Neutrality Statement, following consultation with Natural England. The key considerations for the assessment of the likely significant effects are set out below.
- 8.27 Due to the location of the site within 5.6km of the Solent, the development is likely to have a significant effect on the following designated sites: Solent and Southampton Waters Special Protection Area and Ramsar Site, Portsmouth Harbour Special Protection Area and Ramsar Site, Solent and Dorset Coast Special Protection Area, Chichester and Langstone Harbours Special Protection Area and Ramsar Site and the Solent Maritime Special Area of Conservation and Solent and Isle of Wight Lagoons Special Area of Conservation – collectively known as the European Protected Sites.
- 8.28 Firstly, in respect of Recreational Disturbance, the applicant has made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP). Therefore, the Appropriate Assessment concludes that the proposals would not have a likely significant effect on the EPS from recreational disturbance. Secondly, in respect of Air Quality, as set out above, the Council's Air Quality Habitat Regulations Assessment has screened out the impact on air quality, so it is possible to conclude that the development would not have a significant impact in this respect.
- 8.29 The final key aspect of the Appropriate Assessment is to consider the impact of the development on Water Quality as a result of surface water and foul water drainage. The submitted Nitrogen Neutrality Statement highlights that through the retrofitting of the Council's existing housing stock with modern water efficient measures (showers, low flush toilets and flow restricted taps), sufficient water could be saved to ensure that the provision of 9 flats would not result in increased wastewater disposal to Peel Common Wastewater Treatment Works and therefore offset the nitrogen loading generated by the proposed development. The Borough Council as competent authority can be certain that this can be achieved since it is control of all aspects of the off-setting measures, as both the developer of the site and the housing authority responsible for the properties to be retrofitted. Therefore, Officers consider that the provision of the retrofitting of existing FBC housing stock is sufficient to ensure the proposed development would not have an adverse effect on the integrity of the European Protected Sites.

8.30 Natural England has been consulted about this approach and has provided a response to the submission of the Nitrogen Neutrality Statement. No objection has been received regarding this approach. The Council has therefore completed an Appropriate Assessment, where it is considered that the proposed development will not have a likely significant effect, either alone or in combination with other plans and proposals on the European Protected Sites.

8.31 It is therefore considered that the development accords with the Habitat Regulations and complies with policies CS4, DSP13 and DSP15 of the adopted Local Plan.

g) Heritage

8.32 The site is located within the Coldeast Hospital Historic Park and Garden. The Park and Garden is not of national importance or listed on the Hampshire Gardens Trust register, however it is a non-designated heritage asset of local interest and the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The NPPF also states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy DSP5 also refers to non-designated heritage assets and states that historic parks and gardens will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.

8.33 The site is previously developed and originally contained the Park Gate Scout Hut. The proposed building has been set back from the frontage to allow for soft landscaping to be incorporated around the edge of the site in keeping with the character of the Historic Park and Garden. The details of the type and species of planting can be secured by condition.

8.34 The proposed building itself is of a high quality and has been designed to sensitively respond to the character of the area. Particular attention has been paid to the placement of windows and the use of materials to ensure the elevations are well articulated. The position and design of the building is appropriate and would not result in any harm or loss to the significance of the Historic Park and Garden. The proposed development is therefore considered to accord with the requirements of the NPPF and policy DSP5.

h) Tenure

8.35 The proposed development of nine flats falls below the threshold at which affordable housing is required, however the proposed shared ownership

housing will contribute towards the overall provision of Affordable Housing at Coldeast and must therefore be secured by condition.

9.0 Recommendation

GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before 3 years from the date of this decision notice.
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) Drawing no. PD 200 Rev B Plans and streetscene
 - b) Drawing no. PD300 Rev D Proposed elevations
 - c) Drawing no. PD100 Rev C Site plan
 - d) Ecosa Ecological Impact Assessment June 2020
 - e) Arboricultural Report Ref 20 1818 produced by Arb Consultancy
 - f) Transport Statement April 2020 Ref 092.0004/TS/2
 - g) Nutrient Neutrality StatementREASON: To avoid any doubt over what has been permitted.
3. No development hereby permitted shall proceed beyond damp proof course level until details and samples of all proposed external facing (and hard surfacing) materials 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 secure the satisfactory appearance of the development.
4. No development shall take place until a detailed reptile mitigation and management strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with the approved details.
REASON: To ensure that habitat is enhanced as a result of the proposed development.
5. No development shall take place on site (including site clearance and demolition) until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in

accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):

- a) Details of how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
- b) The measures the developer will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
- c) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- d) The measures for cleaning the wheels and underside of all vehicles leaving the site;
- e) A scheme for the suppression of any dust arising during construction works;
- f) The measures for cleaning Montefiore Drive to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and
- g) A programme and phasing of the construction work;
- h) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- i) Provision for storage, collection, and disposal of rubbish from the development during construction period;
- j) No burning on-site;

REASON: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. The details secured by this condition are considered essential to be agreed prior to the

commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

6. No development shall take place until the following has been submitted to and approved by the Local Planning Authority:
 - a) A desk study investigation and site walkover of the site, which investigates the current and former uses of the site and adjoining land and the potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should develop a conceptual model and identify potential contaminant – pathway – receptor linkages.
 - b) Should the above study reveal a potential for contamination, an intrusive site investigation and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources should be carried out. The site investigation shall not take place until the requirements of the Local Planning Authority have been fully established. This should be submitted to and approved in writing by the Local Planning Authority.
 - c) Where the site investigation and risk assessment reveal a risk to receptors, a strategy of remedial measures and detailed method statements to address identified risks shall be submitted to and approved in writing by the Local Planning Authority. It shall also include the nomination of a competent person (to be agreed with the Local Planning Authority) to oversee the implementation of the measures.

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

7. No development shall take place until the agreed scheme of remedial measures has been fully implemented. Remedial measures shall be validated in writing by an independent competent person as agreed with the Local Planning Authority. The validation is required to confirm that the remedial works have been implemented in accordance with the agreed remedial strategy and shall include photographic evidence and as built drawings where required by the Local Planning Authority. The requirements of the Local Planning Authority shall be agreed in advance.

Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial

measures, investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed with the Local Planning Authority. The remediation shall be fully implemented and validated in writing by an independent competent person as agreed with the Local Planning Authority prior to occupation of the dwellings. REASON: To ensure that any potential contamination of the site is properly considered before development takes place.

8. Details of the replacement telecommunications equipment and any associated structures to be submitted in writing to the Local Planning Authority for approval prior to its installation. The mast shall be installed in accordance with the approved details.
REASON: To secure the satisfactory appearance of the development.
9. The building shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
10. The approved bin storage areas shall be implemented and made available for use prior to first occupation of the development hereby approved. The area shall be subsequently retained for bin storage or collection at all times.
REASON: To ensure that the character and appearance of the development and the locality are not harmed.
11. All of the approved parking and turning areas shall be constructed in accordance with the approved details and made available for use prior to the occupation of the dwellings hereby approved. Those 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.
12. The bicycle storage, as shown on the approved plan, shall be constructed and made available, prior to first occupation of the dwellings hereby permitted. This storage shall thereafter be retained and kept available at all times for the storage of bicycles.
REASON: To encourage cycling as an alternative mode of transport.
13. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for

future maintenance of all new planting, including all areas to be grass seeded and turfed and hard surfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

14. The landscaping scheme, submitted under Condition 13, shall be implemented and completed within the first planting season following the occupation of the first dwelling 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.
15. The Building Regulations Optional requirement of a maximum water use of 110 litres per day shall be complied with prior to occupation of any of the dwellings hereby approved. The water efficiency measures for each dwelling shall be retained for each dwelling for the lifetime of the property.

REASON: In the interests of preserving water quality and resources.
16. Development shall be carried out in accordance with the measures detailed in section 5.0 of the Ecological Impact Assessment carried out by Ecosa Ltd dated June 2020. The enhancements shall thereafter be retained in accordance with the approved details.

REASON: To ensure that protected species are not harmed, and that habitat is enhanced as a result of the proposed development.
17. All the dwellings hereby approved shall be restricted to occupiers seeking subsidised housing that will be available only to persons who cannot afford to buy housing generally available on the open market. Details regarding the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development. The dwellings shall at all times be retained as affordable housing for both initial and subsequent occupiers except in instances where all shared ownership shares on an individual

property have been purchased (as part of the process known as staircasing).

The provisions of this condition shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing units or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

REASON: In order to secure the delivery and retention of affordable housing

INFORMATIVES

- a) Applicants should be aware that, prior to the commencement of development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application process can be read online via <http://www3.hants.gov.uk/roads/apply-droppedkerb.htm> Contact can be made either via the website or telephone 0300 555 1388.
- b) The approved development attracts a payment under the Community Infrastructure Levy (CIL). The payment is due before development commences and the parties liable to pay the charge will receive a Liability Notice shortly after the approval of the last reserved matter, to explain the amount due and the process thereafter. Further details about CIL can be found on the Council's website on the following link: http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx Any exemptions from the CIL payment would also then be calculated.

10.0 Notes for Information

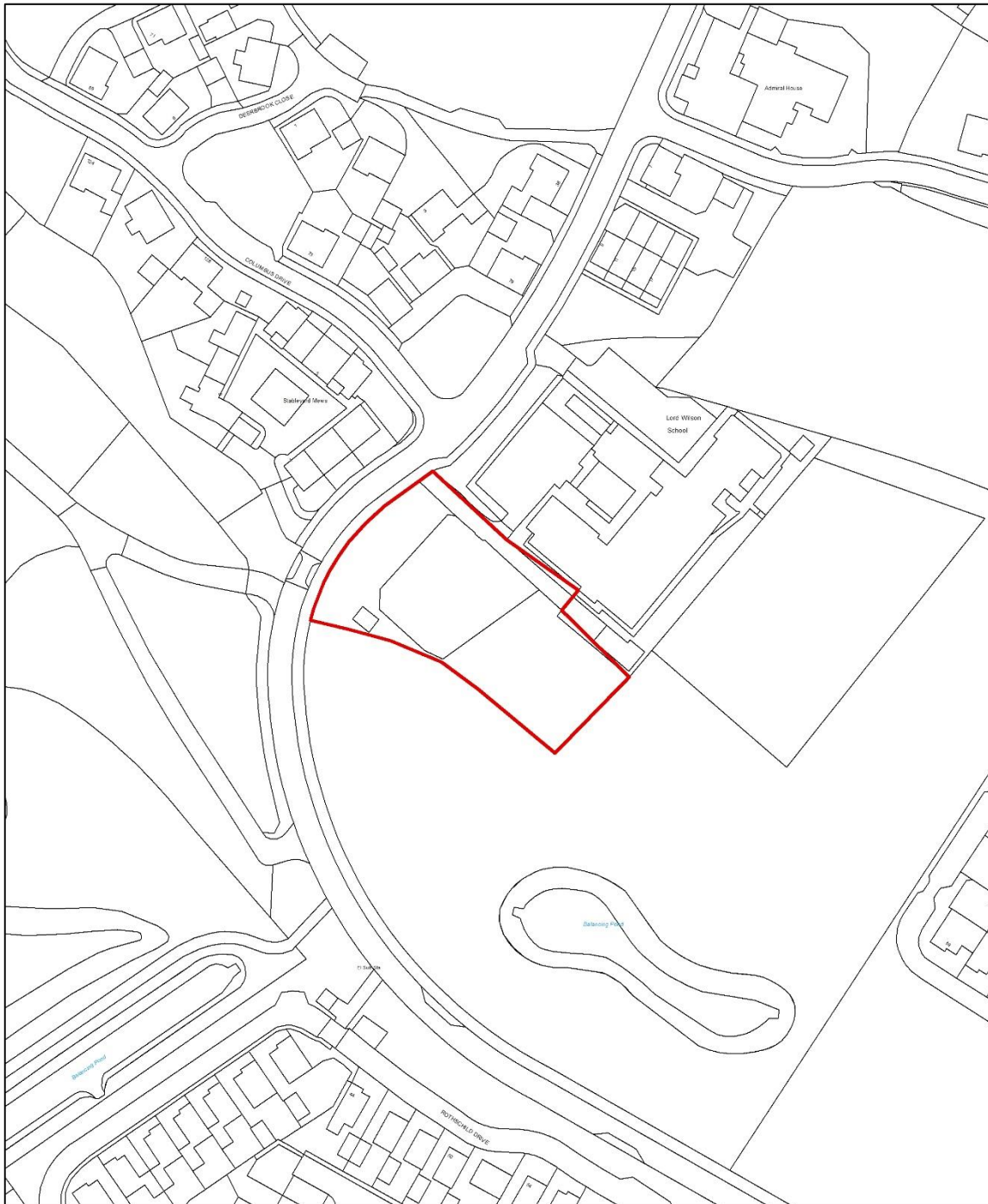
None

11.0 Background Papers

P/20/0702/FP

FAREHAM

BOROUGH COUNCIL



Former Scout Hut, Montefiore Drive

Scale 1:1,250

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