

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/21

**P/20/0639/FP
PERSEUS LAND AND
DEVELOPMENTS LTD**

**FAREHAM SOUTH
AGENT: VAIL WILLIAMS LLP**

CONSTRUCTION OF A 64 BED CARE HOME WITH ASSOCIATED
INFRASTRUCTURE

LAND AT REDLANDS LANE, FAREHAM

Report By

Peter Kneen – direct dial 01329 824363

1.0 Introduction

1.1 The planning application is being presented to the planning committee due to the number of third party representations received regarding the proposals.

2.0 Site Description

2.1 The application site is located within the designated urban area of Fareham town, and within the curtilage of Bishopwood, 23 The Avenue, a Grade II* Listed building and its locally designated historic park and garden.

2.2 The site's key significance lies in its "Gothick cottage orné" style, firstly applied to the remodelling of a former cottage (now the east wing), complete with a "bonnet" thatched roof, tree trunk pillars and a tripartite Gothick bow window facing the garden. The style was then reinterpreted in various attractive and large extensions in the early 20th century and the 1930s. A further sympathetic 1960s extension forms the west wing. An Appeal Inspector in 2014 highlighted that the building is no longer a cottage, but 'is a substantial high status residence, set in large grounds'.

2.3 Historic maps of the area show that the grounds around the building has been landscaped, as a woodland garden in a picturesque style, including a long tree lined avenue, a walled kitchen garden, pond and an orchard (the site of the application proposal). The house was designed to turn its back on the main road (to the north), seeking a southward aspect across the grounds. The building was originally designed to be seen from in the round from the garden and for the garden to be seen from various rooms in the house, highlighting the strong relationship between the house and its garden.

2.4 Despite the changes to the site over the course of time, including encroachments of development to the south and west, and further hedgerow

planting within the site, the orchard site plays an important role in the setting of the house, which the Appeal Inspector in 2014 highlights as acting as a buffer between the picturesque garden, which is more intimately linked to the house and the urbanising areas beyond the site to the south and west.

- 2.5 The main part of the application site, what is referred to as the former orchard for Bishopwood, is largely laid to grass with a number of trees within the main site. This part of the site is entirely enclosed by close-boarded fencing and a periphery of mature trees and hedging. To the north of this part of the site lies the tennis court of Bishopwood, and to the east the remnants of the wooded part of the garden. To the south lies the designated open space within the grounds of the Fareham College and new residential estate beyond. To the west lies in part the properties of Romyns Court with the main Fareham College buildings beyond.
- 2.6 The main access part of the application site is laid to a gravelled surface and bounded to the north and south by 4m (approximately) high laurel hedging with fencing to the woodland garden of Bishopwood beyond, and the existing residential development of Westley Grove to the south. The site has a dedicated separate gated access to Redlands Lane, a busy unclassified road that forms the northern end of the Bus Rapid Transit Route which connects Fareham to Gosport.
- 2.7 The site is well located to local services and facilities with Fareham Railway Station a short walk away to the northeast and Fareham town centre a 15 to 20 minute walk to the east beyond the railway station.

3.0 *Description of Proposal*

- 3.1 The planning application site comprises two elements, that of the proposed siting of the building and that of the access road and parking provision, which lies to the east of the main part of the site. The development proposal seeks detailed planning permission to construct a 64 bed private care home within the larger western part of the site (the former orchard to Bishopwood). Access serving the care home runs through the southern part of the site. Car parking would be provided in two locations; the first location is close to the south eastern corner of the building, with the second on the south eastern side of the access road.
- 3.2 The building would occupy a significant proportion of the main part of the site, and be set over 2.5 storeys, with a main ridge height of over 12 metres, although the ridge varies in height across the building. The building would measure over 79.5 metres in length (north to south), with a varying width between 14.5 metres and 33 metres east – west along its length.

- 3.3 The development would be provided with 28 car parking spaces, with the 9 spaces set alongside the south-eastern corner of the building and 19 spaces would be located closer to Redlands Lane. The two car parking areas would be connected by a boardwalk running to the south of the main access road.
- 3.4 The planning application has been supported with detailed ecological reports, tree reports, transport assessment and travel plan, flood risk and drainage assessment, care home needs assessment, landscape assessment, archaeological assessment and heritage assessment. During the course of the application rebuttal comments have also been received to the various consultation response from The Gardens Trust, Historic England and the Council's Conservation Planner, and various third parties.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS4:	Green Infrastructure, Biodiversity and Geological Conservation
CS6:	The Development Strategy
CS7:	Development in Fareham
CS17:	High Quality Design
CS20:	Infrastructure and Development Contributions

Adopted Development Sites and Policies Plan: Local Plan Part 2

DSP1:	Sustainable Development
DSP2:	Environmental Impact
DSP3:	Impact of Living Conditions
DSP5:	Protecting and Enhancing the Historic Environment
DSP13:	Nature Conservation
DSP42:	New Housing for Older Persons

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/95/1170/OA	Erection of five detached houses and garages and provision of access road
APPEAL DISMISSED	9 January 1997
P/13/0891/FP	Development to land to the rear of Blackbrook Grove

	with four detached four and five bedroom houses and access drive and ancillary parking and amenity space
REFUSED	30 January 2014
APPEAL	
DISMISSED	11 November 2014
P/14/0203/FP	Erection of two 4-bed houses with associated access and car parking
REFUSED	28 April 2014

6.0 Representations

- 6.1 Seventeen representations regarding the development proposal have been received, including 4 representations of support and 13 representations of objection (from 12 addresses).
- 6.2 Two of the representations of support have been received from the landowner and the company intending to be the end user of the nursing home in the event that planning permission is granted. The representations from the landowner include rebuttal comments to consultation responses. Two other representations of support have been received from the NHS and Adult Services at Hampshire County Council, who were asked to provide comments by the applicant.
- 6.3 The representations of objection raise the following key issues with the proposed development.
- Impact on the Grade II* Listed building;
 - The site has been discounted as a housing site due to the impact on the TPO's and it is within a historic park & garden. How can it not be suitable for housing but a 64 bed home?;
 - The development would be seen from the main house and would be especially dominant in the setting of the picturesque gardens;
 - Impact on the character and appearance of the surrounding area;
 - Dominant in the garden setting;
 - Unsympathetic, out of scale and out of keeping;
 - The building is too high;
 - Concerns that the parking provision is not enough and the travel plan which states that it would encourage staff to use alternative methods to travel cannot be enforced, which could put pressure on the surrounding roads;
 - Highways safety concerns;
 - The proposed access is close to bus stops on either side of the road, creating a hazard.

- Large deliveries/amenities lorries could damage roots and vegetation along the narrow entrance lane;
- Redlands Lane already has one of the highest air pollutions readings within the borough and this development would increase the levels;
- Increased noise pollution to residents;
- There is a variety of wildlife living within the ancient woodland that could be impacted/disturbed as a result of this development;
- Bats and great crested newts have not been addressed;
- Ecology concerns;
- Overlooking and loss of privacy;
- Loss of outlook;
- Loss of light and overshadowing;
- Consideration needs to be made about the drainage;
- Impact on trees.

7.0 Consultations

EXTERNAL

HCC Archaeology

7.1 No objection.

The Gardens Trust / Hampshire Garden Trust

7.2 **Initial comments:** Objection – The application is by far the most detrimental proposal for this site, by imposing a large block of building which would be completely out of character with both the orchard site itself as well as the wider historic landscape. The GT / HGT therefore objects to this proposal most strongly as the sheer scale of the development would cause significant harm.

7.3 **Further comments:** Objection maintained. Due to the scale of this latest proposal it would have a significant impact on this site to the detriment of the immediate surroundings which in turn affects the host listed building including the woodland, which is also to be diminished by intrusive car parking. It cannot be said that this latest proposal for the site will have a minor negative impact. In fact, the impact will be considerable both in physical scale and activity.

Historic England

7.4 **Initial comments:** The proposed development would harm an important grade II* listed building through harm to its setting. We do not consider there to be adequate justification for this harm. Furthermore, there are no heritage benefits to weigh against the identified harm.

7.5 Historic England has concerns regarding the application on heritage grounds. As these concerns cannot be addressed by amending the proposals, and the application would not meet the requirements of paragraphs 193, 194, 196 and 197 of the NPPF, and recommend it is refused.

7.6 **Further comments:** In Historic England's view the proposed development would harm the important grade II* listed building through harm to its setting. We do not consider there to be adequate justification for this harm or for it to be outweighed by heritage benefits. We recommend the application be refused.

HCC Highways

7.7 **Initial comments:** Objection raised due to concerns regarding the access driveway, access onto Redlands Lane and the submitted Travel Plan.

7.8 **Final comments:** No objection, subject to conditions.

INTERNAL

Recycling Co-ordinator

7.9 No objection subject to sufficient space for a refuse vehicle to enter and exit the site in a forward gear.

Environmental Health (noise and pollution)

7.10 No objection, subject to conditions.

Principal Tree Officer

7.11 No objection, subject to conditions.

Ecology

7.12 No objection, subject to conditions regarding onsite ecology mitigation.

Conservation Planner

7.13 **Initial comments:** Objection - It is considered that the proposed works would result in substantial harm to the setting of Bishopwood, a grade II* heritage asset, and Bishopwood, Fareham, a non-designated park and garden, without public benefit to the heritage asset.

7.14 **Further comments:** Objection maintained - It is accepted that the orchard has eroded over time as a result of neglect, however its physical location and historic function remains evident, presenting itself today as an undeveloped area which forms part of the considered layout of the pleasure garden, contributing to the historic value of the grade II* listed building.

7.15 It is accepted that any form of development in this location would be harmful to the original design of the garden, however the level of harm in this instance is considered detrimental to the setting of Bishopwood, as a result of the form (mass and scale) of the care home and associated car parking, with increased vehicular movement resulting from the development proposal.

8.0 *Planning Considerations*

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

- a) Accessibility and Need for the development;
- b) Impact on designated and non-designated heritage assets;
- c) Design and appearance;
- d) Impact on residential amenity;
- e) Highways and car parking;
- f) Ecology;
- g) Impact on protected sites around The Solent.

a) Accessibility and Need for the development

8.2 The application site is located within the designated urban area of Fareham and is situated adjacent to the rapid transit bus line and a short walk from Fareham Railway Station. Therefore, in terms of accessibility, the site is well positioned in the urban area, in close proximity to a wide range of services and facilities.

8.3 The Council acknowledges that it does not currently have a 5 year supply of housing, and there is an increasing need for supported elderly persons accommodation within the Borough. The application has been supported by a Care Home Needs Assessment which demonstrates a significant need of 377 market standard beds in 2022. The Council's own background paper on the subject for the draft Local Plan (Specialist Housing Background Paper (September 2020)) also indicates a growing need over the plan period, up to 2037.

b) Impact on designated and non-designated heritage assets

8.4 The application site is located within the curtilage of a Grade II* listed building, known as Bishopwood (designated heritage asset), and the gardens form a historic park and garden (non-designated heritage asset). The gardens are considered to contribute significantly towards the setting of the main house. Bishopwood (the house) would be located 55 metres from the corner of the proposed development site, and 64.5 metres from the northeast corner of the proposed building.

- 8.5 The Council has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to have special regard to the desirability of preserving listed buildings or their setting. Due to the sheer size of the proposed building, and its prominence within the orchard site, the development proposed would become the dominant structure within the grounds of Bishopwood, significantly detracting from the importance of the listed building and resulting in a harm to its setting, eroding the important, undeveloped buffer between the listed building and the surrounding urban development. The undeveloped site forms an integral element of the wider woodland gardens as a historic park and garden associated with Bishopwood, which together with the scale of the proposal, and the increased activity as a result of the proposal would severely erode the setting and the character of the gardens, both of which form an integral part of the importance of the listed building.
- 8.6 None of the consultees consider that the proposed development proposals would be suitable within the curtilage of this Grade II* Listed building. It is the consideration of Historic England, the Council's Conservation Planner and The Gardens Trust that the development proposal would not preserve the setting of the listed building. Officers concur with this assessment. It is necessary to also have regard to the considerations regarding the impact on heritage assets as set out in the National Planning Policy Framework (NPPF).
- 8.7 Paragraph 193 of the NPPF advises that when considering development proposals, great weight should be attached to the asset's conservation, with greater weight applied the more important the asset is considered. The Grade II* listed status of the building represents an asset of highest significance.
- 8.8 Paragraph 194 of the NPPF advises that any harm or loss of significance to a designated heritage asset and its setting should require clear and convincing justification. The Grade II* status of the building is therefore of more than special interest, for which substantial harm should be wholly exceptional. The applicant has sought to demonstrate need for the facilities to be clear and convincing justification outweighing the harm.
- 8.9 The Council's Conservation Planner considers that the proposal would cause substantial harm to the designated heritage assets, for which paragraph 195 of the NPPF highlights that such proposals should be refused, unless substantial public benefits would outweigh the harm. Historic England consider that the proposed development would 'lead to less than substantial harm to the significance of a designated heritage asset' as defined by paragraph 196 of the NPPF. In such cases, paragraph 196 advises that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 8.10 Paragraph 197 of the NPPF goes on to advise Local Planning Authorities to consider the effect of a development on non-designated heritage assets, such as the site's designation as a Historic Park and Garden. The impact on the garden has been considered jointly by The Gardens Trust and The Hampshire Gardens Trust, and in both cases, the consultees considers that the impact would be significant with the impact considerable both in physical scale and activity. LPAs are required to weigh up the scale of impact having regard to the scale of any harm or loss and the significance of the heritage asset. The proposal would be located within the curtilage of a Grade II* Listed building and its non-statutory designated historic park and garden and is therefore considered to impact on both designations.
- 8.11 In accordance with paragraph 196 of the NPPF, it is acknowledged that the development proposal does represent a public benefit, that the Council has a housing land supply shortfall, and that the scheme would provide an additional 64 bedrooms of specialist elderly care accommodation, in an accessible location. However, in weighing up the public benefits of the proposed development, Officers consider that the current shortfall in provision and the demand for such a facility does not outweigh the considerable impact the proposal on the heritage asset.
- 8.12 The Council has in recent years approved a number of dedicated schemes for older persons and specialist accommodation elsewhere in the Borough. The applicant has not presented any evidence to demonstrate that such accommodation cannot be provided on a less constrained site elsewhere within the Borough.
- 8.13 The fact that there is a need for additional older person accommodation is not considered in this case to outweigh the harm that would be created by the proposed development, which would occupy a significant and overwhelming proportion of the site. In addition, the urbanising impact of both the structure, and its associated roads and parking would materially alter the character of the garden, to the unacceptable detriment of the setting of Bishopwood as a building of national importance, and its historic gardens.
- 8.14 It is important to note that since the earlier applications in 2013 and 2014 the application site has been enclosed with close boarded fencing to separate the application site from the remainder of the garden at Bishopwood. No formal planning application was received or granted for this fencing. Nevertheless, Officers consider that the site forms a fundamental integral part of the Bishopwood grounds for which the proposed development would be harmful.

8.15 Therefore, it is considered that the development proposal would fail to preserve the setting of Bishopwood, and have a detrimental impact on the gardens, which are a non-designated heritage assets, by reason of the scale and prominence of the building and its associated activities. The proposal fails to accord with the policies of the NPPF (where there would be a limited degree of public benefit, but which would not outweigh the harm outlined above) and Policy DSP5 of the adopted Local Plan.

c) Design and appearance

8.16 The development proposal has been considered by the Council's Urban Designer in the context of the policy advice in Policy CS17 (High Quality Design). The Council's Urban Designer has raised serious concerns regarding the principle of developing the site given its location within the curtilage of the Grade II* Listed Building, particularly commenting on its scale and massing, which would be evident in views throughout the garden of Bishopwood and thereby eroding the historic park and garden.

8.17 Their comments continue to highlight that there is no evidence that the architectural design approach has sought to respond to the listed building or its setting, merely that it reflects the design approach of the modern housing development to the south and west. The Council's Urban Designer does not consider the development's design and use of materials to be an appropriate responsive solution.

8.18 The proposed development would fail to respond positively to and be respectful of the key characteristics of the area, including heritage assets, scale, form, spaciousness and use of external materials, and would therefore be contrary to policy CS17 (High Quality Design) of the adopted Local Plan.

d) Impact on residential amenity

8.19 The proposed development would be constructed with living accommodation over two floors and would be situated at its closest only 8.5 metres away from the nearest residential property at 10 Romyns Court, to the west of the site. The applicants have reduced the height of the ridgeline of the northern wing of the development and the majority of the mature boundary vegetation would be retained despite the loss of a number of mature trees and shrubs from within the site. The first floor windows in the area of the building closest to the neighbouring property would serve a seating area, and would be obscure glazed to protect the amenities of neighbouring occupiers.

8.20 Bedroom windows and dining room windows with direct west views to 10 Romyns Court would be set back further from the boundary (approximately 22 metres to the mutual boundary), although a living room window would be only 13.5 metres from the boundary, although the direct view would fall just south

of the rear garden of 10 Romyns Court towards open space associated with the residential development in the Fareham College site. However, first floor terraces would bring greater opportunities to overlook the rear garden of 10 Romyns Court. Subsequently the scheme has been amended to remove the first floor terrace from the living room, and the dining to living room terrace has been reduced in size and pulled back further from the mutual boundary with 10 Romyns Court. The resultant level of separation is considered acceptable and would not therefore result in an unacceptable adverse impact on the living conditions of the occupiers of the neighbouring property from overlooking and loss of privacy. All other windows and outlook would principally look into the existing site or over open space to the south and west. The development proposal would therefore accord with Policy DSP3 of the adopted Local Plan, and not represent an unacceptable adverse impact on the living conditions of neighbours.

e) Highways and Car Parking

- 8.21 The applicant has during the course of the application sought to address the various concerns raised by Hampshire County Council as the Highway Authority: as a result of those amendments the Highway Authority now raises no objections, subject to planning conditions and the completion of a section 106 legal agreement to secure a Travel Plan.
- 8.22 The proposals will include car parking provision for 28 vehicles across two separate car parks. The first will be located approximately 40 metres from the Redlands Lane entrance, and provide 19 car parking spaces. These will be then linked to the secondary car park adjacent to the building by a path, where the remaining 9 car parking spaces would be located, including 2 disabled parking spaces. Eight covered bicycle spaces will also be provided adjacent to the building.
- 8.23 The car parking provision, whilst disjointed with the main car park located approximately 90 metres away from the main building, meets the Council's parking standards, and is considered acceptable.

f) Ecology

- 8.24 The planning application has been supported by detailed ecological reports regarding protected species and has been considered by the Council's Ecologist. Due to the nature of the site and the loss in vegetation, a net gain of biodiversity was sought, and appropriate mitigation details provided. This was submitted and the Council's Ecologist has since raised no objection to the scheme.
- 8.25 However, the Council's Ecologist recognises that those issues could be addressed following the submission of appropriate details in a Biodiversity

Mitigation, Enhancement and Management Strategy, prior to the commencement of the development, and could be subsequently sought with an appropriately worded condition.

g) Impact on protected sites around the Solent

- 8.26 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate enhanced.
- 8.27 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.
- 8.28 In light of their importance, areas within The Solent have been specially designated under UK/European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'European Protected Sites' (EPS).
- 8.29 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. The competent authority is the Local Planning Authority.
- 8.30 Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the European Protected Sites (EPS).

- 8.31 Achieving nutrient neutrality is one way to address the existing uncertainty surrounding the impact of new development on designated sites. Natural England have provided a methodology for calculating nutrient budgets and options for mitigation should this be necessary. The nutrient neutrality calculation includes key inputs and assumptions that are based on the best-available scientific evidence and research, however for each input there is a degree of uncertainty. Natural England advise Local Planning Authorities to take a precautionary approach when addressing uncertainty and calculating nutrient budgets.
- 8.32 Based on the Natural England methodology, the proposed development would generate 18.8kg TN/year if the care home is fully occupied, based on the assumption of one occupier per bedroom. No mitigation proposal has been put forward by the applicants to address this impact, and due to the application being recommended for refusal no Habitat Regulations Assessment and Appropriate Assessment has been undertaken. It is therefore concluded that due to the increased levels of nitrogen being created by the development, which would result in an adverse impact on the protected sites around The Solent, that the development would fail to accord with the requirements of the Habitat Regulations and be contrary to policy CS4 of the adopted Core Strategy and policy DSP13 of the adopted Local Plan Part 2.
- 8.33 In addition, it is noted that due to the nature of the proposed development, (residential care home, which would potentially limit future residents ability to visit the coastline), and having regard to Solent Recreation Mitigation Strategy, the scheme would not result in increased recreational disturbance on the protected sites and as such would be exempt from the mitigation requirements.

9.0 Recommendation

9.1 REFUSE PLANNING PERMISSION, for the following reasons:

1. The proposed development would be contrary to the policies set out within the National Planning Policy Framework 2019, in particular paragraphs 193, 194, 196, and 197, and to policies CS4, CS6 and CS17 of the Fareham Borough Core Strategy, and policies DSP2, DSP3, DSP5 and DSP13 of the Fareham Borough Local Plan Part 2: Development Sites and Policies, and is otherwise unacceptable in that:
 - (i) by reason of the form of layout, the bulk and massing of the proposed building, which fails to respond positively to and be respectful of the key characteristics of the area, including heritage assets, scale, form, spaciousness and use of external materials, the loss of gardens associated with the listed building and the close relationship with that

building, the development would be harmful to the setting of this important Grade II* Listed Building. No overriding public benefits have been identified which outweigh the harm caused by the development;

- (ii) The development would result in increased urbanisation and disturbance to the tranquil setting of the gardens, which is designated as an important non-statutory historic park and garden, harmful to the character of the gardens and the important historic value their undeveloped appearance makes to preserving the setting of Bishopwood;
- (iii) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected sites which, in combination with other development, would arise due to the additional generation of nutrients entering the water environment;
- (iv) In the absence of a legal agreement to secure the implementation of the full Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar.

Informative:

- a) This decision relates to the following plans:
 - i) Location Plan (Drawing: 2785-HIA-01-ZZ-DR-A-0101 Rev. P02);
 - ii) Proposed Site Plan (Drawing: 2785-HIA-XX-XX-DR-A-1020 Rev. P13);
 - iii) Proposed Ground Floor Plan (Drawing: 2785-HIA-02-00-DR-A-0201 Rev 5);
 - iv) Proposed First Floor Plan (Drawing: 2785-HIA-02-01-DR-A-0210 Rev.6);
 - v) Proposed Second Floor Plan (Drawing: 2785-HIA-02-02-DR-A-0220 Rev.5);
 - vi) Proposed Elevations Sheet 1 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0301 Rev.5);
 - vii) Proposed Elevations Sheet 2 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0302 Rev.7);
 - viii) Proposed Elevations Sheet 3 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0303 Rev.6);
 - ix) Proposed Roof Plan (Drawing: 2785-HIA-02-03-DR-A-0230 Rev.5);
 - x) Landscape Proposals (Drawing: 102L); and,
 - xi) External Services Layout (Drawing: ME-600 Rev P2).

10.0 Notes for Information

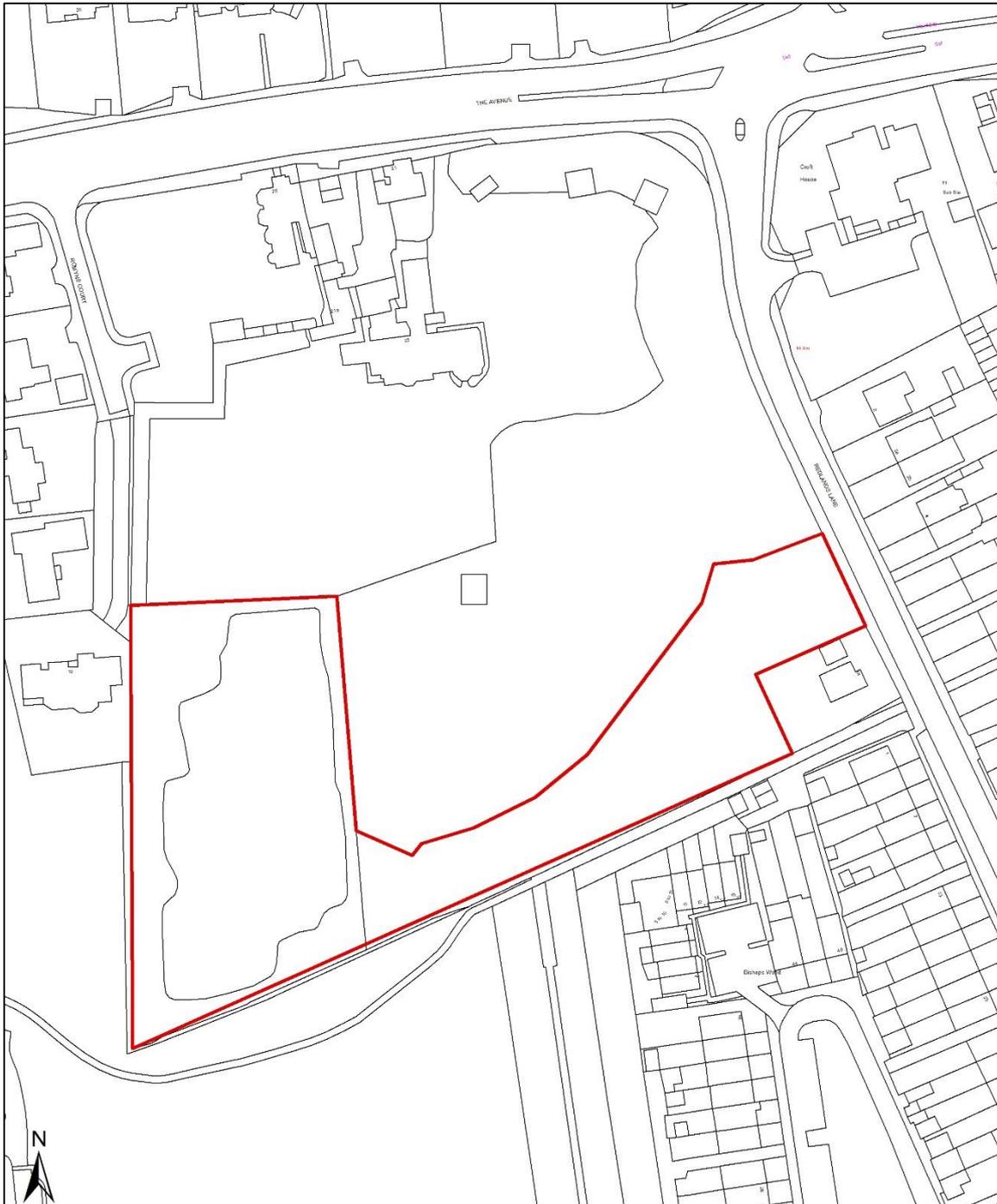
- 10.1 Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address point (iv) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town and Country Planning Act 1990 (as amended).

11.0 Background Papers

P/20/0639/FP

FAREHAM

BOROUGH COUNCIL



Land at Redlands Lane
Scale 1:1,250

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