

Planning Application Reference: P/18/0067/OA

LAND SOUTH OF FUNTLEY ROAD, FAREHAM

Following demolition of existing buildings, residential development of up to 55 dwellings (including 3 custom-build homes) (Use Class C3), community building incorporating a local shop 250 sqm (Use Classes A1, A3, D1 & D2), accesses and associated landscaping, infrastructure and development works

OFFICER REPORT

1.0 Introduction

1.1 A report assessing the merits of this application and making an Officer recommendation was placed before the Council's Planning Committee at their meeting held on 10th October 2018. Members of the Committee resolved to grant outline planning permission subject to a list of conditions and the applicant entering into a Section 106 legal agreement to secure various specified matters.

1.2 A further report was considered at a full Council meeting held on Thursday 5th December 2019 concerning the annual review of the Council's constitution. Members resolved, amongst other things, to agree to an amendment to the Scheme of Delegation to Officers. The inserted wording at paragraph 2.17 of the scheme of delegation grants the following authority to the Head of Development Management:

Authority to determine planning applications, following due consideration of any further material planning considerations, and amendments to and/ or additional planning conditions and amendments to and/ or additional heads of terms in related planning obligations where necessary, to address any likely significant effects identified through appropriate assessments where:

- i. The application has already been considered by the Planning Committee;*
- ii. The Planning Committee has resolved to grant planning permission; and*
- iii. An appropriate assessment under the Conservation of Habitats and Species Regulations 2017 has been carried out and concluded that the proposed development will not have an adverse effect on European designated sites subject to mitigation where identified.*

1.3 A total of fifteen further objections have been received to the application since the committee meeting in 2018. The material planning considerations raised in those comments have been taken into account either at the time of the

previous recommendation to the Planning Committee in October 2018 or in the following report.

2.0 Application Proposal

- 2.1** The proposed development remains the same as considered by Members in October 2018 when it was resolved that planning permission be granted. The necessary Section 106 legal agreement covering the obligations agreed by members has been drafted.
- 2.2** There are several material changes to the planning considerations set out in the previous report to the Planning Committee.
- 2.3** The first of these changes is that the applicant has provided update ecological survey information. Secondly, there have been changes to the bus service to the village. A new access point to the site has been created from Funtley Road.
- 2.4** The Council's housing land supply position is marginally different to that at the time of Members considering the application in October 2018. Another material change is that, since the resolution to grant planning permission was passed by the Committee, Natural England have raised the issue of the adverse effects arising from new residential development on the water quality of the protected waters of the Solent. Finally, revised national guidance has been issued through the NPPF as published in February 2019 which in turn has a bearing on the correct approach to decision making.
- 2.5** Each of these changes is discussed in turn below.

Ecology

- 2.6** The applicant has submitted an updated Ecological Assessment (prepared by Ecology Solutions in August 2020). The updated assessment has been considered by the Council's Ecologist who acknowledges that the site conditions remain broadly similar to that previously surveyed on the site, and as such the recommended condition remains relevant. That condition requires the submission of additional survey work and appropriate mitigation measures to be provided at the Reserved Matters stage. It is therefore considered that the proposed development will not have a harmful impact on protected species, subject to the submission of a Biodiversity Mitigation, Enhancement and Management Plan being provided with the Reserved Matters Applications.

Public transport links

- 2.7** The bus operator First Group recently announced that the No. 20 service between Fareham and Knowle has been permanently rerouted so that it does not pass through Funtley village. As a result there is no bus service to Funtley at present.
- 2.8** The report to the Planning Committee acknowledged that, whilst bus stops are located close to the site on Funtley Road, the service did not start particularly early or finish late and did not run at all on Sundays. Notwithstanding the already noted shortcomings in the bus service which was previously in place, it was considered that the overall package of measures proposed by the applicant, in particular the proposed improvements to pedestrian and cycle connectivity, would materially improve the sustainability of the location. The cessation of the bus service is therefore not considered to amount to a material change which would alter the conclusions reached on this matter.

New vehicular access from Funtley Road

- 2.9** A new vehicular access to the land from Funtley Road was created during May 2020. Notwithstanding, a planning condition relating to the approved vehicular access (which reuses the existing access) has been revised to ensure that will be the only vehicular access to the site. This means that, should the development be carried out, the only vehicular access to the site will be as approved and as previously considered by Members of the Planning Committee in 2018.

Housing land supply

- 2.10** The 2018 Planning Committee report set out the Council's five year housing land supply (5YHLS) position to be at 4.95 years.
- 2.11** The most recent assessment of the Council's 5YHLS was reported to Members of the Planning Committee on 24th June 2020. That report sets out that the Council can currently demonstrate a housing supply of 4.03 years (a shortfall of 522 dwellings). The housing land supply position in terms of years is substantially the same as were previously reported to Members of the Planning Committee in October 2018.

The impact upon European Protected Sites

- 2.12** 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.

- 2.13** 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.
- 2.14** 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).
- 2.15** 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 EPS 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 EPS. 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 either the local planning authority or the Planning Inspectorate, depending on who is determining the application.
- 2.16** 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 EPS through a deterioration in the water environment.
- 2.17** 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.

- 2.18** An Appropriate Assessment (AA) has been carried out by Officers and concludes that there would be no adverse effects on the integrity of European protected sites subject to mitigation measures. To inform the assessment the applicant has provided a nutrient budget of the development site and an updated parameter plan (secured by condition) to ensure that the assumptions made in the budget are accurate.
- 2.19** The applicant has proposed taking agricultural land, currently used as lowland grazing land adjacent to the site out of agricultural use, and converting the land into open space, which would be secured through the S106 legal agreement. By converting grazing land to open space by creating the Community Park would ensure there will be no additional nutrients reaching the European protected sites as a result of the development, and so would mitigate the adverse effects of the development. Details of this are set out in the AA and are shown on the Nitrogen Mitigation Plan (Drawing: D2546-037, prepared by Fabrik). The statutory consultee on nature conservation matters Natural England have commented on the AA advising that they consider the scheme acceptable, subject to it being secured by a S106 agreement.

Changes to the NPPF and the proper approach to decision making

- 2.20** The starting point for the determination of this planning application is section 38(6) of the Planning and Compulsory Purchase Act 2004:

"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".

- 2.21** In determining planning applications there is a presumption in favour of the policies of the extant Development Plan, unless material considerations indicate otherwise. Material considerations include the planning policies set out in the NPPF.
- 2.22** Paragraph 59 of the NPPF seeks to significantly boost the supply of housing.
- 2.23** Paragraph 73 of the NPPF states that local planning authorities should identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement including a buffer. Where a local planning authority cannot do so, and when faced with applications involving the provision of housing, the policies of the local plan which are most important for determining the application are considered out-of-date.

2.24 Paragraph 11 of the NPPF then clarifies what is meant by the presumption in favour of sustainable development for decision-taking, including where relevant policies are "out-of-date". It states:

2.25 *"For decision-taking this means:*

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
 - i. *The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed⁶; or*
 - ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

2.26 Footnote 6 to Paragraph 11 reads:

2.27 *"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change."*

2.28 The key judgement is therefore whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies taken as a whole.

2.29 At the time of the Planning Committee considering the application in October 2018, the wording of paragraph 177 in the previous version of the NPPF read as follows:

2.30 *"The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined"*.

2.31 This led to Officers advising that the presumption of favour of sustainable development in paragraph 11 of the NPPF should not be applied.

2.32 The publication of the revised National Planning Policy Framework (NPPF) in February 2019 included amended wording to paragraph 177. The revised wording of NPPF paragraph 177 in February 2019 reads:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

2.33 In this instance an appropriate assessment has been carried out and has concluded no adverse effects on the integrity of European protected sites. With that in mind the presumption in favour of sustainable development set out in paragraph 11 of the NPPF should apply.

2.34 The Officer Report to the Planning Committee in October 2018 sets out the advice to Members in the event that government policy is subsequently clarified as then happened. Officers considered 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, particularly when taking into account that any significant effect upon Special Protection Areas can be mitigated through a financial contribution towards the Solent Recreation Mitigation Strategy; and
- (ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

2.35 The advice to Members was that even if paragraph 11 of the NPPF were a relevant consideration, Officers found that having applied the so-called 'tilted balance' of paragraph 11, they would have similarly concluded that planning permission should be granted for the proposals.

3.0 Summary

3.1 In summary, this application has previously received a resolution to grant planning permission by the Council's Planning Committee. An Appropriate

Assessment has been carried out concluding that the proposed development would not have any adverse effects on European protected sites subject to mitigation. There are no material changes to the relevant planning considerations since the time of the Committee resolution which alter the Officer recommendation which remains that planning permission should be granted.

1. Recommendation

Subject to:

- (i) 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 in respect of the following:
 - a. To secure the delivery of 40% of the permitted dwellings as affordable housing;
 - b. To secure three of the permitted dwellings as custom-built properties;
 - c. To secure provision of a pedestrian and cycle public right of way through the site from Funtley Road (north) to Thames Drive (south); associated works to upgrade the bridge over the M27 motorway (including structural survey) and commuted sum for future maintenance;
 - d. To secure provision of, layout out (including provision of capital equipment required to establish the park) and transfer of community park land to Fareham Borough Council and a financial contribution of £802,000 towards the associated ongoing maintenance costs of operating the community park;
 - e. To secure the on-site provision of public open space including local equipped area of play (LEAP) in accordance with the Council's adopted Planning Obligations SPD, a financial contribution towards associated maintenance costs and transfer of the public open space to Fareham Borough Council;
 - f. To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP) in order to mitigate the 'in combination' effects that an increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - g. To secure a financial contribution towards the production of school travel plans in the area (£15,000);
 - h. To secure a financial contribution toward the revision of the existing traffic regulation order (TRO) to allow the speed limit restrictions on Funtley Road to be amended (£5,000);
 - i. To secure submission and implementation of a travel plan;
 - j. To secure details of the delivery of the community building, the transfer of land 0.1 hectares in size on the application site and funding on a pro-rata

basis of £2,000 per sqm of community use floorspace (to a maximum of £500,000) for provision of community/shop building and associated management arrangements for community use element along with pedestrian and vehicular access rights between the site of the community building and Funtley Road, or at the request of the Local Planning Authority the same sum for the provision or improvement of community facilities within Funtley calculated on a pro-rata basis minus the floor space of any remaining shop use on the application site.

(ii) and the conditions below.

GRANT OUTLINE PLANNING PERMISSION

Conditions:

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

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2) The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- a) D2546_509 - Revised Application Site Boundary Received 21 May 2018;
- b) Drawing no. D2546_032_REVI - Parameters Plan - received 6th June 2018;
- c) Technical Note - Potential Mitigation Measures for Bridge Over M27 - received 20th April 2018;
- d) Drawing no. 1712047 SK01D - Access Arrangements - received 20th April 2018;
- e) 1712047 SK03B - Pedestrian_Cycle Improvements Received 21 May 2018;
- f) Drawing no. 1712047 SK05A - Pedestrian and Cycle Improvements - south section -received 31st May 2018;
- g) Ecological Assessment - Ecology Solutions - May 2018 and Ecological Baseline Note – Ecology Solutions – August 2020.

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

- 3) No development hereby permitted shall commence until a surface water drainage strategy has been submitted to and approved by the local planning authority in writing. The strategy shall include the following elements:
- a) Full details of the means of surface water drainage from the site;
 - b) The detailed design of Sustainable Urban Development Systems (SUDS) to be used on the site as well as details on the delivery, maintenance and adoption of SUDS features.
 - c) Assessment of surface water drainage discharge from the site in combination with the development site to the north of Funtley Road (planning application reference P/17/1135/OA) to demonstrate that:
 - i. the greenfield runoff rate will not exceed 13.1 l/s during the 1 in 100 year storm +(40%CC);
 - ii. the surface water discharged to the Funtley Road ditch will comply with CIRIA C753 2015 Table 26.2 & Table 26.3.

The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To ensure satisfactory disposal of surface water.

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

REASON: To ensure satisfactory disposal of foul water.

- 5) No development hereby permitted shall take place until a Biodiversity Mitigation, Enhancement and Management Plan has been submitted to and approved by the local planning authority in writing. The submitted plan shall be devised fully in accordance with the outline ecological mitigation and enhancements measures contained within the approved "Ecological Assessment - May 2018 - Ecology Solutions". The submitted plan shall include the following:

- a) A Reptile and Dormouse Mitigation Strategy;
- b) A Japanese Knotweed Eradication Scheme;
- c) A Badger Protection Strategy;
- d) Details of the timing of clearance works;
- e) A detailed scheme of biodiversity enhancements;
- f) Details of a soft landscaping scheme including provisions for buffer planting associated with the adjacent areas of Ancient Woodland;
- g) Details of darkened corridors for foraging/commuting bats;
- h) A Landscape/Ecology Management Plan including details of the maintenance of mitigation and enhancement measures.

The development shall be carried out fully in accordance with the approved Biodiversity Mitigation, Enhancement and Management Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To provide ecological compensation, management and enhancements.

- 6) No development shall commence until an Arboricultural Impact Assessment and Method Statement for tree/hedgerow protection has been submitted to and approved by the Local Planning Authority in writing and the approved scheme has been implemented. The tree/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.

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

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

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

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

- 8) No development hereby permitted shall commence on site until a Construction Management Plan (CMP) setting out how provision is to be

made on site for the parking and turning of operatives' vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA.

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

- 9) No development hereby permitted shall commence until details of the width, alignment, gradient and type of construction proposed for any roads, footways and access, including all relevant horizontal and longitudinal cross sections showing the existing and proposed ground levels, together with details of street lighting (where appropriate), the method of disposing of surface water, and details of a programme for the making up of roads and footways, have been submitted to and approved by the Local Planning Authority in writing. The development shall be subsequently carried out in accordance with the approved details.
REASON: To ensure that the roads are constructed to a satisfactory standard.
- 10) No development hereby permitted shall commence until details of the internal finished floor levels of all of the proposed buildings in relation to the existing and finished ground levels on the site and the adjacent land have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the area and to assess the impact on nearby residential properties.
- 11) No development hereby permitted shall commence until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposed mitigation measures in relation to any archaeological remains found as necessary. The development shall be carried out in accordance with the approved scheme.
REASON: In order to ensure that the site, which is located in an area where there is potential for archaeological discovery, is adequately investigated prior to development.
- 12) No development shall proceed beyond damp proof course level until a scheme for sound attenuation against traffic and railway noise has been

submitted to and approved in writing by the local planning authority in writing. The scheme shall assess the impact of noise from vehicles and trains and identify the measures necessary to attenuate against noise nuisance to future occupants. The development shall thereafter be carried out in accordance with the approved details.

REASON: To prevent avoidable disturbance to residents from noise.

- 13) No development shall proceed beyond damp proof course level until details of secure cycle storage have been submitted to and approved by the Local Planning Authority in writing. The approved secure cycle stores shall be provided before any dwelling is first occupied and shall thereafter be retained and kept available for use at all times.

REASON: To encourage cycling as an alternative mode of transport.

- 14) No development shall proceed beyond damp proof course level until details of the proposed bin storage areas (including bin collection points) have been submitted to and approved by the Local Planning Authority. The details shall include the siting, design and the materials to be used in construction. The approved bin storage and collection areas shall be provided before any dwelling is first occupied and shall thereafter be retained and kept available for use at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

- 15) No development shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing and hardsurfacing materials have been submitted to and approved by the LPA in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

- 16) No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

- 17) None of the development hereby approved shall be occupied until the pedestrian crossing points and means of vehicular access shown on the approved drawing "Drawing no. 1712047 SK01D - Access Arrangements - received 20th April 2018" has been provided. The access shall be

subsequently retained and no other means of vehicular access to the site shall be provided at any time.

REASON: In the interests of highway safety.

- 18) No dwelling hereby permitted shall be first occupied until the visibility splays at the junction of the estate road/access with existing highway have been provided in accordance with the approved drawing "Drawing no. 1712047 SK01D - Access Arrangements - received 20th April 2018". The visibility splays shall thereafter be kept clear of obstruction (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety

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

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

- 20) 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.

- 21) No development shall proceed beyond damp proof course level until a scheme detailing the relocation of the existing bus stop on the south side of

Funtley Road adjacent to the vehicular entrance to the site has been submitted to and approved by the local planning authority in writing. No dwelling hereby permitted shall be first occupied until the bus stop has been relocated in accordance with the approved scheme.

REASON: In the interests of highway safety.

- 22) No dwelling hereby permitted shall be occupied until details of water efficiency measures have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed an average of 110l per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources

Notes for Information

- a) The applicant is advised to contact Southern Water to discuss the need for a formal application for connection to the public sewerage system. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 330 303 0119) or visit www.southernwater.co.uk.