

OFFICER REPORT FOR COMMITTEE

DATE: 3 March 2021

**P/19/1061/FP
SOUTHCOTT HOMES LTD**

**PARK GATE
AGENT: BRYAN JEZEPH
CONSULTANCY**

**ERECTION OF NINE DWELLINGS WITH ASSOCIATED PARKING AND ACCESS
FOLLOWING DEMOLITION OF OUTBUILDINGS**

14 BEACON BOTTOM, PARK GATE, SOUTHAMPTON, SO31 7GQ

Report By

Susannah Emery – direct dial 01329 824526

1.0 Introduction

1.1 This application is being presented to the Planning Committee due to the number of third-party representations received.

2.0 Site Description

2.1 The application site lies to the north side of Beacon Bottom within an area designated as countryside within the local plan. Development which lies to the south side of the road is within the urban settlement boundary and the urban boundary also abuts the site at the eastern boundary.

2.2 The site currently forms the extensive residential curtilage of a locally listed dwelling which has a thatched roof. There are also multiple detached outbuildings including a substantial pool house and outdoor swimming pool which lies to the north-west of the dwelling and a triple garage which lies to the south. The dwelling has an area of private amenity space surrounding it and extending to the northern boundary but this area is fenced off from the remainder of the site which is laid to grass.

2.3 The existing dwelling is set well back from the road frontage and is accessed via a driveway which is positioned approximately midway along the frontage. There are two other gated access points on to Beacon Bottom but these are not in regular use.

2.4 To the east of the site lies a detached commercial building 'Warwick House' which contains the Futurepath Children's Day Nursery. The western site boundary abuts a residential property (No.24 Beacon Bottom) and part of a larger potential housing development site. A planning application submitted by Foreman Homes for 29 dwellings is also currently being considered (P/18/1258/FP).

- 2.5 The application site is contained and screened by established mature tree planting which extends to the north. The southern boundary along Beacon Bottom is marked by a dense hedgerow with scattered tree growth consisting of Laurel, Holly, Field Maple and Oak which currently encroaches onto the public highway, reducing the width of the available carriageway. There are a number of protected trees (FTPO599) on the site including an Oak (T1) which lies on the western boundary with the adjacent development site, a further Oak (T2) which lies within the north-east corner of the site and a group (G3) of 7 larch and 2 sycamore trees which form a linear arrangement on the eastern boundary.
- 2.6 The site slopes down from Beacon Bottom to the northern boundary.
- 2.7 There is a gas-valve box located at the south-east corner of the site on the frontage, just outside the site boundary. There is also a main foul sewer which crosses the site north to south towards the eastern side of the plot.

3.0 Description of Proposal

- 3.1 Planning permission is sought for the erection of nine two storey dwellings including; 2 x 2 bedroom, 6 x 3 bedroom and 1 x 4 bedroom dwellings.
- 3.2 The existing locally listed cottage would be retained and provided with a reduced curtilage and parking. The curtilage of the listed cottage is excluded from the application site.
- 3.3 Access to the site would be taken to the west of the existing access where visibility splays of 2.4m x 33m can be achieved. Whilst the existing hedgerow would be removed across the frontage the more significant trees, including a prominent Oak on the highway verge, would be retained and there would be scope for additional landscaping.
- 3.4 The access is proposed as a shared surface which would enable cars, refuse and emergency vehicles to enter and turn within the site. Plots 3 and 4 which would front Beacon Bottom and lie to the west of the access would have driveways accessed directly off Beacon Bottom. A pedestrian access would be provided to the development towards the eastern boundary. A new crossing point would provide access to/from the site to the existing footway on the southern side of Beacon Bottom.

4.0 Policies

Approved 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 & Whiteley

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change
CS16 - Natural Resources and Renewable Energy
CS17 - High Quality Design
CS20 - Infrastructure and Development Contributions
CS21 - Protection and Provision of Open Space

Adopted Development Sites and Policies

DSP1 - Sustainable Development
DSP2 - Environmental Impact
DSP3 - Impact on living conditions
DSP6 - New residential development outside of the defined urban settlement boundaries
DSP13 - Nature Conservation
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP40 - Housing Allocations

Other Documents

Residential Car and Cycle Parking Standards Supplementary Planning Document (November 2009)
Design Guidance Supplementary Planning Document excluding Welborne (Dec 2015)

5.0 Relevant Planning History

Land at Beacon Bottom West

P/18/1258/FP	Residential development of 29 no. dwellings, associated parking, landscaping and a means of access from Beacon Bottom following removal/reduction of frontage hedgerow Undetermined
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6.0 Representations

Ten representations (including one from The Fareham Society) have been received raising the following concerns;

- The site is outside of the urban settlement boundary and should remain as countryside
- There is only one vehicular access/egress from Beacon Bottom on to Botley Road
- Increased vehicle movements at Beacon Bottom/Botley Road access
- Delays already experienced leaving the estate due to high traffic flows on Botley Road and difficulty turning right out of the junction
- Vehicular movement along Beacon Bottom already difficult due to width of road and presence of parked vehicles
- Highway safety concerns
- Construction traffic accessing the site will cause disruption to residents
- Recent development of two houses on Beacon Bottom was disruptive

- Concerns over length of construction works
- Road is in poor condition
- Visitor parking is poorly located and will not be well used
- Inclusion of tandem parking will increase number of cars parked on the road
- Style of dwellings would not fit in with the style or ambience of Beacon Bottom
- Proximity of frontage properties to the highway and position forwards of the building line
- Proximity of Plot 3 to access would have harsh appearance
- Proximity of Plot 1 to trees may be overbearing and result in pressure to fell or reduce
- Dwellings on Plot 4-8 would be shaded/dominated by boundary hedge (west)
- Impact on setting of listed cottage
- Loss of privacy
- Loss of hedgerow and trees which are important to character
- Impact on wildlife
- Application shows lack of consideration to local residents
- Local schools and healthcare facilities are at capacity and no further infrastructure is being provided
- No provision for social housing
- Additional pollution

7.0 Consultations

EXTERNAL

Highways (Hampshire County Council)

- 7.1 The reduced speed of vehicles travelling on Beacon Bottom would justify the proposed visibility splays which as a result are considered appropriate.
- 7.2 Traffic count data has also been extracted and summarised to support the claim that less than a 5% increase in traffic will occur at the junction of Beacon Bottom with Botley Road. In regard to the above, the Highway Authority would raise no further objection to the development
- 7.3 The parking standards for the site are laid down by Fareham Borough Council (FBC) as the local parking authority, in accordance with their Supplementary Planning Document (SPD) as adopted in November 2009. The site has provided the full quantum of car parking and cycle storage, including visitor parking spaces.
- 7.4 The site is within a reasonable distance of local amenities and has good access to bus stops and a nearby train station. The submitted tracking drawings for emergency and refuse vehicles are deemed acceptable.

Natural England

- 7.5 Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.
- 7.6 Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.
- 7.7 Solent Recreation Mitigation Strategy - Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Fareham Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.
- 7.8 Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.
- 7.9 Deterioration of the water environment - The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget.
- 7.10 Please note the calculation is based on all wastewater from the development being treated at Peel Common WwTWS. If this situation changes, a reassessment of the nutrient calculation will be required and a revised Habitats Regulations Assessment will be necessary.
- 7.11 In line with Natural England's advice, it is noted that a planning condition will be imposed on any permission to secure that the dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.
- 7.12 It is noted that the approach to address the positive nitrogen budget for this development is via the section 106/section 33 legal agreement dated 30th September 2020 between the HIWWT, Fareham Borough Council and Isle of

Wight Council. It enables land at Little Duxmore Farm, Isle of Wight to be used to neutralise the additional nutrient burden that will arise from the proposed development. This is achieved by taking land out of intensive agricultural use at Little Duxmore Farm. It has been calculated that 0.279 hectares of land at Little Duxmore Farm will be removed from mixed agricultural use.

- 7.13 The nitrogen capacity of the land and proposed management of the offsetting land has been discussed and agreed. It is understood that this has been secured through legal agreements to ensure that effective mitigation is delivered in a timely manner for the lifetime of the development. It is also understood that a system has been set up to monitor the developments using the mitigation scheme to ensure there is capacity available for each scheme. Provided this is the case and the long term management of the mitigation scheme is monitored by the local planning authority, as competent authority, to ensure effective mitigation for the lifetime of the development, Natural England raises no further concerns.
- 7.14 Protected Species and Biodiversity Net Gain - In order for your authority to be assured that the proposal meets the requirements of the Natural England Protected Species standing advice and the additional requirements for biodiversity enhancement and net gain as set out in National Planning Policy Framework paragraphs 8, 118, 170, 174 and 175d, Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by the district ecologist or biodiversity officer.

INTERNAL

Ecology

- 7.15 The ecological appraisal report confirms that three of the buildings on site have low potential for roosting bats. A single dusk emergence survey was therefore carried out, which confirmed the likely absence of roosting bats. Whilst an Oak tree located on the western boundary has been assessed to have high potential to support roosting bats, this tree holds a TPO and is understood to be retained within the development.
- 7.16 The dormouse surveys on site, confirmed the absence of this species. Furthermore, the site has been assessed to have limited potential to support reptiles and therefore no further targeted surveys were carried out. Enhancement measures in the form of the provision of wildlife boxes and native soft landscaping have also been included. Overall, I have no concerns in relation to this scheme subject to a planning condition requiring development to proceed in accordance with the ecological report. I would also support the installation of the swift bricks and would recommend a planning condition requesting 4 Swift Bricks per dwelling, covering 20% of the total number of dwellings.

Trees

- 7.17 A site meeting took place on 12 May 2020 where the revised position of the two frontage properties to the east of the plot (Plots 1 & 2) were pegged out on the ground. The Council's Arborist is satisfied the revised layout will ensure the Plots 1 & 2 can be constructed without adversely impacting on existing tree roots – subject to the necessary tree protection measures /method statement.
- 7.18 Having the plots marked on site enabled the Council's Arborist to make a proper judgement in terms of the relationship these properties will have with the two off-site (highway) oak trees. In his view the distances and orientation of the dwellings and their associated garden space will ensure they enjoy sufficient sunlight / daylight between March and September and the spatial relationship will be sufficient to enable the highway authority to defend any post development request to prune the oak trees.

Conservation

- 7.19 The proposed design code adopted for the development of 9 dwellings and associated parking within the setting of No 14 Beacon Bottom, responds positively to the character of the area and is respectful to the characteristics of the locally listed building, in a manner appropriate to the non-designated heritage assets conservation.
- 7.20 The property 14 Beacon Bottom is thatched timber framed 'lobby entry' house thought to originate from the late 16th / early 17th century. It is of local interest for its 17th century origins and possesses a distinct vernacular character. Historically the building had a rural setting, outbuildings are shown to the south on historic maps and although now grouped with modern outbuildings to the south it still resides in a sizeable enclosed garden surrounded by open land. There is a significant belt of trees to the north and east and planting to the west and southern boundaries of the application site.
- 7.21 The property has a sizeable garden which includes a garage and other ancillary buildings, these structures will be removed as part of the proposal so as to accommodate a new boundary wall, the impact of these works is considered to result in no harm to the setting of the non-designated heritage asset.
- 7.22 In the wider setting, the layout of the proposed dwellings have been orientated to provide distance between the new builds and the existing cottage, this allows for a more spacious setting to the cottage which will be defined with appropriate boundary treatment.
- 7.23 In this respect the orientation, scale, use of materials and form of the proposed 9 dwellings with associated parking within the setting of No 14, a non-designated heritage asset is considered to preserve the key characteristic

of the setting and therefore be in a manner appropriate to the non-designated heritage assets conservation.

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. The key issues comprise:

- a) Implication of Fareham's current 5-year housing land supply position (5YHLS);
- b) Residential Development in the Countryside;
- c) The Impact on Protected Sites
- d) Policy DSP40 (Housing Allocations);
- e) Other Matters;
- f) The Planning Balance

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

8.2 A report titled "Five year housing land supply position" was reported for Members' information on the agenda for the Planning Committee meeting held on Wednesday 17th February 2021. The report concluded that this Council has 4.2 years of housing supply against the 5YHLS requirement.

8.3 Officers accept that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites.

8.4 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".

8.5 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.

8.6 Paragraph 59 of the NPPF seeks to significantly boost the supply of housing.

8.7 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.

- 8.8 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:

“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.”**

- 8.9 Footnote 6 to Paragraph 11 reads:

“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.”

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

- 8.11 Paragraph 177 of the NPPF states that:

“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.”

- 8.12 In the absence of a five-year supply of deliverable housing sites, Officers consider that policy DSP40 is the principal development plan policy that

guides whether schemes will be considered acceptable. The following sections of the report assesses the application proposals against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case.

b) Residential Development in the Countryside

8.13 Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries.

8.14 Policy CS14 (Development Outside Settlements) of the Core Strategy states that:

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

8.15 Policy DSP6 of the Local Plan Part 2: Development Sites and Policies states - there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map). However, new residential development will be permitted in instances where either it has been demonstrated that there is an essential need for a rural worker to live there permanently, it involves a conversion of an existing non residential building or it comprises one or two new dwellings which infill a continuous built-up residential frontage. Officers can confirm that none of these exceptions apply to the application proposal.

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

c) Impact on Protected Sites

8.17 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.

8.18 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.

- 8.19 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 'Protected Sites' (PS).
- 8.20 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.
- 8.21 The Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the EPS. The key considerations for the assessment of the likely significant effects are set out below.
- 8.22 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of the Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in the Solent area. The applicants have made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP) and therefore, the Appropriate Assessment concludes that the proposals would not have an adverse effect on the integrity of the PS as a result of recreational disturbance in combination with other plans or projects.
- 8.23 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, 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 PS.
- 8.24 A nitrogen budget has been calculated in accordance with Natural England's '*Advice on Achieving Nutrient Neutrality for New Development in the Solent Region*' (June 2020) ('the NE Advice') which confirms that the development

will generate 6.3 kg TN/year. In the absence of sufficient evidence to support a bespoke occupancy rate, Officers have accepted the use of an average occupancy of the proposed dwellings of 2.4 persons in line with the NE Advice. The existing use of the land for the purposes of the nitrogen budget is considered to be urban. Due to the uncertainty of the effect of the nitrogen from the development on the PS, adopting a precautionary approach, and having regard to NE advice, the Council will need to be certain that the output will be effectively mitigated to ensure at least nitrogen neutrality before it can grant planning permission.

- 8.25 The applicant has entered into a conditional contract to purchase 6.5 kg of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust (HIWWT). Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30 September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land at Little Duxmore Farm on the Isle of Wight being removed from intensive agricultural use, and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.26 The Council's Appropriate Assessment concludes that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the PS either alone or in combination with other plans or projects. The difference between the credits and the output will result in a small annual net reduction of nitrogen entering the Solent. Natural England has been consulted on the Council's Appropriate Assessment and agrees with its findings. It is therefore considered that the development accords with the Habitat Regulations and complies with Policies CS4 and DSP13 and DSP15 of the adopted Local Plan.

d) Policy DSP40 (Housing Allocations)

- 8.27 In the absence of a five year supply of deliverable housing sites, Officers consider that policy DSP40 is the principal development plan policy that guides whether schemes will be considered acceptable.

- 8.28 Local Plan Policy DSP40 states that:

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

- i) The proposal is relative in scale to the demonstrate 5 year housing land supply shortfall;*
- ii) The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii) The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the*

countryside and, if relevant, the Strategic Gaps;
iv) It can be demonstrated that the proposal is deliverable in the short term; and,
v) The proposal would not have any unacceptable environmental, amenity or traffic implications.

Each of these five points are considered further below.

Policy DSP40(i)

- 8.29 Firstly, in relation to the first of these criteria at Policy DSP40(i), the proposal is for nine dwellings which is relative in scale to the current shortfall.

Policy DSP40(ii)

- 8.30 It is acknowledged that the site is located beyond the settlement policy boundary and is therefore contrary to policies which aim to prioritise new housing within the urban area. The site does however immediately abut the urban boundary to the east and to the south and is therefore well related to the existing urban settlement boundary. The development has also been laid out to integrate with existing development, providing an active frontage to Beacon Bottom whilst retaining significant highway and boundary trees and incorporating areas of landscaping to contribute to a more verdant rural aesthetic. The application site is also considered to be sustainability located within close proximity to the local centre of Park Gate.
- 8.31 Swanwick train station lies within a 500m walk from the site and the nearest general use bus services are also located at the train station. From here, bus services are available between Fareham and Whiteley (28/28A route). A further bus stop is located on the A27, approximately 590m walking distance from the centre of the site. From here, services are available to Southampton and Portsmouth (X4 route). A number of school bus services are available from both stops, and these serve Barton Peveril College, Swanmore School and Peter Symonds College.
- 8.32 The site is located adjacent to the existing urban settlement boundary in a sustainable location and is clearly accessible and well served by public transport which provides the opportunity for future residents to travel by alternative modes of transport, other than the private car. It is therefore considered that point (ii) of Policy DSP40 is satisfied.

Policy DSP40(iii)

- 8.33 Policy CS17 of the adopted Fareham Borough Core Strategy sets out a similar, but separate policy test that, amongst other things, *“development will be designed to: respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form,*

spaciousness and use of external materials". Core Strategy Policy CS14 meanwhile seeks to protect the landscape character, appearance and function of the countryside.

- 8.34 The site is within an area of countryside but is not designated as Strategic Gap. The Fareham Landscape Assessment 2017 (which is part of the evidence base for the published draft Fareham Local Plan 2037) identifies that the site lies within the North Sarisbury Character Area. This area is described as being of semi-rural, wooded landscape that is sandwiched between the M27 to the north and the urban edges of Lower Swanwick, Sarisbury and Park Gate. It is noted that its isolation from surrounding countryside to the north and the influence of its urban context lend a distinctive 'fringe' character to the landscape.
- 8.35 The area is identified in the FLA 2017 as having some potential to accommodate limited small-scale development within the existing framework of small fields and woodland, particularly in areas adjacent to existing built development where landscape character and quality is already influenced by urban/suburban features, and where the effects could be mitigated by the existing framework of woodland or by new planting
- 8.36 Beacon Bottom is a predominantly residential road, with a suburban character, although the site also abuts a larger commercial building. It is not considered that the site contributes to a wider countryside setting as it is visually contained by the woodland that extends to the north towards the M27.
- 8.37 Amendments were sought by Officers during the course of the application to set the frontage properties further back from the highway edge to be more respectful of the building line along the north side of the road and to protect the character and appearance of the streetscene. As a result Plots 1-4 would be set back between 9.5-10.5m from the edge of the highway, which exceeds the typical set back distances of existing properties on the southern side of the road. Whilst the existing frontage hedgerow would be removed this enables the retention of a wide landscaped verge to the eastern side of the plot between the road and Plots 1 & 2. These dwellings would be accessed from within the development but would present an active frontage to Beacon Bottom. It is considered that the absence of driveways for these properties on to Beacon Bottom would give a softer appearance to the development and the streetscene. Plots 3 & 4 have driveways on to the Beacon Bottom but they also have front garden areas. A condition would be imposed to ensure that the frontages of Plots 3 & 4 were not entirely hardsurfaced in future without planning permission being sought.
- 8.38 Whilst concerns have been raised regarding the removal of the frontage hedgerow it is confirmed that it is not afforded any form of protection by The Hedgerow Regulations 1997. These Regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a

dwelling-house. Whilst removal of the hedgerow is necessary to facilitate the development, replacement hedgerow and tree planting will be sought and the substantial Oak trees on the frontage would also be retained.

- 8.39 The shared surface access drive is designed in this manner to retain a sense of informality fitting with the more rural character of the site. Development to the south of Beacon Bottom is of two storey form and it is considered that the proposed dwellings would be of appropriate scale and height within this context. The locally listed cottage is unique in the context and it is not considered appropriate or practical to attempt to emulate its aesthetic or materials in the proposed scheme. Therefore design cues have been sought from the wider area such as a pair of semi-detached Victorian cottages further along Beacon Bottom which exhibit design features which add to their architectural interest. Adapting similar features in the proposed dwellings such as decorative string courses at ground floor level in contrasting brickwork, detail brick window arches and stone sills, oak framed entrance porches and bay windows adds to their visual interest and indicates a higher level of design quality.
- 8.40 The site lies in the countryside beyond the urban settlement boundaries. However, it is considered that the proposed development would respond positively to the existing built form within the vicinity of the site. It is considered by Officers that the proposal has been appropriately designed and laid out to integrate with the character of the neighbouring settlement and to minimise the effect on the countryside. The proposal would therefore satisfy point (iii) of Policy DSP40 and comply with policies CS17.

Policy DSP40 (iv)

- 8.41 The applicant, Southcott Homes, are committed to building out the site and would anticipate a commencement of development within 18 months of planning permission being granted with the development being completed within approximately 12 months. It has been agreed that a planning condition with a reduced timeframe for commencement of development of 18 months would be acceptable. It is therefore considered that point (iv) of Policy DSP40 is satisfied.

Policy DSP40(v)

- 8.42 The final test of Policy DSP40 requires that proposals would not have any unacceptable environmental, amenity or traffic implications. These are discussed in turn below. The impact of the development on European protected sites has been set out earlier in this report.

Protected Species/Biodiversity Enhancements

- 8.43 The application has been supported by an Ecological Appraisal (Lindsay Carrington Ecological Services) and the site has been assessed as holding low to moderate ecological value.
- 8.44 A phase 1 bat survey was conducted as a number of outbuildings will be demolished. No evidence of bats was recorded during the inspections, however, as some of the outbuildings were assessed as holding low potential to support roosting bats a dusk emergence survey was conducted which revealed bats not to be roosting on site. The oak tree on the western boundary was assessed as holding potential to support roosting bats but would be retained as part of the development. Limited foraging and commuting habitat was identified on site for bats although boundary features which hold the suitable bat habitat will be retained.
- 8.45 The site was noted to hold suitable habitat for dormice including the trees and hedgerow. Records of dormice were recorded within woodland habitat to the north of the site. However, no dormice were encountered on site and it is proposed that all planting along the northern boundary will be retained and close boarded wooden fencing would be installed to provide a buffer between the gardens and the adjacent woodland.
- 8.46 A number of ecological enhancements are outlined within the Ecological Appraisal. These include using native shrubs and trees, installing nest boxes for birds and bat boxes and sowing grassland seed mixes.

Trees

- 8.47 The Council's Principal Tree Officer initially raised concerns that the proximity of the dwellings on Plots 1 & 2 to the dominate Oak (T7) on the site frontage would result in an unacceptable relationship in terms of dominance and shading.
- 8.48 The proposal was amended to reduce the footprint of Plot 1 and relocate the dwelling further away from the tree. A shadow assessment was also undertaken which concluded that the level of shading which would be experienced by the dwellings and their associated gardens would not be excessive and sunlight availability would be within the amounts recommended by BRE guidelines. Having viewed Plots 1 & 2 pegged out on site the Council's Principal Tree Officer's concerns were overcome.
- 8.49 The scheme retains the most prominent, and valuable trees to exist alongside the development. All of the trees that are to be retained can be protected for the purposes of demolition and construction. Replacement tree planting will be sought as part of the landscaping proposals and in particular replacement tree planting will be sought on the site frontage as considered suitable by the Council's Principal Tree Officer.

Amenity

- 8.50 Each of the proposed dwellings would have access to suitable amenity space, good levels of daylight and sunlight, privacy and protection from noise disturbance. The size of the private rear gardens would comply with at least the minimum standard of 11m in length set out within the Council's adopted Design SPD. All gardens would be afforded reasonable privacy with first floor window positioned to avoid overlooking of neighbouring properties or controlled by planning condition where appropriate. The dwellings fronting Beacon Bottom (plots 1-4) would be in excess of 22m from facing windows in properties on the opposite side of the road.

Traffic

- 8.51 The application is supported by a Transport Statement and two Addendum reports (Bellamy Roberts LLP) which address highways issues. The transport statement suggests that the traffic speed along Beacon Bottom are some way below the posted speed of 30mph and are closer to 20-25mph. The road appears narrow due to the lack of a pavement on the northern side and intermittent car parking also occurs to the south side of the road which serves to slow traffic. The position of the vehicular access road optimises visibility splays. The proposed access would be constructed to the west of the existing vehicular access and visibility splays of 2.4m x 33m would be achieved. This level of visibility is considered to accord with guidance contained within Manual for Streets and the Highway Authority (HCC) have raised no objection to the proposal.
- 8.52 The traffic flows arising from the development have been calculated using TRICS data and the impact of these additional movements on the Botley Road junction has been assessed. Based on an increased number of bedrooms originally proposed within the dwellings (7x3-bed and 2x4-bed) it was calculated that the proposal would generate five 2-way vehicle movements during the peak hour periods and forty-six daily movements. This level of traffic generation represents less than a 5% increase in movements at the Beacon Bottom/Botley Road junction and is not expected to have a detrimental impact on the operation of the local highway network, or the safety of its users. It was also calculated that these flows would represent an increase in vehicles of 0.2% along Botley Road which would be imperceptible. It should be noted that the number of movements generated by the revised scheme would be reduced in comparison to the original proposal as a result of a subsequent reduction in bedroom numbers (now 2 x 2 bedroom, 6 x 3 bedroom and 1 x 4 bedroom dwellings).
- 8.53 Personal injury accident data for the area has been obtained from Hampshire Constabulary, which indicates that there are no safety issues with the immediate highway network.

8.54 The proposal would comply with the Council Car & Cycle Parking Residential Car & Cycle Parking SPD in terms of car parking provision. Cycle parking would be provided either within a designated section of the car ports or within garden structures. Refuse vehicle tracking has also been carried out to ensure the Council's refuse lorry can access the development, service the plots and turn to leave the site in forward gear.

e) Heritage Impact

8.55 Policy DSP5 of the Local Plan Part 2: Development Sites & Policies concerns the protection and enhancement of the Historic Environment. It states that non-designated heritage assets including locally listed buildings will be protected from development that would unacceptable harm their architectural and historic interest and/or setting taking account of their significance.

8.56 Paragraph 197 of the National Planning Policy Framework 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. 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.'

8.57 The application is supported by a heritage statement which describes the existing locally listed dwelling as a timber-framed cottage dating from the early 17th Century. The cottage itself, is identified as a Building of Local Interest, due to its age and historic character (although deemed not to be of sufficient quality to merit statutory listing due to the number of alterations that the building has been subject to over the years) and for its size occupies a large plot. The ancillary buildings including the pool house and triple garage are all modern and are of no particular merit and to a certain degree detract from the character and setting of the cottage.

8.58 The cottage and its immediately private garden area are enclosed by fencing which separates it from the larger site. At present the lower picket style fencing which encloses the private garden area to the south side allows a view from Beacon Bottom towards the cottage's most attractive and unspoilt elevation (south-east). The alignment of the proposed access road would retain this public view and furthermore the removal of the garage would improve the visibility of the cottage and its immediate setting. The relationship of the cottage to the woodland to the north is important and this will continue to provide a natural backdrop in views of the cottage from Beacon Bottom and from within the development.

- 8.59 The layout allows for the proposed dwellings to be positioned a respectful distance from the cottage, avoiding crowding of it and thereby potentially harming its setting. In this way, it is considered that the cottage would remain the focus of the site and would also lend a strong identity to the proposed development.
- 8.60 It is considered that the proposal complies with Policy DSP5 in that it would not unacceptably harm the buildings architectural and historic interest and/or setting. In applying the balanced judgement referred to in the NPPF it is concluded that whilst the proposal would have a direct effect on the setting of this heritage asset of local interest/significance, the proposal would not result in its loss or harm. The Council's Conservation Officer advises that the proposal would preserve the key characteristic of the setting in a manner appropriate to the non-designated heritage assets conservation.

f) Other Matters

Local service infrastructure

- 8.61 Concerns have been raised that the proposal would lead to increased pressure on local services such as school and doctors as a result of increased residents however it is not considered the impact would be sufficient to justify refusal of the application.

Draft Local Plan

- 8.62 Members will be aware of the Publication Local Plan, which addresses the Borough's development requirements up until 2037. The latest consultation stage was completed in December 2020 and the responses to this consultation are currently being reviewed. However, further consultation is also due to be undertaken during the Summer 2021 following the publication of the revised Planning Practice Guidance on housing need. Following the submission of the Publication Local Plan to the Secretary of State, and the subsequent Examination, it is intended that the Publication Local Plan will replace Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites & Policies).
- 8.63 The site of this planning application is proposed to be allocated for housing within the Publication Local Plan (Site Ref: HA26). A number of background documents and assessments support the proposed allocation of the site in terms of its deliverability and sustainability which are of relevance. The Council published the Strategic Housing and Employment Land Availability Assessment (SHELAA) in September 2020. The application site (3180) is included and has been given a housing yield of 9 dwellings which is reflective of the current application.
- 8.64 At this stage in the plan preparation process, the draft plan carries limited weight in the assessment and determination of this planning application. The

Council is required to determine the application in accordance with adopted policies taking account of all material considerations at this time.

e) The Planning Balance

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

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

- 8.66 Paragraph 11 of the NPPF clarifies the presumption in favour of sustainable development in that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in the Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

- 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.

- 8.67 The approach detailed within the preceding paragraph, has become known as the 'tilted balance' in that it tilts the planning balance in favour of sustainable development and against the Development Plan.

- 8.68 The site is outside of the defined urban settlement boundary and the proposal does not relate to agriculture, forestry, horticulture and required infrastructure. The principle of the proposed development of the site would be contrary to Policies CS2, CS6 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.

- 8.69 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations which is engaged as this Council cannot demonstrate a 5YHLS. Officers have also given due regard to the updated 5YHLS position report presented to the Planning Committee in February 2021 and the Government steer in respect of housing delivery.

- 8.70 In weighing up the material considerations and conflict between policies Officers have concluded that the proposal is relative in scale to the demonstrated 5YHLS shortfall and if granted, the development could be delivered in the short term. The site is located adjacent to the existing urban area and is considered to be in a sustainable location with good access to local services and public transport. The proposal would have an urbanising impact locally however any adverse impact on the wider landscape character would be minimised by the sites visual containment by surrounding woodland

and appropriately sought landscaping such that there would not be any substantial harm.

- 8.71 Officers are satisfied that there are no outstanding amenity and environmental issues which cannot otherwise be addressed through planning conditions. There would not be any unacceptable impact on highway safety and the increase of vehicles on the local road network would not be significant.
- 8.72 It is not considered that the proposal would have a harmful impact on the setting of the existing locally listed cottage on site which would be retained with an appropriate curtilage.
- 8.73 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver 9 dwellings in the short term. The modest contribution the proposed scheme would make towards boosting the Borough's housing supply is a material consideration, in the light of this Council's current 5YHLS.
- 8.74 There is a conflict with development plan Policy CS14 which ordinarily would result in this proposal being considered unacceptable in principle. Ordinarily CS14 would be the principal policy such that a scheme in the countryside would be considered to be contrary to the development plan. However, in light of the Council's lack of a five-year housing land supply, development plan Policy DSP40 is engaged and Officers have considered the scheme against the criterion therein. The scheme is considered to satisfy the five criteria and in the circumstances Officers consider that more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme should be approved.
- 8.75 In undertaking a detailed assessment of the proposals throughout this report and applying the 'tilted balance' to those assessments, Officers consider that:
- (i) there are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed, particularly when taking into account that any significant effect upon Special Protection Areas can be mitigated
 - (ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 8.76 Having carefully considered all material planning matters, Officers consider planning permission should be granted.

Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall begin within 18 months 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 shall be carried out in accordance with the following approved documents:

- a) Site Location Plan (drwg No 18-1020-101-1ST)
- b) Site Plan (drwg No. 18-1020-105-A)
- c) Site Plan Colour (drwg No. 18-1020-106-A)
- d) Constraint & Opportunities Plan (drwg No. 18-1020-002-1st)
- e) Streetscene & Site Section (drwg No. 18-1020-125-A)
- f) Site Plan Massing Active Frontage and Refuse Strategy (drwg No.18-1020-107-A)
- g) Site Plan Parking Strategy (drwg No. 18-1020-108-A)
- h) Plot 1 Plans & Elevations (drwg No. 18-1020-110-B)
- i) Plot 2 Plans & Elevations (drwg No. 18-1020-111-1st)
- j) Plot 3 & 4 Plans & Elevations (drwg No. 18-1020-112-1ST)
- k) Plot 5 Plans & Elevations (drwg No. 18-1020-115-1st)
- l) Plots 6,7,8 Plans & Elevations (drwg No. 18-1020-114-1st)
- m) Plot 9 Plans & Elevations (drwg No. 18-1020-116-1st)
- n) Ancillary Buildings (drwg No. 18-1020-120-A)
- o) Ecological Appraisal (Lindsay Carrington Ecological Services dated Sept 2018, Updated Sept 2019).
- p) Arboricultural Report (Harper Tree Consulting dated 2 June 2020)
- q) Assessment of Shading for Beacon Bottom Site (Harper Tree Consulting dated 12 April 2020)
- r) Transport Statement & Addendum Reports (Bellamy Roberts dated Sept 2019, 16 December 2019 & 2 June 2020)

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

3. No development hereby permitted shall proceed beyond damp proof course level until details of all proposed external facing (and hardsurfacing) 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. The first floor windows proposed to be inserted into the following elevations of the approved development shall be obscure-glazed and of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

- i) North elevation of Plot 2
- ii) South-east elevation of Plot 9

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of occupiers of the adjacent properties.

5. 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.

6. No development shall take place until details of the type of construction proposed for the access road and the method of disposing of surface water have been submitted to and approved by the local planning authority in writing.

REASON: To ensure that the access is constructed to a satisfactory standard and to prevent excessive water runoff on to the highway. 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.

7. No development shall commence until details of the internal finished floor levels of all of the proposed buildings and proposed external finished ground levels, in relation to the existing 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. 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.

8. No dwelling hereby permitted shall be occupied until 2.4m by 33m visibility splays have been provided at the site access junction with Beacon Bottom in accordance with the approved details. These visibility splays shall thereafter be kept free of obstruction (nothing over 0.6m in height) at all times.
REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.
9. No dwelling, hereby approved, shall be first occupied until the approved parking and turning areas for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.
REASON: In the interests of highway safety.
10. The car ports hereby approved shall be constructed in accordance with the approved plan. Thereafter, the car port shall be retained, without doors, at all times so they are available for their designated purpose.
REASON: To ensure adequate car parking provision; in accordance with Policy CS17 of the Fareham Borough Core Strategy.
11. The visitor parking spaces marked on the approved plans shall be kept available for visitors at all times and not be used for private purposes.
REASON: To ensure adequate off-street parking provision on site is maintained.
12. None of the dwellings hereby permitted shall be first occupied until the bicycle storage relating to them, as shown on the approved plan (drwg No.108 Rev A), has been constructed and made available. This storage shall thereafter be retained and kept available at all times.
REASON: To encourage cycling as an alternative mode of transport.
13. None of the development hereby permitted shall be occupied until the bin collection points (drwg No.108 Rev A) have been provided in accordance with the approved plans. The designated area shall thereafter be kept available and retained at all times for the purpose of bin collection.
REASON: To prevent an obstruction of the highway.
14. Development shall proceed in accordance with the measures set out in Sections 5.2 (bats), 5.3 (dormice), 5.5 (birds), 5.6 (hedgehogs) and 5.7 (Ecological Enhancements) of the submitted ecological appraisal report (Lindsay Carrington Ecological Services Sept 2018, Updated Sept 2019). None of the development hereby approved shall be first occupied/used until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

15. A minimum of eight swift bricks (four bricks per dwelling covering a minimum of two dwellings) shall be incorporated into the development. Thereafter, these features shall be permanently maintained and retained, with photographic evidence of these feature submitted to the LPA for approval.

REASON: to ensure no net loss in biodiversity in accordance with NPPF and NERC Act 2001.

16. The development shall be carried out in accordance with the Arboricultural Report (Harper Tree Consulting dated 2 June 2020) unless otherwise agreed in writing with the Local Planning Authority.

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; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

17. 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 hardsurfaced, 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

18. The landscaping scheme, submitted under Condition 17, 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.

19. None of the residential units hereby permitted shall be occupied until details of water efficiency measures to be installed in each dwelling 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 110 litres 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

20. No development shall commence unless the council has received the Notice of Purchase in accordance with the legal agreement between FBC, IWC and HIWWT dated 30 September 2020 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on European protected sites.

21. Notwithstanding the provisions of Class F of Schedule 2, Part 1 and Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or additional hard surfaced areas shall be constructed forwards of the dwellings on Plots 3 & 4 hereby approved unless first agreed in writing with the Local Planning Authority following the submission of a planning application (with the exception of any hard surfacing or boundary treatment approved as part of this planning application).

REASON: To protect the character and appearance of the locality.

22. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

a) 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 be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Beacon Bottom to ensure that it is kept clear of any mud or other debris falling from construction vehicles, and

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved 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. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. 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.

23. 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.

Further Information

The applicant should be aware that as the proposals include the formation of a new or altered access onto the highway, which will include works within the highway, these works will be required to be undertaken in accordance with standards laid down by, and under a Section 278 license agreement with, the Highway Authority. Full details of how to apply and the required documents to be submitted can be found via the following link:

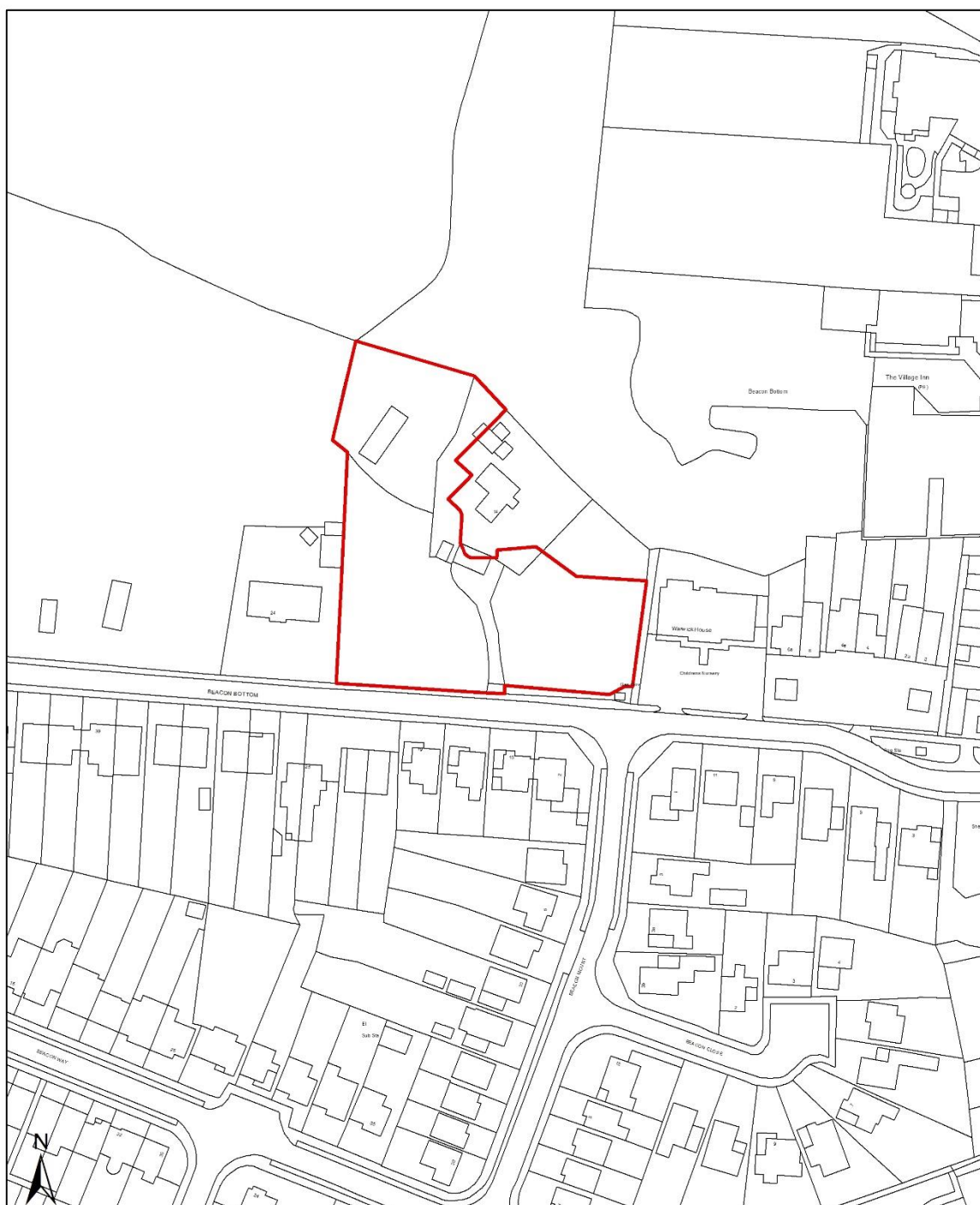
<https://www.hants.gov.uk/transport/licencesandpermits/roadopening>.

11.0 Background Papers

P/19/1061/FP

FAREHAM

BOROUGH COUNCIL



14 Beacon Bottom

Scale 1:1,250

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