

OFFICER REPORT FOR COMMITTEE

DATE: 19/01/2022

**P/19/0313/RM
TAYLOR WIMPEY**

**WARSASH
AGENT: TURLEY**

RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR THE CONSTRUCTION OF 85 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, OPEN SPACE, LANDSCAPE AND OTHER ASSOCIATED DEVELOPMENT WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION P/16/1049/OA

BROOK LANE, WARSASH, SOUTHAMPTON

Report By

Rachael Hebden – direct dial 01329 824424

1.0 *Introduction*

- 1.1 The application is being considered by the Planning Committee because of the number of representations received.

- 1.2 An initial outline application for up to eighty five houses (planning reference: P/16/1049/OA) was considered by the Planning Committee and refused on 26th January 2017. An appeal was lodged against this refusal and subsequently allowed by a Planning Inspector. The reserved matters application which is the subject of this report relates to this initial application which was allowed at appeal.

2.0 *Site Description*

- 2.1 The application site measures 2.7 hectares and is located to the east of Brook Lane. The site comprises land that was formerly a nursery but is now overgrown with a number of self-seeded trees and scrub vegetation.

- 2.2 To the immediate north of the site lies a hard surfaced, private road with a new development known as Strawberry Fields beyond. The land to the south and east of the site is undeveloped and also overgrown. The land to the east and south east is subject to a separate planning application (reference P/17/0845/OA) that has a resolution to grant Planning Permission for up to 180 dwellings. To the west of the site lies Brook Lane which contains mainly residential development.

2.3 The site is located outside of the defined urban settlement boundary and therefore for planning policy purposes considered to be countryside. It is located in close proximity to Warsash local facilities.

3.0 Description of Proposal

3.1 The application is for those reserved matters relating to the appearance, landscaping, layout and scale of the approved outline application for up to 85 dwellings. Access to the dwellings (the only matter approved as part of the outline planning permission) would be via Brook Lane.

3.2 Forty percent of the dwellings are affordable housing with the remainder being open market housing. The dwellings are a mixture of detached, semi-detached and terraced buildings with three blocks of flats in the centre of the site. The main area of open space is in the east of the site with smaller areas at the entrance and centre. There are ecology buffers proposed around the majority of the site's perimeter.

4.0 Policies

4.1 The following policies and guidance apply to this application:

National Planning Policy Framework (NPPF)

Adopted Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

Adopted Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living Conditions

DSP4 - Prejudice to adjacent land

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

Draft Fareham Local Plan 2037

Policy HA1 (North and South of Greenaway Lane)

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

Planning Obligation SPD for the Borough of Fareham (excluding Welborne) (April 2016)

Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

P/16/1049/OA Outline planning permission with all matters reserved (except for access), for residential development of up to 85 dwellings with public open space, access from Brook Lane, landscaping works, including demolition of existing redundant nursery buildings.

REFUSED 26th January 2017

APPEAL

ALLOWED

17th May 2018

P/17/0746/OA

Outline planning permission with all matters reserved (except for access), for residential development of up to 85 dwellings with public open space, access from Brook Lane, landscaping works, including demolition of existing redundant nursery buildings

WITHDRAWN

23rd January 2020

6.0 *Representations*

6.1 Sixty five representations have been received which raise the following concerns:

- The incorporation of ecology buffers is positive
- The soft landscaping and pond adjacent to Brook Lane is positive and will help to preserve the character of the village
- The development is contrary to policy
- The proposal would be overdevelopment
- Loss of green space

- Loss of habitat
- Impact on wildlife
- The application must be supported by a legally compliant appropriate assessment
- Impact on European protected sites
- Request that new dwellings each contain 1 swift 'brick'
- An 'up to date' ecology survey is required,
- The site must include measures to enhance biodiversity
- Poor quality of design
- The grouping of 2.5 storey buildings in the centre of the site is undesirable
- Lack of 'eco' considerations
- Electric charging points should be included
- The 2.5 storey buildings are not in keeping with the area
- The development should incorporate fibre broadband
- Existing utilities infrastructure running through the site must be protected
- The use of Warnford Estate to provide nitrates off-setting is ineffective
- The open space should have been evenly dispersed rather than in one area
- There is no provision for a children's playpark
- All of the flats should have balconies so that residents have access to open space during future 'lockdowns'
- Maintenance of the water feature will be important
- Impact of additional traffic on roads
- Insufficient car parking
- Any entrance to the site would be dangerous because of lack of visibility
- A single access point is inadequate
- The access should be from Brookside Drive
- The existing bus stop should be retained in its current position.
- The northern access should be restricted to use by residential traffic only
- A barrier is required to prevent access between this site and the adjacent Taylor Wimpey site to the north
- Access onto the private lane must not be allowed
- Increased pollution
- Impact on existing infrastructure including doctors and schools
- All roads and open space should be maintained at the expense of the new residents.

7.0 Consultations

EXTERNAL

7.1 Natural England

Further information including a Habitats Regulations Assessment (HRA) is required to consider the potential significant effect on the Solent Special

Protection Areas, Ramsar sites and the Solent Maritime Special Area of Conservation.

Comment:

Natural England have been reconsulted regarding the requested additional information and the HRA and their updated comments are outstanding.

7.2 Hampshire County Council – Highways

Updated comments awaited.

7.3 Hampshire County Council – Lead Local Flood Authority

Conditions were required at the outline stage and will be assessed when the information is submitted for approval.

7.4 Southern Water

No objection

7.5 Designing Out Crime Officer

Gates to rear gardens and the ecology buffer should be fitted with locks
Areas of open space should be enclosed with boundaries of at least 1m.
Car ports should be redesigned as garages to provide greater security.
Boundary hedges should be supplemented with metal railings.
Lighting should conform to BS 5489-1:2020

INTERNAL

Ecology

7.6 No objection subject to ecology buffer being 5m in depth with restricted access.

7.7 Fareham Housing

No objection to the number, tenure, or location of the proposed affordable housing.

7.8 Trees

No objection subject to conditions.

7.9 Refuse and Recycling

Bin collection points must be provided if there are any plots where the vehicle cannot access the properties.

7.10 Public Open Space

No objection

8.0 Planning Considerations

8.1 The principle of the development of up to eighty five houses with access from Brook Lane has already been established under planning application reference P/16/1049/OA which was allowed on appeal.

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

- a) Layout;
- b) Appearance;
- c) Scale;
- d) Landscaping;
- e) Ecology including Habitats Regulation Assessment;
- f) Other Issues

a) Layout

8.3 The layout comprises 4 main areas with dwellings that are loosely arranged around 'perimeter blocks' that incorporate small, landscaped parking courtyards. The perimeter blocks are designed to ensure that the dwellings front onto the public realm to provide a pleasant built environment with maximum levels of natural surveillance. The provision of small, landscaped parking courtyards within the perimeter blocks also has the advantage of preventing the car parking from dominating the public realm. In addition to the four main perimeter blocks there is also a row of 6 terraced properties in the south west of the site that would front onto a parking square.

8.4 The dwellings fronting onto Brook Lane in the north west quarter have been set back from the road in line with the dwellings to the north and south of the site. This position allows for the incorporation of soft landscaping between the shared access and Brook Lane. The position of the remainder of the dwellings in relation to road frontages has largely been dictated by the provision of shared open space such as the flats that front onto the central square, the provision of front gardens and in some areas, the provision of car parking to the front of dwellings for example plot numbers 39-42.

8.5 The position of dwellings within the perimeter blocks has been designed to ensure there are regular gaps to retain the existing sense of spaciousness that characterises the area. This has been achieved by interspersing the various dwelling types throughout the site.

8.6 The site contains a generous area of open space along the eastern boundary together with a smaller area in the centre of the site, an area at the site's frontage (that incorporates a drainage pond) and ecology buffers along the northern, eastern and southern boundaries. There are also a number of soft

landscaped areas provided throughout the site to facilitate the provision of street trees. The layout includes a vehicular link to the south and a pedestrian links to the east to ensure connectivity with adjacent sites.

- 8.7 Hampshire County Council have very recently raised concerns regarding detailed elements of the internal road layout. Officers will work with the applicant to address these concerns and an update will be provided at the Planning Committee meeting.
- 8.8 The proposed layout has been carefully designed to respond to the local character and would be in accordance with policy CS17.

b) Appearance

- 8.9 The proposed detached, semi-detached and terraced dwellings are of a traditional design and the majority incorporate pitched roofs. The use of different materials such as hanging tiles will help articulate elevations and features such as chimneys and pitched roofed dormers will provide interest within the roofscape. The incorporation of Juliet balconies within the flats provided above garages also helps elevate the overall quality of the design. The design of the dwellings is 'tenure blind', that is there will be no differentiation between the design of the affordable and open market dwellings.
- 8.10 Residents raised concerns about the proposed design, in particular the proposed flats. Amended plans were submitted which include several improvements including the design of the flats. The application includes three blocks of flats positioned around the central square. The flats are designed with the appearance of being 2.5 storeys with accommodation within the roof space, internal skirting ceilings and dormer windows. The flats incorporate gable ends fronting the public realm which provide articulation and help to split the building into a series of component parts that are more interesting aesthetically. The proportions of the gable ends have been amended so that the roof pitch matches that of the dwellings. The amended gable ends together with the repositioning of some of the windows has resulted in the creation of elevations that appear more balanced and more aesthetically pleasing in terms of proportions. Porches have been provided above entrances to improve the legibility and gablets have been introduced to provide a transition between the 2 and the 2.5 storey sections of the buildings.
- 8.11 The plans confirm the way in which different materials will be used in the design of dwellings, however it is recommended that the specific details of the materials are secured by planning condition. Plans have been submitted to confirm that all boundaries fronting the public realm (including the parking courtyards) will be brick rather than timber to ensure a high quality built

environment that does not require such regular maintenance and replacement in order to remain of a high quality. Bin storage has been discreetly located so as to avoid adversely impacting the character of the public realm.

- 8.12 The Designing Out Crime Officer has made several recommendations regarding the detailed design including the provision of locked gates, boundaries to areas of open space and lighting that conforms to BS 5489-1:2020. The suggestions made are not considered at this stage as they relate to detailed design issues that would be secured by planning conditions and are therefore not for consideration at this stage. The Designing Out Crime Officer's comments will however be taken into consideration when the detailed design issues are submitted.
- 8.13 Overall, the appearance is considered to respond to the local character and would therefore be in accordance with policy CS17.

c) Scale

- 8.14 The majority of the proposed dwellings are 2 storey buildings with dwellings within the centre of the site having the appearance of being up to 2.5 storeys. The proposed dwellings exceed the National Minimum Space Standards and are considered to be of an appropriate scale that relates well to existing dwellings in the immediate locality in accordance with policy CS17 of the adopted Local Plan
- 8.15 The submitted Fareham Local Plan 2037 Housing Allocation Policy HA1 states that building heights on the site should be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane and Brook Lane where building heights shall be limited to a maximum of 2 storeys. The dwellings fronting Brook Lane are 2 storeys in accordance with the draft policy HA1. The proposed plans describe all of the proposed dwellings as being either 2 or 2.5 storeys however officers acknowledge that the eaves and ridge height of the proposed flats are higher than the eaves and ridges of the more traditionally proportioned 2.5 storey houses. These flatted buildings are, as articulated above, designed with the appearance of being 2.5 storey and include features such as rooflights and dormer windows serving the second floor and internally there will be some areas with skirting ceilings. However, it is accepted that this design approach could be considered by some people to be tantamount to a 3 storey building.
- 8.16 Officers considered the scale of the proposed buildings together with other factors that contribute to the overall design and although it could be argued that parts of the proposed flats are tantamount to 3 storey in appearance rather than 2.5 storey the proposed scale is considered, in this case, to be appropriate

given the location of the flats in the centre of the site and fronting the public square.

d) Landscaping

- 8.17 The site contains a generous area of open space along the eastern boundary together with smaller areas in the centre of the site and at the site's frontage. There are ecology buffers along the northern, eastern and southern boundaries together with smaller areas throughout the site to allow for the planting of trees within the public realm.
- 8.18 The proposed soft landscaping includes areas of ornamental planting in the formal areas of open space for example the central square and the parking courtyards with more naturalistic planting in the areas of open space in the east and west of the site.
- 8.19 The proposed hard landscaping includes areas of tarmac with block paving defining 'shared' surfaces such as car parking courtyards and the central square, resin bound gravel around areas of tree planting and timber edged 'hoggin' paths within areas of open space. It is recommended that details of the street furniture are secured by condition.
- 8.20 The proposed landscaping which will contribute towards the overall quality and character of the site is considered to be of a high quality as required by policy CS17.

e) Ecology including Habitats Regulation Assessment

- 8.21 Policy CS4 requires green infrastructure networks which buffer and link established sites to be maintained and enhanced and Policy DSP13 states that development may be permitted where it can be demonstrated that protected species and their habitat are protected and the proposal would not prejudice or result in the fragmentation of the biodiversity network.
- 8.22 The application proposes a 5m deep wildlife buffer around almost the entire perimeter of the site. The application is accompanied by an ecological appraisal that contains several measures designed to protect wildlife within the site and ensure that provision is made for suitable habitat to be retained and provided. The ecologist has confirmed that the proposed measures contained in the ecological appraisal are appropriate and in accordance with Policies CS4 and DSP13. The measures contained within the ecological survey can be secured by condition.

- 8.23 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. In light of their importance, areas within The Solent have been specially designated under UK 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).
- 8.24 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated European sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated European sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority is the Local Planning Authority.
- 8.25 Given the changes in circumstances since the outline planning permission the Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the PS. The key considerations for the assessment of the likely significant effects are set out below.
- 8.26 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 agreed to provide the appropriate financial contribution towards The Solent Recreational Mitigation Partnership Strategy (SRMP) prior to the application being determined.
- 8.27 Natural England have also advised that the development's location within a 13.8km radius of the New Forest protected sites also requires mitigation. In order to mitigate the impact of increased recreational disturbance in combination with other development on the New Forest protected sites the applicant has agreed to provide the appropriate financial contribution towards the Council's interim Mitigation Solution on New Forest Recreational Disturbance prior to the application being determined. The Appropriate Assessment therefore concludes that, subject to the payments being received/secured, 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.

- 8.28 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.
- 8.29 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) which confirms that the development will generate 82.4 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 people in line with the NE advice. The existing use of the land for the purposes of the nitrogen budget is considered to be open space. 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.
- 8.30 The applicant has agreed to enter into a contract (conditional on the resolution to grant planning permission) to purchase 83.4kg of nitrate mitigation 'credits' from a wetland scheme at Whitewool Farm. Through the operation of a legal agreement between the landowners (William and James Butler), the tenant (Butler Farms) and Fareham Borough Council dated 3rd November 2021, the purchase of the credits will result in a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.31 The Council has concluded within an Appropriate Assessment 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. Natural England has been consulted on the Council's Appropriate Assessment and although their comments are outstanding, they have endorsed the principle of using nitrate 'credits', created by the use of wetlands and/or the removal of land from intensive agricultural use, to mitigate nitrate production from new development. 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.

f) Other Issues

- 8.32 The application proposes 40% affordable housing in accordance with policy CS18 and the outline permission. The affordable housing would be tenure blind and dispersed throughout the site. Fareham Housing support the proposed amount, tenure and distribution of affordable housing within the proposed development.
- 8.33 A number of concerns have been raised relating to issues that are not of relevance to this application including the principle of development in this location and concerns regarding traffic generation and the impact of the development on the safety of the highway. These concerns relate to issues that were previously considered and judged acceptable at the outline application stage and therefore are not able to be revisited as part of this application.

Conclusion

- 8.34 Notwithstanding the internal road layout (of which elements remain under discussion with the applicant and Hampshire County Council Highways) the remainder of the development is considered to be of an appropriate appearance, layout and scale that would not have a significant adverse impact on the amenities of neighbouring properties with landscaping that would be in keeping with the character of the surrounding area. It is not considered that the proposal would have an adverse effect on the integrity of the PS as appropriate mitigation will be secured prior to planning permission being granted. Overall, the proposal is considered to accord with the relevant planning policies and is recommended for approval.

9.0 Recommendation

- A) DELEGATE to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment

And subject to

- B) Receipt of the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP)

And

C) Receipt of the appropriate financial contribution towards the Council's interim Mitigation Solution on New Forest Recreational Disturbance

And

D) Completion of an Allocation Agreement to secure nitrate mitigation credits from Whitewool Farm

then

GRANT RESERVED MATTERS APPROVAL, subject to the following Conditions:

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

Location plan Drawing no. 1001 Rev A

Dwelling design pack ref UP00108/DDP/01G

Streetscenes 1 UP0018-08-E-1

Streetscenes 2 UP0018-08-E-2

UP00108-03 Rev L Land Use Plan

UP00108-04 Rev Z(2) Site Layout Plan

UP00108-06 Rev I Materials Distribution Plan

UP00108-07 Rev J Affordable Housing Plan

UP00108-09 Rev I Building Heights Plan

UP00108-10 Rev I Parking Distribution and Refuse Collection Plan

JSL3218_200M Hard Landscape Plan

JS3218_500L Soft Landscape Plans

JS3218_501L Soft Landscape Plans

JS3218_502L Soft Landscape Plans

JS3218_550G Typical Tree and Shrub Palette

Tree pit detail

Tree Protection and Removal Plan Drawing no. 702 Rev D

5006804-RDG-XX-ST-PL-C-2201 Rev L Refuse Vehicle Tracking and Refuse Collection Strategy

5006804-RDG-XX-ST-PL-C-2202 Rev C Vehicle Tracking Review

5006804-RDG-XX-ST-PL-C- 0701 Rev H Highway widths and radii

5006804-RDG-XX-ST-PL-C-0702 Rev G Section 38 Agreement Plan

RPS Ecology Survey Report ref OXF10206_872

Ecosupport ecology addendum dated June 2021

Lighting Drawing no. 2019_01_18-1-A

Landscape management plan RPS ref JSL 3218

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

2. No development shall take place on site until details of the means of enclosure of the ecology buffers have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be installed prior to the commencement of development and shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the ecology buffers provide an appropriate environment for wildlife.

3. No development shall take place until the tree protective fencing has been erected in accordance with the measures contained in the Tree Protection and Removal Plan Drawing no. 702 Rev D.

REASON: To prevent damage to trees that are to be retained.

4. Protective fencing measures installed (in accordance with the condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment.

5. All service routes, drain runs, soakaways or excavations in connection with the development shall remain wholly outside the protective barriers unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment.

6. No development shall take place until the Council has received and acknowledged in writing evidence that nitrate mitigation capacity at Whitewool Farm of no less than 82.4kg/TN/yr has been allocated to the development in accordance with the allocation agreement dated [] between William Northcroft Butler and James Nicholas Butler, (2) H N Butler Farms Ltd and (3) Taylor Wimpey (UK) Limited.

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

7. No development shall take place until details of any lighting required during the construction of the development that has been designed to minimise impacts on wildlife and habitats, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to minimise impacts of lighting on the ecological interests of the site during the construction phase.

8. No development shall take place beyond damp proof course (dpc) level until details including location, type and technical specification of Electric Vehicle (EV) charging points will be provided at the following level:
 - a) At least one Electric Vehicle (EV) charging point per dwelling with allocated parking provision;
 - b) At least one Electric Vehicle (EV) 'fast charge' point in shared/unallocated parking areas per 10 dwellings with no allocated parking provision.

The development shall be carried out in accordance with the approved details with the charging point(s) provided prior to first occupation of the dwelling/s to which it serves.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

9. No development 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.

10. None of the dwellings hereby approved shall be first occupied until details of bin storage and collection have been submitted to and approved by the Local Planning Authority in writing. None of the dwellings hereby approved shall be first occupied until the bin storage relating to them as shown on the approved plan has been constructed and made available. This storage shall thereafter be retained and kept available at all times.

REASON: To secure the satisfactory bin storage for the development.

11. None of the dwellings hereby approved shall be first occupied until the bicycle storage relating to them, as shown on the approved plan, 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.

12. None of the dwellings hereby approved shall be first occupied until the approved parking and turning areas (where appropriate) 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.

13. None of the dwellings hereby approved shall be first occupied until the visitor parking spaces marked on the approved plan, and sufficient to serve that part of the overall development completed at that time, have been provided on site and these spaces shall be subsequently retained at all times.

REASON: The car parking provision on site has been assessed in the light of the provision of visitor parking spaces so that the lack of these spaces may give rise to on street parking problems in the future.

14. None of the dwellings hereby approved shall be first 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

15. None of the dwellings hereby approved shall be first occupied until a landscaping implementation plan setting out the phased provision of the soft landscaping in relation to construction of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the provision of soft landscaping.

16. The landscaping scheme shall be implemented and completed in accordance with the implementation plan submitted under condition 14 or as otherwise agreed in writing with the Local Planning Authority and drawings JS3218_500L, JS3218_501L, JS3218_502L, 400 and JS3218_550G and shall be maintained in accordance with the agreed schedule.

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

17. None of the dwellings hereby approved shall be first occupied until the lighting marked on Drawing no. 2019_01_18-1-A sufficient to serve that part of the overall development completed at that time has been provided on site. The lighting shall be retained in accordance with the approved details thereafter.

REASON: To ensure appropriate lighting is provided that does not have an adverse impact on wildlife.

18. None of the dwellings hereby approved shall be first occupied until details of the means of preventing car parking in areas of open space have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the sixty fifth dwelling and shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the open spaces remain available for recreational purposes and prevent indiscriminate car parking.

19. All of the detached, semi-detached and end of terrace properties hereby approved shall have any external electricity meter box located on a side elevation.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 As Amended (or any order revoking and re-enacting that Order with or without modification), no doors, gates, structures or other means of enclosure shall be erected on the approved car ports.

REASON: In the interest of retaining an adequate supply of parking provision and in the interest of highway safety.

10.0 Notes for Information

1. The development hereby permitted is subject to The Community Infrastructure Levy (CIL). The payment is due before development commences and the parties liable to pay the charge will receive a Liability Notice shortly to explain the amount due and the process thereafter. Further details about CIL can be found on the Council's website on the following link:

http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx

11.0 Background Papers
P/19/0313/RM & P/16/1049/OA

