

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 19/01/2022**

**P/20/0092/FP**

**THE ESTATE OF PATRICK MICHAEL**

**HILL HEAD**

**AGENT: NOVA PLANNING LTD**

ERECTION OF FOUR DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS AND CESSATION OF THE EXISTING COMMERCIAL VEHICLE STORAGE USE

MEON VIEW FARM, OLD STREET, FAREHAM, PO14 3HQ

### ***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 west side of Old Street and extends to the rear of Nos.53 and 57 Old Street. The site is located within the countryside and a strategic gap.

2.2 Access to the site is taken from an unmade track which runs between No.57 Old Street and the neighbouring residential property to the north (No.57C). This track also serves land extending to the west of the application site which forms part of Meon View Farm.

2.3 The application site has an established use associated with commercial vehicle storage. As such there are frequently a number of varying vehicles, lorries and trailers parked on the site. There are several single storey buildings present which are in a poor state of repair and a horse stable which is located within the south-east corner of the site. Planning permission (P/21/1791/FP) has recently been granted for demolition of the horse stable and the construction of a replacement to the north of the access lane. A telecommunications mast is positioned within the south-west corner of the site.

2.4 The site abuts the residential curtilage of No.51 Old Street to the south. A non-native hedgerow extends along the southern boundary with small/coniferous trees. The land to the north of the application site is used as grazing land. There is a linear arrangement of trees along the northern site

boundary, predominantly Oak, which are not covered by a Tree Preservation Order.

- 2.5 The application site is relatively flat with a gentle fall towards the west. The site is located entirely within Flood Zone 1

### **3.0 Description of Proposal**

- 3.1 Planning permission is sought for the erection of four 4-bed dwellings. The dwellings are designed in an agrarian form to resemble long barns with traditional detailing such as conservation roof lights and metal chimney flues. The dwellings would be laid out in two pairs forming a linear arrangement along the access road. The properties would directly front the access road with no intervening front garden area which is a deliberate design approach to maintain a more traditional agricultural character. Within the centre of each long barn is a 'cart entrance' which as well as being a distinctive design feature also provides covered vehicle parking reducing the visibility of vehicles.
- 3.2 The dwellings have the appearance of being single storey, with a single storey eaves height, but an element of first floor accommodation would be provided within the roofspace, lit by rooflights. The dwellings would be finished with traditional materials including horizontal timber weatherboarding above a brick plinth and the roofs would be red clay tile.
- 3.3 The access road has been designed to meet modern standards but retain a degree of informality including varying widths and a central courtyard spaces to create a character reminiscent of a former agricultural yard. The access would be resurfaced with a permeable finish. Existing visibility splays on to Old Street would be improved by the clearance of vegetation from the highway verge to the south of the access.
- 3.4 Each dwelling would be provided with on-plot car and cycle parking, with storage space for bins. A bin collection point would be provided adjacent to Old Street to the northern side of the access track. Rear garden areas would extend out to the southern boundary.
- 3.5 The existing vegetation on the northern boundary would be supplemented with further native tree planting and understorey planting. A native hedgerow would be planted on the southern and western boundaries.
- 3.6 The proposal would comply with the Nationally Described Minimum Space Standards.

### **4.0 Policies**

4.1 The following policies apply to this application:

**Adopted Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 – Development in Portchester, Stubbington, Hill Head & Titchfield

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

CS22 – Development in Strategic Gaps

**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:**

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

Residential Car Parking Standards 2009

**5.0 *Relevant Planning History***

5.1 The following planning history is relevant:

**P/16/0883/FP** Installation of a 20m high monopole telecoms mast, incorporating 6 No. antennas and 4 No. 600mm transmission dishes, plus 4 No. Equipment cabinets and other ancillary equipment thereto

**Permission** 26 August 2016

**P/16/0873/OA** Outline planning permission with access & layout to be approved for four detached four-bedroomed chalet-style dwellings, following demolition of agricultural buildings, removal telecommunication mast &

	cessation of the existing commercial vehicle storage use
<b>Refused</b>	15 September 2016 Appeal Dismissed 14 September 2017
<b>P/99/0553/SU</b>	Erection of 15m Free-Standing Telecommunications Mast, 3 Antennas & 2 Microwave Dish Antenna & Equipment Cabinets
<b>Allowed on Appeal</b>	2000
<b>P/00/1382/FP</b>	Provision of Hard Surface Dressing for Storage of Commercial Vehicles
<b>Permission</b>	12 March 2001
<b>FBC 7465</b>	Established Use Certificate for the Storage and Sale of Commercial Vehicles including Repair/Serviceing
<b>Refused</b>	March 1976
<b>Allowed on Appeal</b>	January 1979 (Storage of Commercial Vehicles Only)

## **6.0 Representations**

6.1 Fifty-two representations have been received raising the following concerns;

- The site is allocated countryside and there is no justification or need for development
- Impact on integrity of Meon Strategic Gap and Lower Meon Valley landscape
- Harmful to character of the area
- Introduction of residential development to rear of frontage properties
- Overdevelopment and urbanisation of the site
- Modern housing would ruin an attractive rural area
- Setting a precedent for further countryside development in the locality
- Large scale development to west of Old Street previously refused
- Application should be refused for same reasons as previous application on this site
- Increased activity on land to the west of the application site has been evident and may further increase as a result of displacement
- Recent occurrences of burning on site
- Increased traffic on the lane and Old Street which are too narrow
- Inadequate visibility to the south when emerging from the lane along Old Street

- Poor public transport links
- Where will the existing stables be relocated?
- What will happen to the existing telecommunications mast?
- Fence should be provided on southern boundary to secure the boundary and provide privacy
- Potential loss of privacy to south
- Loss of privacy to rear facing balcony (No.57C)
- Swift bricks to be provided in accordance with ecological recommendations
- Impact on bats and swifts
- Adverse impact on Titchfield SSSI Nature Reserve
- Potential contamination risks from previous use of site

## **7.0 Consultations**

EXTERNAL

### **Highways (Hampshire County Council)**

- 7.1 The applicant has submitted a Highways Technical Note. The proposed visibility splays have been justified via an appropriate speed survey and are considered acceptable. The parking standards for the site are laid down by Fareham Borough Council (FBC) as the local parking authority, in accordance with their Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) as adopted in November 2009. The proposed quantum is considered acceptable, and cycle storage should be provided for each dwelling. After reviewing the proposals, the Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network and would therefore raise no objection.

### **Natural England**

- 7.2 Your updated appropriate assessment, dated 13 December 2021, 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. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

INTERNAL

### **Environmental Health (Contamination)**

- 7.3 No objection subject to condition.

## **Ecology**

- 7.4 The buildings on site have been assessed for bats and the only building with low potential was subject to a dusk survey in August 2019 which recorded no evidence of bats.
- 7.5 The most important habitats on site are considered to be the line of mature oak trees along the northern boundary and the hedge along the southern and western boundaries. The northern boundary is being retained. Whilst the southern hedge/scrub line appears to be retained, it forms part of the private garden areas and therefore its protection and future management could not be guaranteed. Some loss is also likely due to the installation of fencing separating the rear gardens of units 1 to 4. However, I acknowledge that the hedge to the south is of limited value as it is dominated by Laurel.
- 7.6 In order to ensure no net loss in biodiversity, I request that the hedge to the south and scrub to the west are replaced by a native hedge. Furthermore, due to the presence of active swift nests in one of the buildings and in line with the NPPF which seeks to enhance biodiversity, I request that a planning condition is imposed to secure bat roosting features and swift bricks/nest boxes.

## **Principal Tree Officer**

- 7.7 If adequate precautions to protect the retained trees are specified and implemented in accordance with the arboricultural method statement included in the tree report produced by Eco Urban Ltd (December 2019), the development proposals will have no significant adverse impact on the contribution of existing trees to the public amenity or the character of the wider setting.

## **8.0 Planning Considerations**

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

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

- a) Implication of Fareham's current 5-year housing land supply position (5YHLS)**

- 8.2 A report titled "Five year housing land supply position" is included elsewhere on this Planning Committee agenda. That report sets out this Council's local housing need along with the Council's current housing land supply position. The report concludes that the Council has 4.31 years of housing supply against its five year housing land supply (5HLS) 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 National Planning Policy Framework (NPPF).
- 8.6 Paragraph 60 of the NPPF seeks to significantly boost the supply of housing.
- 8.7 Paragraph 74 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:*

*c) Approving development proposals that accord with an up-to-date development plan without delay; or*

*d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (see footnote 7 below), 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 proposed (see footnote 7 below); 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 7 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 181) 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 68); and areas at risk of flooding or coastal change."*

8.10 Footnote 8 to paragraph 11 reads:

*"This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirements over the previous three years."*

8.11 This planning application proposes new housing outside the defined urban settlement boundaries and the Council cannot demonstrate a five year housing land supply. Footnote 8 to NPPF paragraph 11 is clear that in such circumstances those policies which are most important for determining the application are to be considered out-of-date meaning that the presumption in favour of sustainable development in paragraph 11(d) is engaged.

8.12 Taking the first limb of NPPF paragraph 11(d), there are specific policies in the NPPF which protect areas or assets of particular importance, namely



habitat sites which are specifically mentioned in footnote 7. Where such policies provide a clear reason for refusing the development proposed then this should be the case. The key judgement in regard to the second limb of NPPF paragraph 11(d), is whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance') and this will only apply if it is judged that there are no clear reasons for refusing the development having applied the test at Limb 1.

- 8.13 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**

- 8.14 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.

- 8.15 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'.*

- 8.16 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.
- 8.17 Policy CS22 states that land within the strategic gap will be treated as countryside. Development proposals will not be permitted where they individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements.

- 8.18 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) Site History**

- 8.19 Outline Planning permission (P/16/0873/OA) was refused in 2016 for the erection of four detached 4-bed chalet style dwellings on the site following the cessation of the existing vehicle storage use. The application was for access and layout only. The layout of that development was different to the current proposal and the properties would each have occupied one quadrant of the site positioned facing in towards a central courtyard with rear gardens extending out to the east and western site boundaries.

The application was refused for the following reasons;

- (i) *The proposal represents residential development outside the defined urban settlement boundary, within the countryside, for which there is no justification or overriding need;*
- (ii) *The erection of four dwellings within this location would significantly affect the integrity of the Meon Strategic gap;*
- (iii) *The erection of four dwellings within this location, along with the works associated with them, would 'urbanise' the appearance of this countryside site and would result in development behind the existing established road frontage. The change to the character of the site and the introduction of residential development to the rear of the frontage properties would materially harm the character of this countryside location.*

- 8.20 The refusal was subject to an appeal and the main issues in the determination of the appeal concerned the appropriateness of the site for housing and the effect of the development on the character and appearance of the countryside and Meon Gap. The Inspector considered that the four chalet style dwellings and associated car barns would undoubtedly increase the scale of built form on the site and along with the formal laying out of a courtyard and gardens would change the character of the site from semi-rural to that of a more urban and developed character. It was concluded that the proposal would increase the visual impact of development, contrary to Policy CS14 of the Core Strategy. The Inspector was also of the view that residential development on the site would undermine the integrity of the Meon Gap, eroding its function of

physically and visually separating settlements. The appeal site was deemed to be unsuitable a location for housing as it would be harmful to the character and appearance of the countryside and the Strategic Gap.

- 8.21 The previous decision is a material planning consideration however it should be recognised that the Council was able to demonstrate a 5 year housing land supply at that time and therefore Policy DSP40 was not engaged.

#### **d) The Impact on Protected Sites**

- 8.22 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.
- 8.23 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.
- 8.24 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).
- 8.25 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 PS 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 PS. This is done following a process known as an Appropriate Assessment (AA). 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.
- 8.26 To fulfil the requirements under the Habitat Regulations, Officers have carried out an AA in relation to the likely significant effects on the PS which concludes that there would be no adverse effects on the integrity of protected sites

subject to mitigation measures. The key considerations for the assessment of the likely significant effects are set out below.

- 8.27 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.
- 8.28 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) ('the NE Advice') which confirms that the development will generate 2.8 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.
- 8.30 The applicant has purchased 3 kg of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust (HIWWT) as evidenced by the submission of a notice of purchase. 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.

- 8.31 Natural England were initially consulted on the Council's Appropriate Assessment in August 2021 and raised no objection in respect of recreational disturbance on The Solent SPAs or on water or air quality implications. However, they raised concerns regarding the recreational impact of the development on the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and the New Forest Ramsar site. Research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the 'Zone of Influence' (ZOI).
- 8.32 The Council has since produced an Interim Mitigation Solution to address this newly identified likely significant effect of development in Fareham within the ZOI. The Interim Mitigation Solution was approved by the Council's Executive Committee on 7<sup>th</sup> December 2021 and was prepared in consultation with Natural England. The mitigation comprises a financial contribution from the developer to mitigate against this impact through improvements to open spaces within Fareham Borough and a small contribution to the New Forest National Park Authority. The applicant has agreed to make this contribution, which will be secured by a further Section 111 agreement.
- 8.33 The Council's updated 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 nitrates credits secured 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.

**e) Policy DSP40 (Housing Allocations)**

- 8.34 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.
- 8.35 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)**

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

#### **Policy DSP40 (ii)**

8.37 It is acknowledged that the site is located beyond the settlement policy boundary and the proposal is therefore contrary to policies which aim to prioritise proposed new housing within the urban area. Although not adjacent to the existing urban settlement boundary (which lies on the eastern side of the road), the site is within very close proximity being located to the immediate rear of existing residential development fronting Old Street on its western side adjacent to the urban area. The site is considered to be sustainably located. It is within 5 minutes walking distance of a bus stop on the Old Street/Plymouth Drive junction to the south which is served by the First Bus 21/21A route which links Stubbington with Fareham (including the bus/train stations). The X4/X5 service is also available from Stubbington Village which links Southampton, Fareham, Gosport and Portsmouth. Stubbington Village provides many local services including retail and health facilities and is within walking distance (less than 1km) of the application site. The catchment schools would be Crofton Anne Dale Primary and Crofton Secondary schools which are considered to be accessible to future residents.

8.38 The proposed dwellings would occupy a backland position but have been designed to address the access lane rather than forming a separate enclave. The proposed development would not encroach into undeveloped countryside

and would replace several existing buildings and an undesirable and visually intrusive land use. The dwellings would extend to the rear of the built up frontage of Old Street in a linear arrangement but they would be contained between development on Old Street and at Meon View Farm. The existing screening along the northern boundary would be retained and reinforced to reduce any views from the north. It is considered that the proposed development would be well related to the existing urban settlement boundary and well integrated with the neighbouring settlement.

### **Policy DSP40 (iii)**

- 8.39 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.
- 8.40 The site is within an area of countryside and is also designated as part of a Strategic Gap. The Fareham Landscape Assessment 2017 (which is part of the evidence base for the Emerging Fareham Borough Local Plan 2037) identifies that the site lies within the Lower Meon Valley Character area (06.c). This is an area stated as being of high overall sensitivity, particularly in respect of the character and quality of the landscape resource, the abundance of valued landscape, ecological and heritage features, its role in containing the outward sprawl of urban development from the north and east and its significant contribution to green infrastructure, particularly in respect of ecological and landscape assets and the extensive network of public rights of way and access routes within the area.
- 8.41 Overall, the FLA 2017 suggests that the area offers extremely limited potential for development, apart from possibly individual properties set within well-treed, strongly enclosed plots of land, of a similar character and scale to the scattered farmhouses and other dwellings within the area. Land around Meon View Farm is specifically identified as offering potential for small scale development;

*‘ There are a few small pockets of land which are enclosed by strong hedgerows or vegetation and are not so visible from public access routes (e.g. small-scale fields on the south-eastern edge of Titchfield village, around Titchfield Nursery and in the south-east around Meon View Farm). From a visual sensitivity perspective, it may be possible to absorb some limited small-*

*scale development within these areas without significant impacts on views or visual amenity'*

- 8.42 In considering the visual impact of the development on the countryside the appeal inspector for the previous application in 2017 concluded that the proposed development would increase the scale of built form on the site and change the character of the site from semi-rural to that of a more urban and developed character. The proposal was therefore found contrary to Policy CS14 of the Core Strategy (Development Outside of Settlements) which seeks to strictly control built development to protect the countryside from development which would adversely affect its landscape character and appearance. In light of the Council's current 5YHLS position the policy assessment of the current application is altered. Furthermore the design approach for the current application is entirely different being higher in quality and more sympathetic to local context. Policy DSP40(iii) does not require that there is no visual impact arising but that the design minimises any adverse impact on the countryside and, if relevant, the strategic gap.
- 8.43 Officers are of the view that the proposed dwellings are suitably designed and laid out so as to minimise adverse visual impact to the wider countryside designation. The application site benefits from a reasonable level of visual containment. The proposed dwellings would not be easily visible from Old Street, except in views along the access road, as the existing properties on the frontage would screen the dwellings from view. Existing vegetation along the northern boundary has intermittent breaks resulting in views of the site from adjoining private land. As such the landscaping masterplan incorporates additional native tree planting along this boundary. The southern boundary is marked by a non-native hedgerow which provides a good degree of natural screening however it is also proposed to reinforce this with an additional native hedgerow to be planted on the application site extending along the south and western boundaries. The submitted landscape and visual appraisal confirms that views of the proposed dwellings from the public realm would be limited.
- 8.44 The two storey properties which lie to the east side of Old Street have a typical suburban character and are all of similar style and appearance. Development on the west side is more varied; a mixture of single storey, chalet style and two storey dwellings. These properties are set back from the road on larger plots, often partially obscured by boundary vegetation. The two most recently constructed dwellings on the Old Street frontage immediately to the north of the access have a barn style appearance featuring barn hipped roofs constructed of red clay roof tile with natural timber cladding to the elevations. The design of the proposed dwellings has evolved following pre-application discussion and during the consideration of this subsequent



application to invoke a more agrarian character, which is considered fitting of the fringe location of the site and the countryside setting evident to the north and west.

- 8.45 The application as submitted was for four standard design detached dwellings which were considered typical of the urban area and more comparable to the proposal previously dismissed on appeal. The current proposal as amended combines the four dwellings to create two buildings, each forming a pair of semi-detached dwellings, designed as long barns with subservient rear projecting wings. The proposed dwellings would be positioned in a linear arrangement along the access with the proximity of the buildings to the access being typical of farm buildings, such as those currently standing on the application site. Materials and design features have been selected to contribute towards the agrarian style.
- 8.46 The height of the dwellings has been reduced from 7.3m to 6.6m, thus reducing the pitch of the roof, and barn hips have been introduced to reduce the bulk of the roof. The access would be upgraded but would retain a degree of informality with variable widths and a central courtyard space which would create character reminiscent of a former agricultural yard. The access would narrow beyond the central courtyard to the minimum possible width required to service the properties whilst preserving access to the land to the west, having regards to the right of access granted to the telecommunications provider of the equipment sited on this land.
- 8.47 The appeal inspector was of the view that residential development on the application site would undermine the integrity of the Meon Gap which extends across a wide area between Stubbington and the Western Wards. However the Inspector for an appeal for the erection of 160 dwellings on land to the west of Old Street (P/17/1451/OA) concluded that even a development on that large scale to the west of Old Street would not adversely affect the integrity of the Meon Gap and result in coalescence of the distinct settlements. Officers are of the view that it would be difficult to successfully sustain an objection to the proposal on these grounds. It is considered that the proposal would satisfy point (iii) of Policy DSP40 and comply with policies CS17.

#### **Policy DSP40 (iv)**

- 8.48 The applicant's agent advises that there are no known constraints that would prevent delivery of this site within the short term. A reduced implementation period for the commencement of development of 18 months would be imposed by planning condition. It is therefore considered that point (iv) of Policy DSP40 is satisfied.

## **Policy DSP40 (v)**

- 8.49 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 Protected sites has been set out earlier in this report.

### ***Protected Species/Biodiversity Enhancements***

- 8.50 The application is accompanied by an Ecological Assessment prepared by Eco Support. The Assessment comprises the findings of a phase 1 habitat survey and further bat roost surveys. The phase 1 habitat assessment work found the application site to be of little ecological interest but identified potential for roosting bats in the buildings on site. Further survey work was undertaken to confirm whether the buildings were being used for roosts and this work found no evidence of such use. The survey recommends ecological enhancement measures which will offer a net gain in biodiversity potential of the site and can be secured by suitably worded planning condition.

### ***Trees***

- 8.51 The application is accompanied by an Arboricultural Implication Appraisal and Tree Protection Plan prepared by Eco Urban Limited. This concludes that no trees need to be removed to facilitate the proposed development and identifies opportunities for improving ground conditions in the Root Protection Area to extend the life of boundary trees. The report also recommends a number of tree protection measures, which can be secured by planning condition and will ensure that the proposed development is arboriculturally acceptable and minimises risk of any adverse impact on the retained trees.

### ***Ground Contamination***

- 8.52 The application is accompanied by a Desk Study Report prepared by Geo-Environmental Services Limited which provides the results of preliminary desk-based research considering the potential risks associated with the geotechnical and chemical ground conditions of the site. The report concludes that there is potential for contamination to exist, which could influence the proposed development. However, the overall risk of ground contamination associated with the site is considered to be of a low order of magnitude for current and future site users. In summary, the Desk Study therefore recommends post consent intrusive ground investigation be undertaken to determine the potential risks associated with the geotechnical and chemical ground conditions of the site and this further work would be secured by planning conditions.

### ***Amenity***

- 8.53 The proposal would have no adverse impact on the living conditions of neighbouring residential properties by virtue of loss of light, outlook or privacy. The nearest neighbouring property would be 57 Old Street which would be sited approx 35m to the east of Plot 1. Each dwelling would have one front facing rooflight and two rear facing rooflights. The distance from the rear facing rooflights to the southern boundary would be in excess of 20m and the front facing window would not face towards neighbouring properties.
- 8.54 With regards to the impact on neighbouring properties in terms of use of the access it is considered that the number of vehicle movements is likely to be reduced as a result of the proposal. The proposal would result in the removal of an unneighbourly and unsightly land use over which the Local Planning Authority does not have control.
- 8.55 The proposal would provide internal space and storage capacity in excess of the National minimum space standards.

### ***Traffic***

- 8.56 Concerns have been raised that the proposal would not secure adequate visibility at the site access to the detriment of highway safety. The application is supported by a highways technical note which includes the results of speed surveys carried out on Old Street. The speed limit imposed on Old Street (30mph) suggests that visibility splays of 2.4m by 43m should be provided on the site access. It is not possible to provide these splays within land fully under the control of the applicant. However the width of the carriageway combined with on-street parking was observed to reduce traffic speeds significantly. The visibility splays proposed of 2m x 23m to the north and 2m x 22m to the south have therefore been agreed with the Highway Authority (HCC). In order to achieve the visibility splay to the south existing vegetation would need to be cut back on the frontage of No.57, where it currently overhangs highways land. A planning condition would be imposed to ensure the required visibility splays are provided prior to the commencement of development and thereafter retained.
- 8.57 The proposal would generate a much-reduced amount of commercial activity on the adjacent highway compared to the lawful commercial vehicle storage use and it is considered that this would be beneficial to the safety and operation of the local highway network.

8.58 The proposal makes adequate provision for on-site car and cycle parking in accordance with the Council's adopted Car & Cycle Parking SPD.

#### **f) The Planning Balance**

8.59 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.'*

8.60 As set out earlier in the report Paragraph 11(d) 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:

- i) The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; 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."*

8.61 Officers have carried out an Appropriate Assessment and concluded that the proposal would not adversely affect the integrity of Protected Sites. There is therefore no clear reason to refuse the application on these grounds and in the absence of a 5YHLS the application should therefore be determined in accordance with Paragraph 11(d)(ii) applying the presumption in favour of sustainable development.

8.62 This 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.

8.63 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.

- 8.64 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 this same agenda and the Government steer in respect of housing delivery.
- 8.65 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 proposal is considered to be in a sustainable location with good access to local services and public transport. The proposal would result in the re-development of previously developed land which is not of high value in terms of its visual appearance or its contribution to the landscape character of the wider setting. The design of the dwellings in an agrarian form would integrate well with existing development and reflect the historic use of the site and surrounding area. The proposed development would be visually contained by surrounding trees and additional appropriately sought landscaping such that there would not be any substantial harm.
- 8.66 It is not considered that due to the small scale of the development proposed and the relationship to existing development that the proposal would undermine the integrity of the strategic gap.
- 8.67 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 there would be a likely reduction in traffic movements, particularly commercial vehicles.
- 8.67 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 4 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.
- 8.68 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 four of the five

criteria but Policy DSP40(ii) cannot be met in entirety as the site is not immediately adjacent to the existing urban settlement boundary. Officers consider that the level of harm arising would not be significant and in light of the contribution to housing supply have formed the view that more weight should be given to this policy than CS14 and that when considered against the balance of the development plan, the scheme is considered to accord with the development plan as a whole.

8.69 In the event that members were minded to conclude that the scheme did not accord with the development plan taken as a whole, however, officers have nevertheless undertaken a detailed assessment of the proposals throughout this report against the NPPF 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; and

(ii) any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

and therefore the tilted balance points towards granting approval in any event.

8.70 Having carefully considered all material planning matters, and assessing the proposal against the development plan and the tilted balance, Officers consider planning permission should be granted.

## **9.0 Recommendation**

9.1 GRANT PLANNING PERMISSION, subject to;

- i) receipt of a financial contribution to accord with the Councils adopted Interim Mitigation Solution to address the adverse effect of recreational impacts from additional residential development within the ZOI on the New Forest Protected Sites;
- ii) 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 (Ref SLP.01)
  - b) Proposed Site Plan – drwg No. 1925-208 Rev B
  - c) Proposed Floor Plans Plots 1 & 2 – drwg No.1925-203 Rev B
  - d) Proposed Floor Plans Plots 3 & 4 – drwg No. 1925-203 Rev B
  - e) Proposed Elevations Plots 1 & 2 – drwg No. 1925-204 Rev B
  - f) Proposed Elevations Plots 3 & 4 – drwg No. 1925-205 Rev B
  - g) Proposed Site Section – drwg No. 1925-210 Rev B
  - h) Landscape Proposals Drawing – drwg No. 1758-GA-001 Rev B
  - i) Preliminary Ecological Appraisal (Ecosupport, Dec 2019)
  - j) Highway Note and Visibility Splays Plan – drwg No. 1976-01 (Nick Culhane Highway Consultant)
  - k) Arboricultural Implications Assessment & Method Statement (Ecourban Ltd 23 Dec 2019)
  - l) Desk Study Report (Geo-Environmental 20 August 2019)
- 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. 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.

5. No dwelling hereby permitted shall be occupied until 2.0m by 23.0 northerly and 2.0m by 22.0m southerly visibility splays have been provided at the site access junction with Old Street in accordance with the approved details (drwg No.1976-01). 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.

6. 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.

7. 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.

8. 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. 1925-203 Rev B), 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.

9. None of the development hereby permitted shall be occupied until the bin collection points (drwg No. 1925-208 Rev B) 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.

10. Development shall proceed in accordance with the measures set out in Section 6.0 (Recommendations and Mitigation) of the approved Ecological Appraisal (Ecosupport, Dec 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.

11. A minimum of four bat roosting features such as bat bricks, 2FR Schwegler bat tubes, bat access tiles or equivalent, along with six swift bricks/nest boxes shall be incorporated into the design of the new buildings. Where the bat



features have been implemented, the use of breathable roof membrane is not allowed. Thereafter, the bat and bird features shall be permanently maintained and retained.

REASON: To enhance biodiversity in accordance with NPPF and NERC Act 2006.

12. The development shall be carried out in accordance with the Arboricultural Implications Assessment & Method Statement (Ecourban Ltd 23 Dec 2019) 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.

13. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and 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

14. The landscaping scheme, submitted under Condition 13, 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.

15. Notwithstanding the provisions of Classes A, B, and C of Schedule 2, Part 1 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 extensions, no additions or alterations to the roof shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: The proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To

protect the character and appearance of the locality; To ensure the retention of adequate garden area.

16. The first floor attic space within the approved dwellings as shown on the approved floor plans shall be retained for storage use and shall not be converted to habitable accommodation unless otherwise agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: The proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To protect the character and appearance of the locality; To protect the privacy of neighbouring residential properties.

17. 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 a maximum 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.

18. No development hereby permitted shall commence until a desk top study of the former uses of the site and adjacent land and their potential for contamination has been submitted to and approved in writing by the Local Planning Authority (LPA).

Should the submitted study reveal a potential for contamination, intrusive site investigation and risk assessments should be carried out, including the risks posed to human health, the building fabric and the wider environment such as water resources, and where the site investigation and risk assessment reveal a risk to receptors, a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use shall be submitted to and approved by the LPA in writing.

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

On completion of the remediation works and prior to the occupation of any properties on the development, the developers and/or their approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

19. 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 Old Street 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.

20. 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:

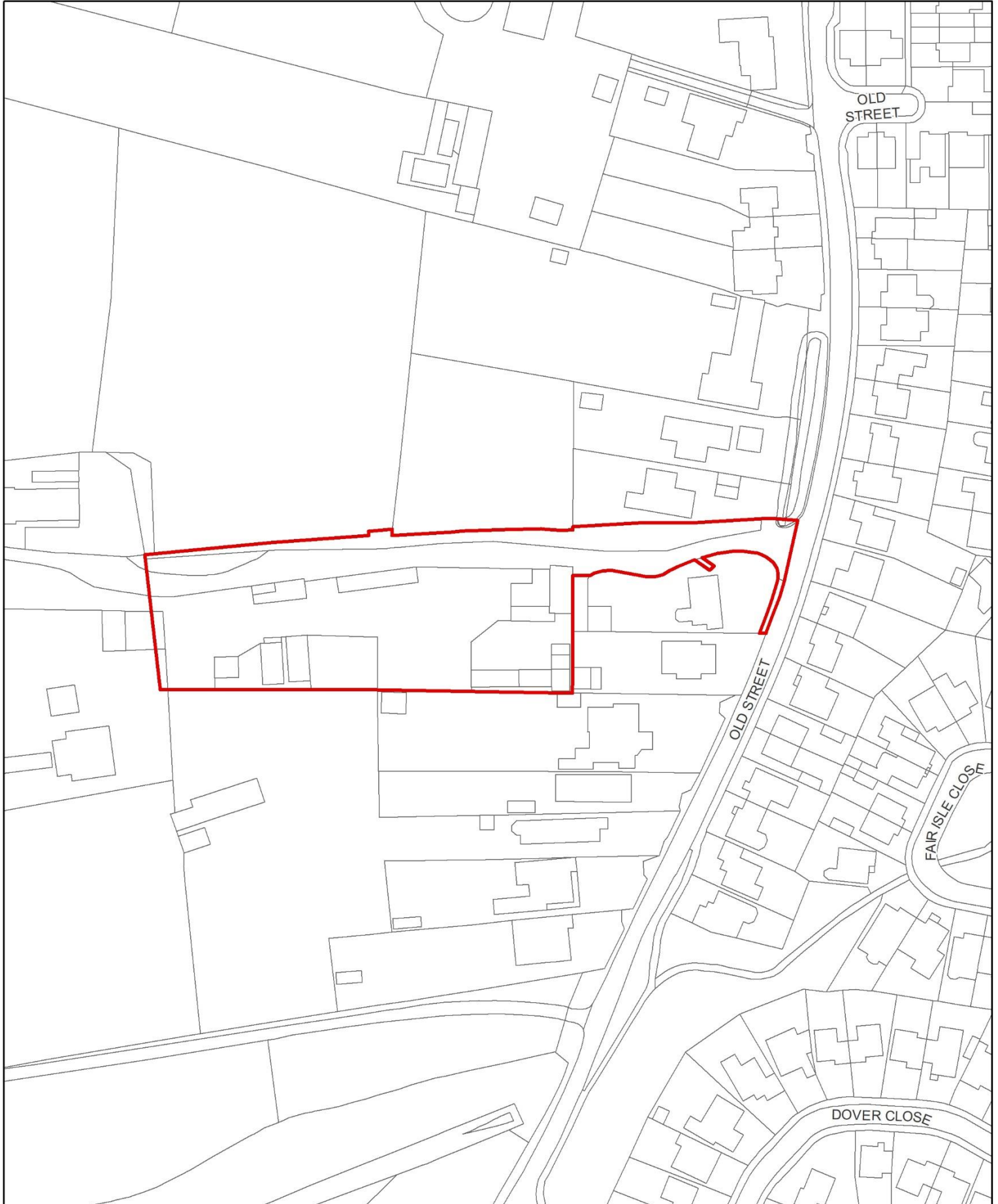
<https://www.hants.gov.uk/transport/licencesandpermits/roadopening>.

### **10.0 Background Papers**

P/20/0092/FP

# FAREHAM

BOROUGH COUNCIL



Meon View Farm  
Old Street, Fareham  
Scale 1:1250



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