

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 16<sup>th</sup> February 2022**

**P/21/0300/RM  
BARGATE HOMES & VIVID**

**WARSASH  
AGENT: PEGASUS PLANNING**

RESERVED MATTERS APPLICATION RELATING TO THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR THE CONSTRUCTION OF 76 DWELLINGS (PHASE 1) TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0752/OA.

LAND EAST OF BROOK LAND AND NORTH OF WARSASH ROAD, WARSASH

### ***Report By***

Rachael Hebden – direct dial 01329 824424

#### **1.0 Introduction**

- 1.1 This application is being reported to the Planning Committee because the number of representations received exceeds the threshold which enables delegated decisions to be made.
- 1.2 The outline application (for up to 140 houses) was considered by the Planning Committee on 10<sup>th</sup> October 2018 where it was resolved to grant planning permission subject to conditions and the applicant entering into a Section 106 legal agreement. The outline planning permission was granted on 17<sup>th</sup> February 2021.
- 1.3 The outline application proposed up to 140 dwellings with access from Brook Lane. The outline application contained a phasing plan with phase one comprising access to the site from Brook Lane, the western part of the site and the main central area of open space and phase two comprising the remainder of the site to the east of the central area of open space. This reserved matters application is for the first phase, that is the western part of the site and the central area of open space.
- 1.4 Access to the site together with an electricity sub-station (both elements within phase one) was permitted under a separate planning application reference P/20/0539/FP on 6<sup>th</sup> August 2020.

#### **2.0 Site Description**

- 2.1 The application site measures 5.56 hectares and is located immediately north of the defined settlement boundary of Warsash. The site is approximately rectangular in shape and was formerly a nursery. The site comprises rough

grassland with an area of scrubland in the centre. There are additional protected trees throughout the remainder of the site, including a group in the north-west corner that front onto Brook Lane.

- 2.2 There is a row of substantial trees fronting Brook Lane which are covered by Tree Preservation Orders. A single detached house with access direct from Greenaway Lane is located in the centre of the frontage with Brook Lane but is outside of the planning application site.
- 2.3 To the north of the site are further horticultural nurseries. To the east of the site there is a private lane. The south and west of the site comprises an established residential area. There are also three residential dwellings (numbers 14, 18 and 28 Brook Lane) located along the western edge of the site. These dwellings are adjacent to, but not included within the site.
- 2.4 The site is located outside of the defined urban settlement boundary and therefore for planning policy purposes is 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 phase one of the approved outline application. Phase one comprises 78 dwellings together with associated car parking and soft landscaping. Access to the dwellings would be from Brook Lane as approved both at the outline planning permission stage.
- 3.2 The appearance, landscaping, layout and scale of the proposed development is described in more detail in section 8 of this report.

### **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

Publication Fareham Local Plan 2037 Revised

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/17/0752/OA** Outline application with all matters reserved (except for access) for the erection of up to 140 residential dwellings, access from Brook Lane, landscaping, open space and associated works.

**APPROVED** 17.2.21

**P/20/0539/FP** Access onto Brook Lane together with erection of electricity sub-station to serve residential development proposed under P/17/0752/OA.

**APPROVED** 6.8.20

## **6.0 *Representations***

6.1 Eighty representations were received in response to the application raising the following concerns:

- The application should not be processed until the results of the Judicial Review are published
- The layout has changed since the outline application

- Insufficient community consultation
- The application should not be approved until the conditions relating to the outline permission have been discharged
- Building work has already commenced
- Uninspired design
- Inappropriate density
- The housing on plots 69-74 would overlook properties on Brook Lane
- The affordable units should be located within the centre of the site rather than the edges
- The houses in the north west corner of the site should be accessed from Brook Lane
- The car parking in the north west corner of the site will have an adverse impact on no. 28 Brook Lane
- Impact of the sub-station on no. 28 Brook Lane
- The frontage should be low density, detached housing
- The design should have a traditional appearance and contain large houses
- Inadequate open space and play equipment
- Lack of detail re ecology buffers
- Who will maintain the ecology buffers
- How will an increase in biodiversity be secured?
- Concerns regarding nitrates mitigation
- Impact on wildlife including, slow worms, mice, deer, bats, badgers and birds.
- Additional traffic
- Is there a connecting road provided?
- Inadequate provision for cyclists once they leave the site
- Inadequate provision for pedestrians and cyclists
- Insufficient car parking
- Increased air and noise pollution
- Impact on infrastructure
- Concerns regarding environmental health
- What measures will be provided to ensure the buildings are sustainable?
- The plans fail to take disabled people into consideration

## **7.0 Consultations**

EXTERNAL

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

No objection.

### **Hampshire County Council (Archaeology)**

No objection.

### **Hampshire County Council (Lead Local Flood Authority)**

No objection.

### **Natural England**

Comments on the Appropriate Assessment are awaited.

### **Southern Water**

No objection.

INTERNAL

### **Affordable Housing**

All Affordable housing meets the Nationally Described Space Standards. The proposed numbers and tenure are in line with the outline application

### **Ecology**

No objection subject to conditions requiring the measures in the ecological assessment to be implemented.

### **Environmental Health**

No objection subject to conditions.

### **Refuse and Recycling**

Bin collection points must be provided for any properties that are not accessible from the highway.

### **Urban Design**

The proposal, subject to submission of certain details and materials (via condition) will result in a residential environment that meets the quality design and place-making policy tests at national and local level.

## **8.0 *Planning Considerations***

8.1 The principle of residential development with access from Brook Lane has already been established under the outline planning permission.

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

- a) Layout;
- b) Appearance;
- c) Scale;
- d) Landscaping;
- e) Ecology

a) Layout

- 8.3 The access to the site is from Brook Lane as approved under the outline planning permission. The layout of the site incorporates 5m deep ecological buffers along the northern and southern boundaries and a large area of open space at the eastern side of the site as secured through the outline planning permission.
- 8.4 The main route through the site runs from the entrance to the site east towards the open space and the area for phase 2 of the development. A second east to west road is located in the southern part of the site and runs parallel to the main route. The two roads split the site into three sections: the northern section, the central section and the southern section.
- 8.5 Dwellings along the western edge of the site are orientated to front onto Brook Lane in line with existing dwellings on both sides of Brook Lane. The dwellings fronting Brook Lane are set back from the road/pavement by approximately 15m to enable strips of soft landscaping to be provided along the frontage. The dwellings in the north western corner of the site have been positioned to enable the retention of the mature trees fronting Brook Lane which are subject to a Tree Preservation Order.
- 8.6 The northern section comprises the dwellings north of the main access route through the site. The majority of the dwellings in this northern section front onto this route with the exception of plots 5-7, 12-14 and 24-27 which are positioned perpendicular to the access route and front onto the subsidiary roads that lead into the northern section of the site. The dwellings on plots 24-27 would also front onto the main area of open space in the east of the site.
- 8.7 The central section is located between the 2 east to west routes through the site. Most of the dwellings adjacent to the main east to west route front onto it. The remaining dwellings within this central section front either onto areas of open space or onto the subsidiary routes that connect the main two east to west routes through the site.
- 8.8 Most of the dwellings in the southern section of the site front onto the second east to west route, except for plots 50 and 51 that front onto the main area of open space in the eastern part of the site and plots 66 and 67 which front onto a drive.
- 8.9 The majority of the proposed dwellings are set back from the road with space for soft landscaping between the front elevations and the road. All of the roads through the site incorporate areas of soft landscaping including tree planting. The provision of areas of soft landscaping in particular the provision of grass

verges alongside roads will create a sense of space that will respond to the village character of the area and add to the overall quality of the built environment.

- 8.10 The layout accords with the approved access, the location of the ecological buffers along the northern and southern boundaries and the areas of open space. The layout also ensures that the areas of publicly accessible open space and routes through the site are overlooked to provide natural surveillance.
- 8.11 The main area of open space is provided in the east of the site and incorporates the existing badger setts. The central area of open space will be linked to open space to the north to provide a continuous central green corridor running from Warsash Road to Greenaway Lane. There is also a second, smaller and more formal area of open space located within the central section of phase one.
- 8.12 The layout incorporates several car parking court yards to prevent car parking from dominating the public realm. The car parking courts have been designed to ensure they do not negatively impact the character of the public realm and contain sufficient space for soft landscaping to be incorporated to ensure they are pleasant areas in their own right. The car parking courts are all overlooked by adjacent dwellings to ensure they benefit from natural surveillance and are safe as well as attractive places to park.
- 8.13 In addition to the areas of publicly accessible areas of open space all of the proposed houses have access to private residential gardens and the block of flats have an area of communal open space as recommended by the Residential Design Guidance SPD.
- 8.14 Overall, the proposed layout is considered to have been sensitively designed to provide an attractive and spacious environment that incorporates the open space and ecological buffers approved at the outline stage and responds positively to the local character of the area in accordance with policy CS17.

b) Appearance

- 8.15 The dwellings are of a traditional design with pitched roofs and incorporate details such as exposed brick lintels, gablets and canopied porches to respond to the existing vernacular and add to the overall quality of the appearance. The proposed materials palette consists of 3 types of red brick with red/brown hanging tiles and silver grey weather boarding used on feature plots to provide variety. The roof tiles are all clay and are 3 different colours (red, red/brown and slate grey.) The materials are high quality e.g. some of the bricks are hand-made and the roof tiles are clay rather than concrete which will add to the quality

and appearance of the development and complement the traditional materials within the vicinity.

8.16 Overall, the appearance is considered to respond positively to the local character and would therefore be in accordance with policy CS17.

c) Scale

8.17 The majority of the dwellings are two storeys in height comprising detached, semi-detached or terraced forms with the exception of plots 36-41 which would comprise a block of flats exceeding 2 storeys in height.

8.18 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 on plots 36-41 are higher than the eaves and ridges of the more traditionally proportioned 2.5 storey houses. This flatted building is of an “L” shaped footprint and, as articulated above, designed in part with the appearance of being 2.5 storey along the legs of the “L” shape and includes features such as rooflights and dormer windows serving the second floor and internally there will be some areas with skilling ceilings. However, it is accepted that on the corner of the “L” shaped footprint the design approach increases in height to a 3 storey building.

8.19 The proposed flats would be located towards the centre of the site and would be adjacent to the main east west route through the site and an area of open space. The design and location of the flats is intended to provide a focal point within the centre of the site and to provide variety compared to the 2-storey development in the remainder of the site. The flats incorporate a hipped, almost pyramidal roof on the three storey component to minimise the overall bulk.

8.20 All of the dwellings meet or exceed the Nationally Described Space Standards.

8.21 Overall, the proposed dwellings are of an appropriate scale that relates well to existing dwellings in the immediate locality and would be in accordance with policy CS17. Whilst the scale of the proposed flats exceeds the 2.5 storeys recommended in draft Policy HA1 of the submitted Local Plan, the flats are located close to the centre of phase one and are considered to be acceptable in this instance for the reasons set out above.

d) Landscaping

- 8.21 The largest area of open space is located at the eastern edge of the site and will connect with the open space to the north to provide a continuous green route linking the different development parcels. This large area of open space would be informal in character and would incorporate an existing area of woodland together with species rich meadow grass around the edge.
- 8.22 The smaller area of more formal open space is located towards the centre of the site and would comprise species rich meadow grass and trees. There are also areas of soft landscaping on either side of the access to provide an attractive setting at the entrance to the site. The ecology buffers along the northern and southern boundaries will contain existing planting that is supplemented in areas to improve biodiversity, deter access and provide an attractive backdrop to the development.
- 8.23 The main routes through the site and the secondary routes in the northern part of the site will be tarmac. The routes through the centre of the site and the drives in the southern part of the site will be block paved.
- 8.24 The publicly accessible areas of open space will be transferred to the council for adoption prior to occupation of the last open market unit. The applicant has entered into a legal agreement which secures a financial contribution towards the maintenance these areas. The proposed landscaping has been designed to offer recreational benefits, to be visually attractive and to be of value in terms of biodiversity. 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.

Ecology including Habitats Regulation Assessment

- 8.25 Policy CS4 requires green infrastructure networks which buffer and link established sites to be maintained and enhanced. 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 5m wide wildlife buffers along the northern and southern boundaries with a large area of open space incorporating semi-natural soft landscaping along the eastern boundary. There are soft landscaped areas along the western boundary 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 Council's 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 Protected 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 Protected 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 entered into a legal agreement (at the outline stage) to provide the appropriate financial contribution towards The Solent Recreational Mitigation Partnership Strategy (SRMP).
- 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 provided the appropriate financial contribution towards the Council's interim Mitigation Solution on New Forest Recreational Disturbance.

The Appropriate Assessment therefore 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 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 was calculated (at the outline stage) 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 (phases 1 and 2) will generate 146 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 entered into a contract to purchase 146kg of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust. Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30<sup>th</sup> September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land (6.27 hectares) 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. A condition was imposed on the outline permission to ensure that the development does not commence on site until confirmation of the purchase of the credits from the HIWWT has been received by the Council.
- 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 both 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 and the Council's Interim Solution regarding the impact of recreational disturbance on the New Forest. 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.

### Other Issues

- 8.32 The application proposes 40% affordable housing in accordance with policy CS18 and the outline permission of which 65% will be affordable rented housing and 35% will be intermediate housing. The proposed 65/35 split rather than a 70/30 split has been accepted as the size and form of the proposed dwellings (houses rather than flats) satisfies current local needs. 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 Concerns have been raised regarding the impact of the development on the area in particular for wheelchair users. With reference to the Public Sector Equality Duty contained in the Equality Act 2010 (The EA 2010), Officers have had due regard under Section 149 of the EA 2010 to the need to advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The EA 2010 defines disability as one such characteristic. Officers have considered the proposed development and are satisfied that the proposed development does not prejudice the needs of people with disabilities in any way. Furthermore, access to housing will be assessed against Building Regulations Part M.
- 8.34 The representations submitted also raise some issues, for example procedural questions, that do not fall within the topic areas considered earlier in this report. The following commentary relates to some of these queries:
- The outcome of the judicial review of the site on Greenaway Lane is now known and its conclusions have been taken into consideration;
  - The sustainability of the houses will be assessed by Building Control;
  - There is no requirement for the conditions on the outline application to be discharged prior to the determination of this application;
  - The building work undertaken at the site consists of the junction with Brook Lane and sub-station both of which already have separate permission;
  - A financial contribution towards children's play equipment was secured at the outline stage;
  - The location of the children's play area has not yet been confirmed;
  - The nitrates mitigation was assessed and secured at the outline stage;

- The main spine road that runs east to west through the site will provide access to phase 2 (to the east of this application.)

8.35 A number of concerns have been raised relate to issues that are not of relevance to this application including: the principle of development in this location, additional traffic generation, the impact on existing infrastructure and services including doctors and nitrates mitigation. These concerns relate to issues that were previously considered and judged acceptable at the outline application stage and are therefore not able to be revisited as part of this application.

### Conclusion

8.36 The proposed 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 and enhance biodiversity. 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 the commencement of development. Overall, the proposal is considered to accord with the relevant planning policies and is recommended for approval.

### **9.0 Recommendation**

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

then

APPROVE RESERVED MATTERS, subject to the following conditions:

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

Accommodation Schedule BARG180421.	Rev D	29.11.2021
Arboricultural Assessment, Method Statement and Tree Protection Plan.	16023-AA7-PB	17.12.2020
Causeway Flows Surface Water Calculations.	'System 17 Network and Crate Storage'	26.08.2021
Flood Risk Assessment (for outline	22747	May 2017

permission).

Ecological Appraisal and Protected Species Surveys.	-	January2022
Biodiversity Mitigation Strategy	-	January2022
Nitrate Mitigation Statement	784-B026809	27.01.2021
Materials Schedule	-	November 2021
Location Plan	LP.02	A
Coloured Site Layout	CSL.02	J
Site Layout	SL.02	K
Boundary Materials Layout	BML.02	J
Parking Strategy Layout	PSL.02	H
House Type 2.2(2 Block) Elevations	HT.2.2(2Blk).e	C
House Type 2.2(2 Block) Floor Plans	HT.2.2(2Blk).p	C
House Type 2.2(3 Block) Elevations	HT.2.2(3Blk).e	D
House Type 2.2(3 Block) Floor Plans	HT.2.2(3Blk).p	D
House Type 2.3 Elevations Option 1	HT.2.3-1.e	A
House Type 2.3 Elevations Option 2	HT.2.3-2.e	A
House Type 2.3 Floor Plans	HT.2.3.p	A
House Type 3.1 (2 Block) Elevations	HT.3.1(2blk).e	C
House Type 3.1 (2Block) Floor Plans	HT.3.1(2blk).p	C
House Type 3.2 Elevations	HT.3.2.e	A
House Type 3.2 Floor Plans	HT.3.2.p	A
House Type 3.2-A Elevations	HT.3.2-A.e	A
House Type 3.2-A Floor Plans	HT.3.2-A.p	A
House Type 3.3 Floor Plans and Elevations Option 1.	HT.3.3.pe1	B
House Type 3.3 Floor Plans and Elevations Option 2.	HT.3.3.pe2	A
House Type 3.4 Elevations Option 1	HT.3.4-1.e	A
House Type 3.4 Elevations Option 2	HT.3.4-2.e	A
House Type 3.4 Floor Plans	HT.3.4.p	B
House Type 3.5 Elevations	HT.3.5.e	A
House Type 3.5 Floor Plans	HT.3.5.p	B
House Type 3.5-A Elevations	HT.3.5-A.e	A
House Type 3.5-A Floor Plans	HT.3.5-A.p	B
House Type 4.2-A Elevations	HT.4.2-A.e	A
House Type 4.2-A Floor Plans	HT.4.2-A.p	A
House Type 4.4 Elevations	HT.4.4.e	A
House Type 4.4 Floor Plans	HT.4.4.p	A
House Type S.2.1 (2 Block) Elevations	HT.S.2.1(2Blk).e	C
House Type S.2.1 (2 Block) Floor Plans	HT.S.2.1(2Blk).p	C
House Type S.3.1 (2 Block) Elevations	HT.S.3.1(2Blk).e	D
House Type S.3.1 (2 Block) Floor Plans	HT.S.3.1(2Blk).p	D
Plots 12-14 Elevations	P.12-14.e	A

Plots 12-14 Floor Plans	P.12-14.p	A
Plot 16 Plans and Elevations	P.16.pe	B
Plots 18-20 Elevations	P.18-20.e	C
Plots 18-20 Floor Plans	P.18-20.p	D
Plots 21-23 Elevations	P.21-23.e	C
Plots 21-23 Floor Plans	P.21-23.p	D
Plots 35-41 Elevations	P.35-41.e	D
Plots 35-41 Floor Plans Sheet 1 of 2	P.35-41.p1	D
Plots 35-41 Floor Plans Sheet 2 of 2	P.35-41.p2	D
Plots 44 Elevations	P.44.e	A
Plots 44 Floor Plans	P.44.p	A
Plots 69-74 Elevations (HT.S.1BM1, HT.S.3.1)	P.69-74.e	A
Plots 69-74 (HT.S.1BM1, HT.S.3.1)	P.69-74.p	A
Plots 77-78 Elevations	P.77-78.e	D
Plots 77-78 Floor Plans	P.77-78.p	D
Plot 17 Floor Plans & Elevations	P.17.pe	B
Plots 5-6 Floor Plans & Elevations	P.5-6.pe	A
Plot 7 Floor Plans & Elevations	P.7.pe	A
Single Garage 1 Floor plans & elevations	GAR.01.pe	A
Single Garage 2 Floor plans & elevations	GAR.02.pe	A
Double Garage 1 Floor plans & elevations	GAR.03.pe	B
Double Garage 2 Floor plans & elevations	GAR.04.pe	B
Electric Sub-Station Floor Plans & Elevations	ESS.01.pe	A
Proposed Drainage Sheet 1 of 3)	1201	K
Proposed Drainage Sheet 2 of 3)	1202	K
Proposed Drainage Sheet 3 of 3)	1203	L
Proposed Drainage All Phase 1 Site	1204	J
Proposed Drainage Manhole Schedule 1 of 2	1210	H
Proposed Drainage Manhole Schedule 2 of 2	1211	H
Proposed Drainage Maintenance Plan	1250	E
Construction Details Sheet 1 of 4	1501	B
Construction Details Sheet 2 of 4	1502	D
Construction Details Sheet 3 of 4	1503	D
Construction Details Sheet 4 of 4	1504	D
Proposed Overland Flow Routes	1701	D
Proposed Impermeable Areas	22747-03	E
Proposed Levels Sheet 1 of 3	1401	J
CEP	1402	J
Proposed Levels Sheet 3 of 3	1403	J
Badger Culvert Proposals Plans and Sections	1510	C
Fire Tender Tracking	1631	D
Road Vertical Alignments Sheet 1 of 2	1801	F
Tree Protection Plan	16023-B11	-

Landscape Proposals (North West)	2235-TF-XX-00-DR-L-1001	P06
Landscape Proposals (North East)	2235-TF-XX-00-DR-L-1002	P05
Landscape Proposals (South East)	2235-TF-XX-00-DR-L-1003	P05
Landscape Proposals (South West)	2235-TF-XX-00-DR-L-1004	P04
Landscape Proposals (East)	2235-TF-XX-00-DR-L-1005	P04
Topographical Survey Sheet 1 of 4	SUR/02 W1 S1	-
Topographical Survey Sheet 2 of 4	SUR/02 W1 S2	-
Topographical Survey Sheet 3 of 4	SUR/02 W1 S3	-
Topographical Survey Sheet 4 of 4	SUR/02 W1 S4	-
Topographical Survey Legend	-	-
Swept Path Analysis – Refuse Vehicle	ITB17078-GA-001	-

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 from the start of the development.
  
3. No development hereby permitted shall proceed beyond damp proof course (dpc) level until details of how and where electric vehicle charging points will be provided at the following level:
  - At least one electric vehicle charging point per dwelling with allocated parking provision
  - At least one electric vehicle charging 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 points provided prior to first occupation of the dwelling 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.
  
4. No development shall proceed beyond damp proof course level until a plan showing the distribution of the external facing and hardsurfacing materials has 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.

5. 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.

6. The landscaping scheme shall be implemented and completed in accordance with the implementation plan submitted under condition 5 or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule.

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

7. None of the dwellings hereby approved shall be first occupied until a management plan providing details of the way in which the ecology buffers will be managed and maintained has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. 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

9. None of the dwellings hereby approved shall be first occupied until details of bin storage and collection points 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.

10. No dwelling, hereby approved, shall be first occupied until the approved car parking and turning areas (where appropriate) for that property (including garages) 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.

11. 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.

12. None of the dwellings hereby approved shall be first occupied until details of the retaining structure along the western boundary (north of 28 Brook Lane) have been submitted to and approved by the Local Planning Authority in writing. The retaining structure shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

REASON: In the interests of the amenities of the area.

13. None of the dwellings hereby permitted 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.

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

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

15. Development shall be undertaken in accordance with the measures contained within the Biodiversity Mitigation Strategy produced by Lindsay Carrington Ecological Services (December 2020 updated January 2022) and the Ecological appraisal and Protected Species Surveys report also produced by Lindsay Carrington Ecological Services (December 2020 updated January 2022).

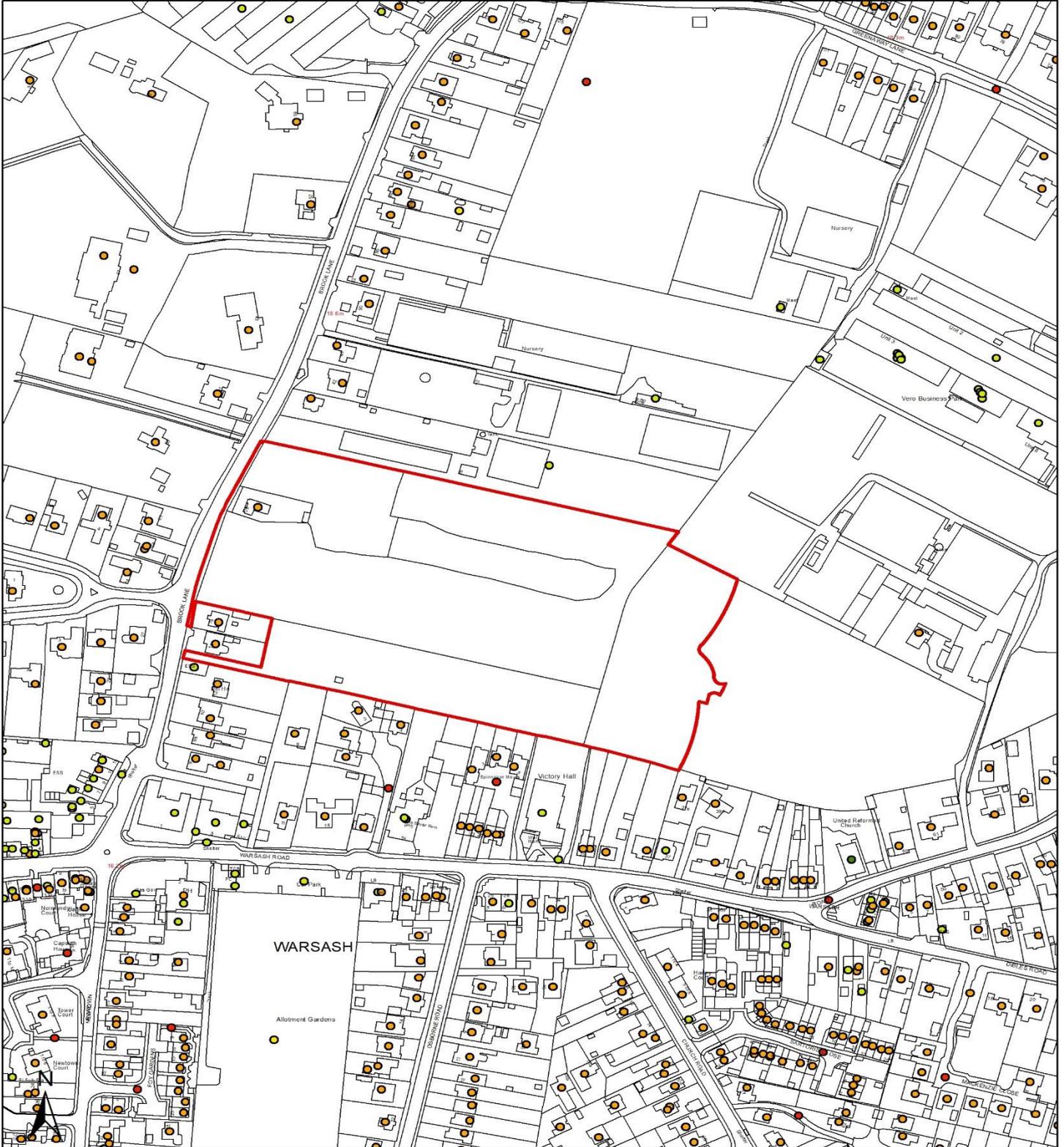
REASON: To ensure appropriate ecological mitigation and biodiversity enhancement measures are implemented.

#### **10.0 Notes for Information**

1. The conditions listed above are in addition to those listed in the decision notice for the outline application reference P/17/0752/OA.

# FAREHAM

BOROUGH COUNCIL



Brook Lane  
Scale 1:3,000

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