

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 13<sup>th</sup> July 2022**

**P/21/2019/RM  
BARGATE HOMES AND VIVID**

**WARSASH  
AGENT: PEGASUS PLANNING**

RESERVED MATTERS APPLICATION PERTAINING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR THE CONSTRUCTION OF 42 DWELLINGS (PHASE 2) TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE AND DEVELOPMENT WORKS, 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 The application is being considered by the Planning Committee because the number of representations received.
- 1.2 The outline application (for up to one hundred and forty 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 application was granted outline planning permission on 17<sup>th</sup> February 2021.
- 1.3 The outline application proposed up to 140 dwellings with access from Brook Lane. The phasing plan submitted at the outline stage contained two phases with phase 1 in the west of the site and phase 2 in the east of the site. The first phase for 76 dwellings in the western part of the site (P/21/0300/RM) was approved by the Planning Committee and issued on the 18<sup>th</sup> February this year. This reserved matter application is for the second phase, that is the eastern part of the site and comprises 42 dwellings.
- 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 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 originally comprised rough grassland but has

undergone a supervised process of clearance to enable slow worms to be safely relocated.

- 2.2 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 phase 1. These dwellings are adjacent to, but not included within the site.
- 2.3 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 2 of the approved outline application for up to 140 dwellings. Phase 2 comprises 42 dwellings together with associated car parking and soft landscaping. Access to the dwellings would be from Brook Lane as approved both at the outline stage and the aforementioned separate full plans application (reference P/20/0539/FP.)
- 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

### **Revised Publication Fareham Local Plan 2037**

DS1 Development in the Countryside  
DS3 Landscape  
H1 Housing Provision  
HA1 North and South of Greenaway Lane  
HP1 New Residential Development  
HP5 Provision of Affordable Housing  
CC2 Managing Flood Risk and Sustainable Drainage Systems  
NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network  
NE2 Biodiversity Net Gain  
NE3 Recreational Disturbance on the Solent Special Protection Areas (SPAs)  
NE4 Water Quality Effects on the SPAs, SACs and Ramsar Sites of the Solent  
NE6 Tress Woodland and Hedgerows  
NE9 Green Infrastructure  
TIN2 Highway Safety and Road Network  
D1 High Quality Design and Placemaking  
D2 Ensuring Good Environmental Conditions  
D3 Coordination of Development and Piecemeal Proposals  
D4 Water Quality and Resources  
D5 Internal Space Standards

### **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

**P/21/0300/RM** Reserved Matters Major application pertaining to layout, scale, appearance and landscaping for the construction of phase 1, 76 dwellings together with associated parking, open space, landscaping and other infrastructure and development works, pursuant to Outline Planning Permission P/17/0752/OA  
**APPROVED** 18.2.22

## **6.0 Representations**

6.1 Representations have been received from 5 households which raise the following concerns:

- Too many dwellings using one access onto Brook Lane
- Loss of privacy to 65 Warsash Road
- Secure boundary required opposite 65 Warsash Road
- Request for boundaries to be provided with existing properties bordering the site
- Substantial boundaries required adjacent to buffer zones
- Where will the 2 Junior football pitches be provided?
- An updated HRA is required
- Necessary improvements required to the sewage system before occupation of any dwellings
- A condition is required to ensure that information relating to water efficiency measures is provided to the council prior to occupation.

## **7.0 Consultations**

EXTERNAL

**Hampshire County Council (Highways)**

No objection subject to conditions

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

No objection.

### **Natural England**

Comments on the Appropriate Assessment are awaited.

### **Portsmouth Water**

No objection

### **Southern Water**

Comments outstanding

INTERNAL

### **Open Space**

The central open space is a welcome feature but is not suitable for adoption by the Council as it contains the main urban water drainage point.

### **Affordable Housing**

No objection

### **Trees**

No objection

### **Ecology**

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

### **Environmental Health**

No objection subject to conditions.

### **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 application and the separate detailed application for the access.
- 8.2 The following matters represent the remaining planning considerations which 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 and via phase 1 as agreed at the outline stage. The layout of the site incorporates 5m deep ecological buffers along the northern, eastern and southern boundaries and an area of open space in the centre of the site in accordance with the outline application.
- 8.4 The main route through the site runs from phase 1 to the west and forms a loop around the central area of open space with drives off the loop road providing access to small clusters of dwellings. The dwellings are arranged so that they front onto either the area of open space to the west of the site (approved as part of phase 1) or the area of open space contained within the centre of this application, with the exception of 3 small clusters of houses which are set back from the main vehicular route.
- 8.5 All of the proposed dwellings are set back from the road with space for soft landscaping between the front elevation and the road. Provision has also been made for soft landscaping including tree planting within the public realm. 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.
- 8.6 The layout has been designed to take advantage of the open space approved at the outline stage (and as part of phase 1) with dwellings arranged to ensure that the areas of publicly accessible open space and routes through the site are overlooked in order to discourage anti-social behaviour. The location of the ecological buffers along the northern, eastern and southern boundaries are in accordance with the outline application.
- 8.7 The layout incorporates 4 small car parking areas which are set back from the main access route. These areas are designed to prevent the car parking from dominating the public realm. The car parking areas have been designed to ensure they do not negatively impact the character of the public realm and contain soft landscaping to ensure they are pleasant areas in their own right. The car parking areas are overlooked by adjacent dwellings to ensure they benefit from natural surveillance and are safe as well as attractive places to park.

8.8 In addition to the areas of publicly accessible areas of open space all of the proposed houses have access to appropriately sized private residential gardens as recommended by the Residential Design Guidance SPD.

8.9 Overall, the proposed layout is considered to have been sensitively designed to provide an attractive and spacious environment that responds positively to the open space approved at the outline stage and incorporates the ecological buffers approved at the outline stage. The layout is considered to respond positively to the local character of the area in accordance with policy CS17.

b) Appearance

8.10 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 three different red bricks, a mixture of red and grey clay roof tiles and red brown hanging tiles. Silver grey weather boarding is also proposed on feature plots to provide focal points within the development. There is also white coloured render proposed on a small number of buildings to provide variety.

8.11 The materials are high quality for example 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. Overall, the appearance is considered to respond to the local character and would therefore be in accordance with policy CS17.

c) Scale

8.12 The dwellings are all two storeys in height and comprise detached, semi-detached or terraced forms. All of the dwellings meet or exceed the Nationally Described Space Standards.

8.13 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 and Policy HA1 of the Revised Publication Local Plan.

d) Landscaping

8.21 The main area of open space is located in the centre of the site and contained within the loop road. This area of open space would be informal in character and would comprise trees and species rich meadow grass.

- 8.22 The ecology buffers along the northern, eastern 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 route through the site will be tarmac with the smaller roads block paved. The drives will be a combination of tarmac and block paving.
- 8.24 The central area of open space contains drainage features and is therefore not suitable to be transferred to the Council. This area of open space will be maintained and managed by a private management company. 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 and Policy DSP13 states that development may be permitted where it can be demonstrated that protected species and their habitat are protected and the proposal would not prejudice or result in the fragmentation of the biodiversity network.
- 8.22 The application proposes 5m deep wildlife buffers along the northern, eastern and southern boundaries with a central area of open space incorporating semi-natural soft landscaping. Boundaries along the ecological buffer have been designed to encourage the movement of wildlife to create a connected green infrastructure network. The application is accompanied by an ecological appraisal that contains several measures designed to protect wildlife within the site and ensure that provision is made for suitable habitat to be retained and provided. The Ecologist has confirmed that the proposed measures contained in the ecological appraisal are appropriate and in accordance with Policies CS4 and DSP13. The measures contained within the ecological survey can be secured by condition.
- 8.23 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance. In light of their importance, areas within The Solent have been specially designated under UK law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'Habitats sites' (HS).

- 8.24 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated Habitat sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated Habitat 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 HS. 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 habitats sites also requires mitigation. In order to mitigate the impact of increased recreational disturbance in combination with other development on the New Forest habitats 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 HS 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 HS.

- 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) would generate 146 kg/TN/year. Natural England have provided updated guidance since the outline application was approved and the nitrogen budget has therefore been recalculated using the updated guidance. The updated calculation concludes that the development as a whole (that is phases 1 and 2) would produce 135.38 kg/TN/year. The applicant has therefore purchased more nitrate mitigation than required. 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 HS, 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 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.
- 8.31 The Council has concluded within an Appropriate Assessment that the proposed mitigation and planning conditions (including a condition requiring the submission of information relating to water efficiency measures is provided to the council prior to occupation) will ensure no adverse effect on the integrity of the HS 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 endorsed the principle of using nitrate 'credits', created by 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 The representations submitted also raise some issues and 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 location of the 2 Junior football pitches has not yet been confirmed;
  - The development will include boundaries to the rear of the proposed dwellings however there is no requirement for the developer to provide boundaries to serve existing residential properties.
  - Access to the site was approved at the outline
  - The boundary along the eastern edge of the site will consist of a 1.4m metal railings and a 5m deep ecology buffer. The addition of more substantial boundaries such as 2m high walls or fences to both sides of the ecological buffer would be undesirable as it would hinder the movement of wildlife and defeat the purpose of the wildlife buffer.

Concerns have been raised regarding the impact on 65 Warsash Road in terms of security and loss of privacy. 65 Warsash Road is located to the east of the site beyond the track that provides access to Vero's Business Park to the north. There will therefore be no dwellings immediately next to no. 65. The nearest proposed dwelling to number 65 (plot 102) would be located approximately 46 metres away and will therefore not cause a loss of privacy.

The owners of no. 65 have requested more substantial boundaries to the ecology buffer positioned along the eastern edge of the site to prevent the movement of residents from between the site and the track leading to Vero's Business Park due to concerns about security. There is a 1.4m metal railings proposed along the western edge of ecological buffer between plots 82-102 which will deter people from crossing the buffer at this point. A higher boundary in this location is undesirable as it would potentially deter the movement of wildlife which would defeat the objective of the buffer to provide a connected network of green corridors and spaces.

Concerns have been raised regarding the capacity of the sewage system given that Southern Water submitted representations regarding the capacity of the existing infrastructure to the Examination of the Local Plan. Southern Water were consulted at the outline stage and raised no objection to the principle of development of this scale for this application (or to any of the other applications within the Warsash Cluster). The Planning Inspector examining the Local Plan has also not requested any modifications to policies within the Revised Publication Local Plan regarding sewage infrastructure in relation to the Warsash Cluster.

### Conclusion

- 8.34 The proposed development is considered to be of an appropriate appearance, layout and scale that would not have a unacceptable 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 HS 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**

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

And subject to

- B) Completion of a legal agreement to secure the management and maintenance of the open space

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:

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

2. No development shall take place on site until the approved means of enclosure of the ecology buffers have been installed in accordance with drawing BML03 Rev D. The approved boundaries shall thereafter be retained in accordance with the approved details 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 'fast' electric vehicle charging point in shared/unallocated parking areas per 10 dwellings with no allocated parking provision.

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. 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.

5. 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

6. 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.

7. None of the dwellings 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.

8. 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.

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

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

10. 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.

11. Development shall be undertaken in accordance with the measures contained within the Biodiversity Mitigation Strategy produced by Lindsay Carrington Ecological Services (December 2021) and the Ecological appraisal and Protected Species Surveys report also produced by Lindsay Carrington Ecological Services (December 2021).

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

12. None of the dwellings hereby approved shall be first occupied until details of measures to prevent indiscriminate parking on the open space have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed in accordance with the approved details prior to occupation of the first dwelling.

REASON: To prevent parking on the open space.

13. The development shall be undertaken in accordance with the materials schedule dated December 2021 unless otherwise agreed in writing with the Local Planning Authority.

REASON: To secure the satisfactory appearance of the development.

14. No development shall proceed beyond damp proof course level until a detailed planting schedule 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. The approved planting shall be implemented in accordance with the programme of implementation (required by condition 16 of P/17/0752/OA.)

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

15. Notwithstanding the details on the landscaping proposals (north) drawing no. BARG180421 rev D , details of soft landscaping between the car parking spaces for plots 79-81 shall be submitted prior to construction of the dwellings in plots 79-81. The soft landscaping shall thereafter be implemented in accordance with the soft landscaping implementation plan (required by condition 16 of P/17/0752/OA.)

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

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

[http://www.fareham.gov.uk/planning/local\\_plan/ciladopt.aspx](http://www.fareham.gov.uk/planning/local_plan/ciladopt.aspx)

3. Notwithstanding the results of the ecological survey submitted with this application special care must still be taken not to disturb wild animals and plants protected by the Wildlife and Countryside Act 1981 (as amended). This includes birds and bats that nest or roost in trees. Should specimens of any protected species be discovered during building operations you should contact

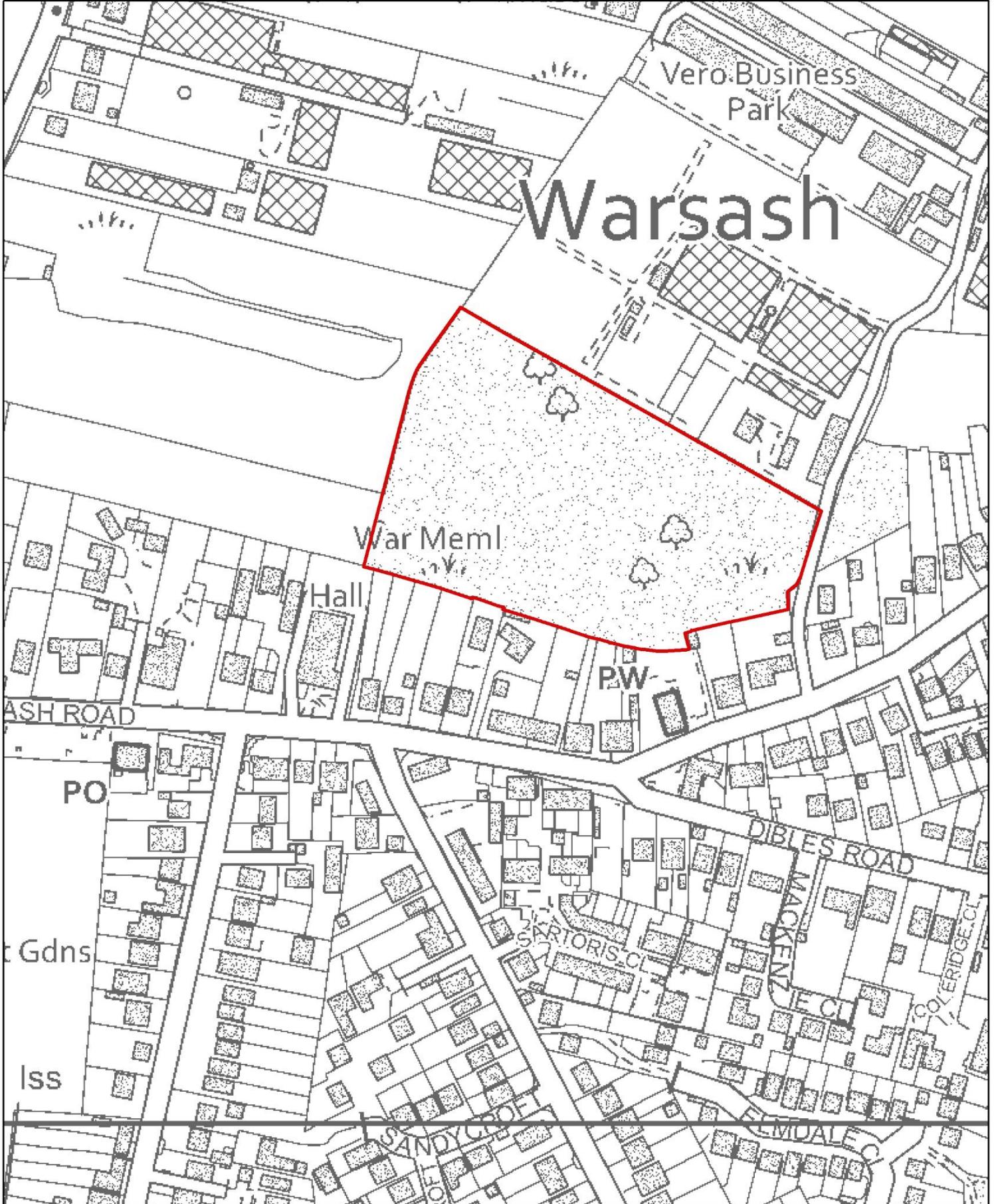
Natural England for further advice - 0300 060 3900  
[www.naturalengland.org.uk](http://www.naturalengland.org.uk).

**11.0 Background Papers**

P/17/0752/OA, P/20/0539/FP, P/21/0300/RM and P/21/2019/RM

# FAREHAM

BOROUGH COUNCIL



Land East of Brook Lane &  
North of Warsash Road, Warsash  
Scale 1:2,500



© Crown copyright and database rights 2022 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.