

OFFICER REPORT FOR COMMITTEE

DATE: 13 July 2022

**P/19/0946/FP
MR S NEAL & MR G EVANS**

**FAREHAM WEST
AGENT: I J MURRAY ASSOCIATES**

ERECTION OF 3-BED BUNGALOW TO REAR WITH ACCESS FROM CHALFORD GRANGE

LAND TO REAR OF 82 THE AVENUE, FAREHAM, PO14 1PB

Report by

Susannah Emery – direct dial 01329 824526

1.0 Introduction

- 1.1 This application was first reported to Planning Committee on 26 May 2021.
- 1.2 Members resolved to grant planning permission subject to conditions and the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Garage.
- 1.3 Due to a delay in the completion of the S106 legal agreement there have been changes to the advice provided by Natural England in the intervening period in respect of the likely significant effect of residential development on Habitat Sites. As a result, and as set out within the relevant section of the report below, additional nitrates mitigation has been secured to mitigate the impact of the development and a contribution has been paid by the applicant to address the likely significant effect of the development on the New Forest Habitat Sites by virtue of recreational disturbance. The proposal will therefore not result in an adverse effect on the integrity of the designated sites.
- 1.4 There have been no changes to the design or siting of the proposal since its consideration by the Planning Committee in May 2021.
- 1.5 It is recommended that Members resolve to grant planning permission for the planning application. The required Section 106 legal agreement is now ready for completion.

2.0 Site Description

- 2.1 This application relates to a site within the urban area to the rear of 82 The Avenue. The site abuts Chalford Grange to the north. To the west of the site is

a flatted development which has a detached bin/cycle store located on the boundary with the application site.

- 2.2 Chalford Grange has been developed in various stages with the access road and initial eight dwellings, sited to the north of the road, permitted in 2004. The flatted development to the west of the application site consisting of 23 apartments in four blocks was permitted in 2005. An additional four detached dwellings were granted extending Chalford Grange to the east in 2006 and finally a further two dwellings were permitted in 2011 immediately to the east of the application site on the south of the road (Nos 14 & 16).

3.0 Description of Proposal

- 3.1 Planning permission is sought for the erection of a detached 3-bed bungalow fronting Chalford Grange with a detached single garage on the frontage.
- 3.2 A private garden area would extend to the west of the dwelling.
- 3.3 Access to the dwelling would be taken from the turning head within Chalford Grange.
- 3.4 The proposal complies with the Nationally Described Minimum Space Standards.

4.0 Policies

Adopted Fareham Borough Core Strategy

CS2: Housing Provision;
CS4: Green Infrastructure, Biodiversity and Geological Conservation;
CS5: Transport Strategy and Infrastructure;
CS6: The Development Strategy;
CS7: Development in Fareham;
CS15: Sustainable Development and Climate Change;
CS17: High Quality Design;
CS20: Infrastructure and Development Contributions;

Adopted Development Sites and Policies

DSP1: Sustainable Development;
DSP2: Environmental Impact;
DSP3: Impact on Living Conditions;
DSP13: Nature Conservation;
DSP15: Recreational Disturbance on the Solent Special Protection Areas;

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 Site History

P/18/0354/FP	Two Storey/Single Storey Side extensions & Alterations to Roof Incorporating Front & Rear Dormers Permission 28 June 2018
P/16/1016/FP	Construction of two-storey detached house with associated landscaping and car parking to the rear of existing dwelling Refused 22 April 2017 Appeal Dismissed 9 January 2018
P/15/0780/FP	Demolition of Existing Building and Construction of four semi-detached houses with associated Landscaping and Car Parking Refused 25 November 2015

6.0 Representations

Eight representations have been received raising the following concerns;

- Increased congestion on Chalford Grange
- Access to Chalford Grange can be challenging at times with a lot of on street parking and additional traffic would exacerbate the problem
- The turning head is a vital requirement which is often used as parking
- Increased density of development
- Reduced plot sizes
- Cramped and out of character
- The redevelopment of the existing dwelling was undertaken part time and often at weekends which should not be allowed
- The extension of the existing dwelling was considered acceptable based on the large plot and therefore the subsequent reduction of this plot would not be acceptable
- The proposal conflicts with the Councils adopted Design SPD
- Gardens lengths should be a minimum of 11m or larger in more spacious areas and not subject to excessive shading
- The retained amenity space of the existing dwelling is not adequate and should be greater than 11m in length as it is a large family home
- The retained plot would be out of character with neighbouring properties
- An up to date tree survey and tree protection plan should be submitted
- The proposed dwelling does not align in any way to the existing streetscene of Chalford Grange

- The scale of the dwelling, being single storey, is out of character
- The design of the dwelling is not consistent with existing dwellings which have front and rear gardens
- The garden of the proposed dwelling would be sited adjacent to a bin store creating an unsuitable living environment
- Insufficient separation distances between existing and proposed dwellings resulting in unacceptable privacy levels
- Poor outlook from proposed dwelling directly on to boundary fences
- The footprint of the dwelling and siting in relation to boundaries leaves small unusable parcels of land
- Grass verge and existing hedgerow on Chalford Grange should be retained
- Overshadowing of adjacent rear garden
- Piecemeal development neither contributes to housing supply in a meaningful way or improves or maintains the local area

7.0 Consultations

EXTERNAL

Natural England

7.1 Comments awaited.

INTERNAL

Highways (Hampshire County Council)

7.2 It is noted that the access is located off an existing turning head. Despite road markings indicating the area to be kept clear, evidence shows the existing residents and visitors use the area for parking, restricting the turning head being used for residents and emergency services. The proposed access will prevent indiscriminate parking in the turning head, and thus provide a betterment for residents of Chalford Grange.

Trees

7.3 The proposal is acceptable in arboricultural terms subject to a planning condition to secure works in accordance with the tree protection plan.

8.0 Planning Considerations

8.1 The main issues to be considered in the determination of this planning application are:

- a) Principle of Development
- b) Impact on Character and Appearance of the Area
- c) Impact on Living Conditions of Neighbouring Residential Properties
- d) Highways
- e) Trees & Ecology
- f) Impact on Habitat Sites

a) Principle of Development

- 8.2 Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects.
- 8.3 The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to all other material considerations.

b) Impact on Character and Appearance of the Area

- 8.4 A previous application for the erection of a detached two storey dwelling to the rear of No.82 The Avenue, with vehicular access from The Avenue, was refused in April 2017 (planning reference P/16/1016/FP). A subsequent appeal was dismissed, however despite the Council raising concerns regarding the impact of the development on the character of the area the reason for dismissal of the appeal related solely to the impact of the development on the neighbouring property to the east (14 Chalford Grange). The inspector commented that whilst the proposal would result in the creation of two plots smaller than many along the Avenue that it would be difficult to notice generally from the road. The same is considered true of the current application, the size of both plots would not be particularly appreciable from either The Avenue or Chalford Grange. The positioning of the proposed dwelling was considered to be acceptable in relation to No.14 taking into account the positioning of existing dwellings in Chalford Grange and it was considered that it would not appear cramped within the streetscene.
- 8.5 The current application differs to the refused application in that the dwelling would now be single storey as opposed to two-storey. Access to the dwelling would be achieved from Chalford Grange rather than from the Avenue and the dwelling would front Chalford Grange forming a more integral part of that streetscene. The plot boundary between the existing dwelling and the proposed dwelling is slightly altered and the dwelling has a different footprint.
- 8.6 Taking the previous appeal decision into account as a material planning consideration, Officers are of the view that the sub-division of the plot of No.82 The Avenue would not have an adverse impact on the character of the area. The existing dwelling currently benefits from one of the largest plots in

the area and there are a variety of different size plots within the locality. It is considered that the existing dwelling and the proposed dwelling would be provided with ample amenity space. The garden length of No 82 The Avenue would vary between 10 – 16.5m however the plot is wide, measuring in excess of 23 metres, and therefore it considered to be of sufficient size to serve the existing dwelling. The proposed dwelling would have an amenity space to the western side of the dwelling measuring 15m in length and between 6 – 11.5 metres in width or approx. 195 square metres. This again is considered of sufficient size to serve the dwelling.

- 8.7 The proposed bungalow has been designed to replicate the style of the existing dwellings on Chalford Grange incorporating the characteristic feature buff stone lintels and sills to the front elevation. Whilst it is evident that the proposed dwelling is single storey and the existing dwellings on Chalford Grange are two storey it is not considered that this results in an unacceptable form of development. The site lies immediately adjacent to a flatted scheme and the dwellings along the Avenue vary greatly in design and appearance. Whilst the proposed dwelling is not an exact replica of the existing two storey dwellings on Chalford Grange it is not considered that it would be harmful to the appearance of the streetscene or the character of the area. The existing beech hedge along the site frontage would be removed and a replacement Laurel hedge would be planted to soften views of the detached garage proposed on the frontage.
- 8.8 Concerns have been raised that the proposal would not represent a high standard of design and would therefore be contrary to Policy CS17 (High Quality Design) of the Core Strategy. In particular it is suggested that outlook from some of the windows on to adjacent fencing would be poor and that the footprint of the dwelling and relationship to the plot boundaries would leave small parcels which would have no meaningful purpose. Officers have considered both these points and do not consider that either would result in an unacceptable living environment. It is considered that access would be afforded around the entire dwelling with a 1 metre margin between the dwelling and the boundary fence and that the remaining areas could be landscaped or utilised by the future occupant as desired.

c) Impact on Living Conditions of Neighbouring Residential Properties

- 8.9 It is not considered that the proposal would have any adverse impact on the living conditions of the adjacent residential properties. The previous concerns in relation to No.14 Chalford Grange have been addressed by reducing the height of the dwelling and also re-positioning the dwelling so that it would not sit hard up against the boundaries with this property. It is not considered that the proposal would result in unacceptable overshadowing of the end of the rear garden of the neighbouring property to the east (No.80 The Avenue) which measures approximately 25m in length.

d) Highways

- 8.10 The proposed dwelling would be accessed via an existing turning head in Chalford Grange. The turning head has 'Keep Clear' markings on the road however it has been suggested that this instruction is not always observed. Officers are of the view that the proposal would generally prevent the turning head being used for parking, as any indiscriminate parking would block the driveway to the proposed dwelling. However in order to ensure that the turning head is not used as an extended driveway to the proposed dwelling by residents and visitors it has been agreed with the applicant that a contribution will be secured via a S106 agreement for the provision of a traffic regulation order within the turning head. The provision of double yellow lines would formalise the existing keep clear markings and would be enforceable ensuring that the turning head would be kept clear for emergency services and refuse vehicles.
- 8.11 The proposal makes provision for the parking of two vehicles on the driveway which would accord with the requirements for a 3-bed dwelling as set out within the Council's Residential Car & Cycle Parking SPD. The provision of a garage would be in addition to this which would also provide secure cycle storage.

e) Trees and Ecology

- 8.12 There are three mature trees approximately 10 – 12 metres in height close to the western boundary of the site; a Scots Pine positioned within the south-west corner of the site and two Sycamore trees which sit both centrally and within the north-west corner. The Scots Pine and the centrally positioned Sycamore tree are protected by a Tree Preservation Order. It is not considered that the proposal would have any adverse impact on the health of these trees and an arboricultural impact assessment and tree protection plan has been submitted to ensure that these trees are protected for the duration of the works. It is not considered that the amenity space of the proposed dwelling would be subject to excessive shading.
- 8.13 Due to the limited habitat on offer there are no concerns in relation to the presence of protected species on site. In order to ensure that the proposal delivers biodiversity enhancement and net gain, as set out in the NPPF, a planning condition would be imposed for the submission and approval of a scheme of biodiversity enhancement prior to the commencement of development.

f) Impact on Habitat Sites

- 8.14 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of Habitat 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.

- 8.15 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.
- 8.16 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 'Habitat Sites' (HS).
- 8.17 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 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 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.
- 8.18 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.

Recreational Disturbance -

- 8.19 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of the Solent SPAs and is therefore considered to contribute towards an impact on the integrity of The Solent SPAs as a result of increased recreational disturbance in combination with other development in The Solent area. The applicants have made the appropriate financial contribution towards The Solent Recreational Mitigation Strategy (SRMS) in accordance with Policy DSP15 of the Local Plan Part 2.
- 8.20 In addition research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest's designated sites, will result in increased visitors to the sites, exacerbating recreational impacts upon them. It was found that the majority of visitors to the New Forest's

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). The western side of the Borough of Fareham falls within this 13.km radius, measured on the basis of 'how the crow flies'.

- 8.21 This Council's Interim Mitigation Solution to address this likely significant effect, was approved by the Council's Executive on 7th December 2021. The Interim Mitigation Solution has been prepared in consultation with Natural England. The mitigation comprises a financial contribution from the developer to mitigate against any impacts through improvements to open spaces within Fareham Borough and a small financial contribution to the New Forest National Park Authority. The applicant has made this financial contribution which has been secured by an agreement under Section 111 of the Local Government Act 1972. The Council's Appropriate Assessment concludes that the proposals would not have an adverse effect on the integrity of HS as a result of recreational disturbance in combination with other plans or projects.

Water Quality (Nitrates) -

- 8.22 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.
- 8.23 A nitrogen budget has been calculated in accordance with Natural England's '*National Generic Nutrient Neutrality Methodology*' (Feb 2022) ('the NE Advice') and the updated calculator (20 April 2022) which confirms that the development will generate 0.8 kgTN/year. 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 residential urban land. 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.
- 8.24 The applicant has purchased 0.91 kgTN/yr of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust (HIWWT). Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30 September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land at Little Duxmore Farm on the Isle of Wight being removed from intensive agricultural

use, and therefore providing a corresponding reduction in nitrogen entering The Solent marine environment.

- 8.25 The Council has carried out an appropriate assessment and concluded that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the HS either alone or in combination with other plans or projects. The difference between the nitrates credits purchased 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 its comments are awaited. 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.

Summary

- 8.26 In summary it is not considered that the proposal would have any detrimental impact on the character or appearance of the surrounding area, the living conditions of neighbouring residential properties, or highway safety. It is not considered that the proposal would have an adverse effect on the integrity of Habitat Sites as appropriate mitigation has been secured. The proposal accords with the relevant local plan policies and it is recommended that planning permission is granted.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to

- i) The prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms to the satisfaction of the Solicitor to the Council to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Garage;
- ii) DELEGATION being given 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 make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor arising as a result of Natural England's comments regarding the Appropriate Assessment;
- iii) the following planning conditions:

1. The development shall begin within 3 years 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) Proposed Site & Location Plan – drwg No. A101 V3.1
 - b) Proposed Floor Plan – drwg No. A102 V3.2
 - c) Proposed Elevations – drwg No. A103 V3
 - d) Proposed Site Sections – drwg No. A104 V3
 - e) Proposed Site Views – drwg No. A105 V3
 - f) Proposed Site 3D Axonometric – drwg No. A106 V3
 - g) Detailed Boundary Treatment – drwg No. A107 V3.1
 - h) Arboricultural Impact Assessment & Tree Protection Plan (Gifford Tree Service 22 October 2019)
 - i) Tree Protection Plan – drwg No. A101 V3.1
- REASON: To avoid any doubt over what has been permitted.

3. No development hereby permitted shall proceed beyond damp proof course level until details of all proposed external facing (and hardsurfacing) materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.
- REASON: To secure the satisfactory appearance of the development.

4. The approved scheme of boundary treatment (drwg No. A107 V3.1) shall be completed before the dwelling is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.
- REASON: In the interests of residential amenity; in the interests of the visual amenity of the area.

5. The approved landscaping scheme (drwg No. A101 V3.1) 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.

6. The development shall be undertaken in accordance with the Arboricultural Impact Assessment & Tree Protection Plan (Gifford Tree Service 22 October

2019) and Tree Protection Plan (drwg No. A101 V3.1) unless otherwise first agreed with the Local Planning Authority in writing.

REASON: In the interests of the appearance of the area; 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.

7. No development shall take place until details of biodiversity enhancements to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

REASON: To enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and the National Planning Policy Framework.

8. The dwelling, hereby approved, shall not be first occupied until the approved parking and turning areas 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.

9. No development shall take place beyond damp proof course (dpc) level until details of how and where one Electric Vehicle (EV) charging points will be provided. The development shall be carried out in accordance with the approved details with the charging point provided prior to first occupation of the dwelling.

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.”

10. Notwithstanding the provisions of Classes A and B 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 shall be constructed within the curtilage of the dwelling house and no roof additions/alterations shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To protect the outlook and privacy of the adjacent residents; To protect the character and appearance of the locality; To ensure the retention of adequate garden area.

11. The dwelling hereby permitted shall not be occupied until details of water efficiency measures 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 110L 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.

12. 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 Chalford Grange 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.

13. No work relating to 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 amenities of the occupiers of nearby residential properties; in accordance Policy DSP3 of the Development Sites and Policies Plan.

Further Information

The proposal includes 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 license agreement with, the Highway Authority. Full details of how to apply can be found at:

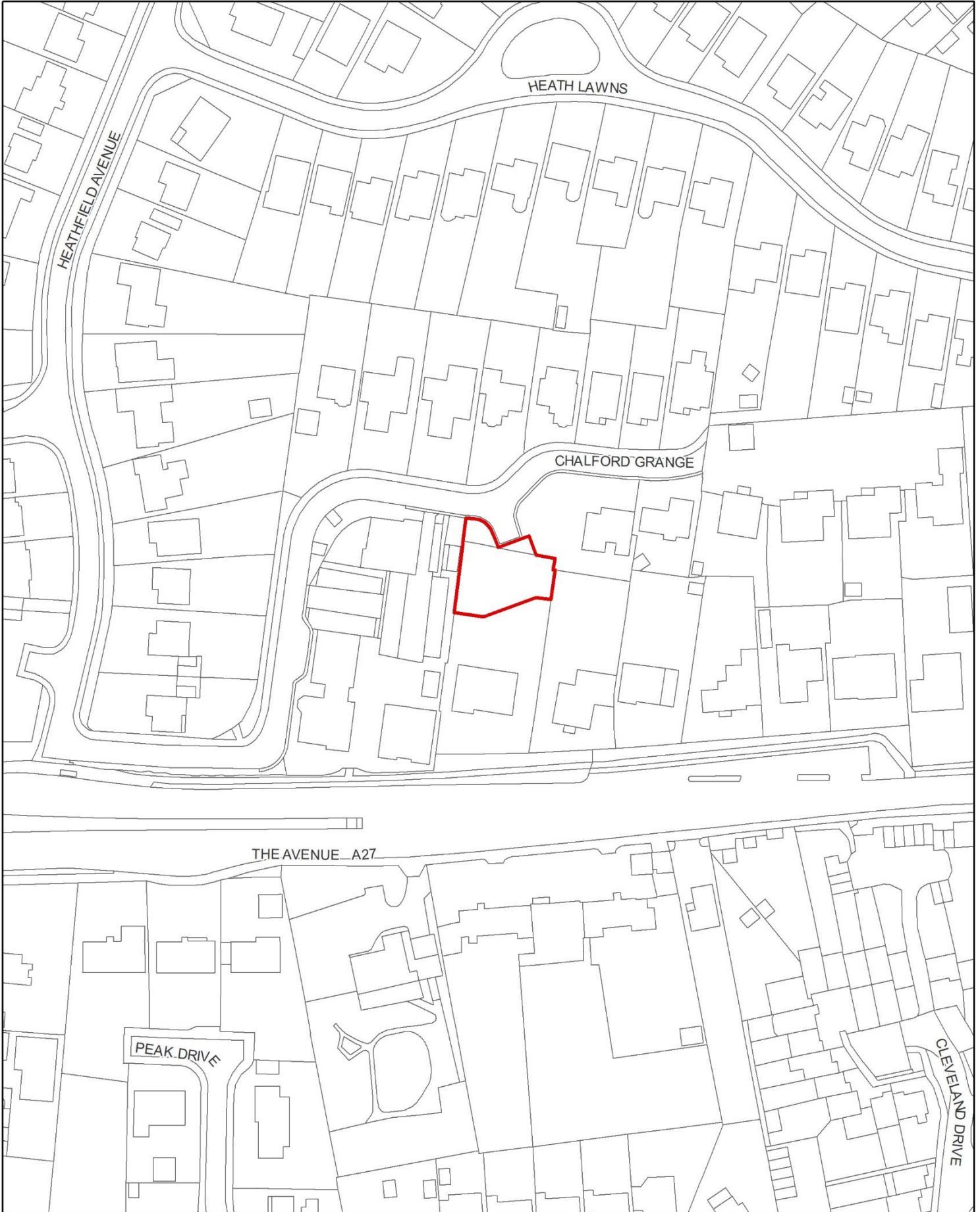
<https://www.hants.gov.uk/transport/licencesandpermits/roadopening>.

10.0 *Background Papers*

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



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