

OFFICER REPORT FOR COMMITTEE

DATE: 09/11/22

**P/22/0913/FP
FOREST VIEW TITCHFIELD LTD**

**TITCHFIELD COMMON
AGENT: SPRUCE TOWN
PLANNING LTD**

CONSTRUCTION OF TWO DETACHED DWELLINGS ON LAND TO THE REAR OF 377 HUNTS POND ROAD, WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING

377 HUNTS POND ROAD, FAREHAM, PO14 4PB

Report By

Hannah Goldsmith – direct dial 01329 824665

1.0 Introduction

- 1.1 This application is being presented to the Planning Committee for determination due to the number of third-party representations received.

2.0 Site Description

- 2.1 The application site lies within the urban area to the east of Hunts Pond Road. The site forms part of the residential curtilage of No.377 Hunts Pond Road which is a two-storey detached dwelling.
- 2.2 The site abuts two residential properties on Hunts Pond Road, 375 Hunts Pond Road to the north and 379 Hunts Pond Road to the south. To the rear (east) and south-east of the site are four residential properties, 9 and 21- 25 Lynn Crescent. The properties on Hunts Pond Road consist of two-storey, detached dwellings which vary in style and appearance. The properties located to the rear along Lynn Crescent consist of a combination of two-storey dwellings and flats and are more contemporary in their design. To the west of the site, located on the opposite side of Hunts Pond Road is Locks Heath Recreation Ground.
- 2.3 Ground levels on the majority of the site are relatively flat, however, ground levels on the western part of the site gradually increase up to Hunts Pond Road. While the rear garden of the existing dwelling has recently been cleared, a number of small trees and shrubs around the boundary have been retained. Boundary treatment consists of a combination of mature vegetation and 1.8m high close boarded fencing.

3.0 Description of Proposal

- 3.1 Planning permission is sought for the construction of two, two-storey detached dwellings. The dwellings would be located within the rear garden area of 377 Hunts Pond Road which would be retained as part of the proposal. The dwellings would sit adjacent to one another with the front elevations facing towards Hunts Pond Road and the rear elevations and rear gardens facing the eastern boundary.
- 3.2 The dwellings would be served by an existing single vehicular access leading from Hunts Pond Road. The access would extend past no.377 Hunts Pond Road and would open up into a car parking area on the frontages of the two dwellings providing a double car port and two additional parking spaces which would serve both properties.
- 3.3 The dwellings are proposed to be finished in red facing brick work with a brick plinth and soldier course detailing above the windows and a tiled roof.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2:	Housing Provision
CS4:	Green Infrastructure, Biodiversity and Geological Conservation
CS5:	Transport Strategy and Infrastructure
CS6:	The Development Strategy
CS9:	Development in the Western Wards & Whiteley
CS15:	Sustainable Development & Climate Change
CS17:	High Quality Design
CS20:	Infrastructure & 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

Fareham Local Plan 2037 (Emerging)

The Fareham Borough Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector has requested a number of modifications to the Plan. The proposed modifications will be the subject of public consultation from 31st

October until 12th December. The Council's Local Development Scheme schedules that the new plan will be adopted in Winter 2022. On adoption the Local Plan will have full weight and in its current advanced stage is a material consideration for the determination of planning applications. The following draft policies of the emerging plan are of relevance.

H1:	Housing Provision
HP1:	New Residential Housing Development
NE3:	Recreational Disturbance on the Solent Special Protection Areas (SPAs).
NE1:	Protection of Nature Conservation, Biodiversity and the Local Ecological Network
NE2:	Biodiversity Net Gain
NE3:	Recreational Disturbance on the Solent Special Protection Area (SPA's)
NE4:	Water Quality Effects on the Special Protection Areas (SPAs) Special Areas of Conservation (SACs) and Ramsar Sites of the Solent
NE6:	Trees, Woodland & Hedgerows
NE9:	Green Infrastructure
TIN1:	Sustainable Transport
TIN2:	Highway Safety & Road Network
TIN4:	Infrastructure Delivery
CC1:	Climate Change
D1:	High Quality Design and Placemaking
D2:	Ensuring Good Environmental Conditions
D4:	Water Quality & Resources
D5:	Internal Space Standards

Other Documents:

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

5.0 Relevant Planning History

5.1 No planning history.

6.0 Representations

6.1 Seven letters of representation have been received raising the following concerns:

- Overlooking/loss of privacy
- Loss of light

- Additional traffic on Hunts Pond Road/ increased pressure on parking
- Overdevelopment in the area/ oppose any further development
- Increased pressure on local services
- Loss of mature trees and vegetation and impact on habitats
- Replacement planting should be provided to help prevent noise disturbance
- Materials used for driveway and access should be chosen to minimise noise and dust
- Request trees and hedging are planted as proposed

7.0 Consultations

EXTERNAL

Highways (Hampshire County Council)

- 7.1 No objection subject to condition

Ecology

- 7.2 No objection

Natural England

- 7.3 Comments received regarding the Council's Appropriate Assessment raising no objection to the proposal.

INTERNAL

Environmental Health (Contaminated Land)

- 7.4 No objection subject to condition and informative

Trees

- 7.5 No objection

Refuse and Recycling

- 7.6 Bin collection points should be shown on proposed plans

8.0 Planning Considerations

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

- a) Principle of Development;
- b) Design and Impact on Character & Appearance of Area;
- c) Impact on Amenity of Neighbouring Properties;
- d) Highways;

- e) Ecology & Trees
- f) Impact on European Protected Sites
- g) Other Matters

a) Principle of Development

- 8.2 Policies CS2 (Housing Provision), CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy and Policies H1 and DS1 of the emerging Fareham Local Plan 2037 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 the definition of 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) Design and Impact on Character and Appearance of Area

- 8.4 Policy CS17 of the Core Strategy states that development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form and spaciousness and use of external materials. Draft Policy D1 of the emerging Fareham Local Plan 2037 similarly requires development proposals and spaces to be of high-quality design based on the principles of urban design and sustainability.
- 8.5 The Fareham Borough Design Guidance SPD states that proposals for new dwellings in rear gardens should ensure both the new plot and the remaining plot are similar in size to nearby properties. In addition, the new dwelling should be in proportion to the plot, so it does not appear cramped or out of character.
- 8.6 The existing dwelling benefits from a generous plot with the rear garden currently measuring 60 metres in length. The plot is noticeably larger than properties further to the south along Hunts Pond Road which have been reduced to accommodate the residential development to the rear and significantly larger than plot sizes for neighbouring properties along Lynn Crescent. The proposed dwellings would be set back 17m from the boundary shared with the existing dwelling and would be set in from the north and south boundaries to maintain a sense of spaciousness. It is therefore not considered the proposal would result in overdevelopment of the plot.

- 8.7 Officers consider the design of the dwellings to be acceptable and in keeping with the key characteristics of the area, however, a condition is recommended requiring full details of external materials to be submitted to and approved by the Local Planning Authority. The proposal would comply with the Nationally Described Minimum Space Standards and both dwellings would have a rear garden measuring a minimum of 13m, in accordance with the Council's design SPD.
- 8.8 In terms of impact on the street scene and character of the area, the proposed dwellings would be set back approximately 48m from the highway and the submitted street scene drawing demonstrates the height of the dwellings would be comparable to the existing dwelling and neighbouring properties on Hunts Pond Road. It is not considered the proposed development would form a dominant feature within the street scene.
- 8.9 The dwellings would be partially visible from Hunts Pond Road and Lynn Crescent; however, the dwellings are not considered to be visually intrusive or out of context with the suburban setting. The application site is surrounded by development, including an example of back land development directly to the south of the site, 9 Lynn Crescent. Furthermore, there is extant planning permission (P/17/0080/FP) for the construction of two dwellings to the rear of 371 Hunts Pond Road. The approved site layout is very similar to the layout proposed as part of this application.
- 8.10 Having regard to the above, it is not considered that the proposal would introduce a form of development which would be out of keeping with the character of the area. In Officers opinion the proposal would not have any unacceptable adverse impact on the character and appearance of the area.

c) Impact on Residential Amenity

- 8.11 Policy DSP3 of the adopted Local Plan Part 2: Development Sites & Policies and draft Policy D2 of the emerging Fareham Local Plan 2037 concern the impact of development on living conditions. The policies state that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.
- 8.12 The closest property to the proposed development would be the neighbouring property to the south, 9 Lynn Crescent, a first floor flat situated above garages in the style of a coach house. While the proposed dwellings would largely be situated in line with 9 Lynn Crescent, the two-storey rear element would extend beyond the principal elevation of no.9 adjacent to a communal parking area located forward of 9 Lynn Crescent. While the proposed development would be visible from 9 Lynn Crescent and would change the outlook from this

property, having regard to the siting of the application site to the north and the separation distance between 9 Lynn Crescent and the nearest of the proposed dwellings, it is not considered there would be an unacceptable adverse impact and the impact would not be materially harmful so as to warrant a reason for refusal.

- 8.13 Concerns have been raised regarding loss of light and privacy for the neighbouring occupiers along Lynn Crescent to the rear of the application site. The closest properties to the proposed development would be 21 and 23 Lynn Crescent, located at their closest point 8m from the shared boundary and 25m from the closest first floor rear window. This exceeds the minimum separation distance of 22 metres sought for back-to-back distances as set out the Council's Design Guidance SPD.
- 8.14 While it is acknowledged the proposal would result in a change in outlook for the occupiers of the properties to the east in Lynn Crescent, having regard to the separation distance between these properties and the proposed development and the existing boundary treatment which consists of mature vegetation, it is not considered the proposal would have an unacceptable adverse impact on the amenity of these properties in terms of loss of light, privacy or outlook.
- 8.15 With regards to neighbouring property to the north, 375 Hunts Pond Road would be situated approximately 20 metres from the proposed development. Given the angle of the separation, it is considered to be an acceptable relationship and would not have an unacceptable adverse impact on their living conditions.
- 8.16 Number 379 Hunts Pond Road would be situated approximately 32 metres from the proposed dwellings. This is considered to be a sufficient distance so as not to have an unacceptable impact on the amenity of this property.
- 8.17 It is not considered that the additional noise generated by the future occupants of the proposed dwellings would have an unacceptable adverse impact on the living conditions within adjacent properties.

d) Highways/ Parking

- 8.18 In terms of parking, the Residential Car Parking Standards requires at least 2 car parking spaces for a 3-bedroom dwelling. The proposed dwellings would provide 4 car parking spaces forward of the dwellings including a two-space car port and therefore would comply with the Residential Car Parking Standards SPD. It is considered there is sufficient space for vehicles to turn on site enabling vehicles to exit the site in forward gear.

- 8.19 The Highways Authority have been consulted on the application and have raised no objection subject to a condition requiring onsite parking to be provided prior to first occupation of the dwellings.

e) Ecology, Landscaping and Trees

- 8.20 The application has been supported by a Preliminary Ecological Appraisal which confirmed the site has low potential for bats, potential for foraging and commuter badgers and confirmed presence of nesting birds. The County Ecologist has been consulted on the application and notes the appraisal is of limited value due to the clearance of the site having already taken place. Consequently, the Ecologist recommended planning permission is not granted until a Biodiversity Enhancement Strategy is submitted. Section 6.7 of the ecological report sets out a number of biodiversity enhancement measures including bird boxes, a hedgehog home, and bat and bird bricks, however, a further landscaping scheme was submitted during the course of the application. The landscaping scheme includes replacement planting, trees and a green roof for the carport. The ecologist has been consulted on the landscaping scheme and raised no objection; it is recommended a condition is imposed to secure the implementation of the landscaping scheme and the biodiversity enhancement measures.
- 8.21 Concerns have been raised in the representations regarding the clearing of the site prior to the application being submitted, including the removal of a number of mature trees. While the removal of these trees is unfortunate, the site is not subject to a Tree Preservation Order and therefore the removal of these trees would not have required the prior consent of the Local Planning Authority. The landscaping scheme includes a number of replacement trees, including two species of apple tree and a rowan tree. The Council's Tree Officer has been consulted on the application and has raised no objection to the proposed landscaping scheme.

f) Impact on Habitat Sites

- 8.22 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 and draft Policies NE3 and NE4 of the emerging Fareham Local Plan 2037 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate, enhanced.
- 8.23 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats

and other animals within the Solent which are of both national and international importance.

- 8.24 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'Habitat Sites' (HS). 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.
- 8.25 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 applicant has made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP).
- 8.27 In addition research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the 'Zone of Influence' (ZOI). The Councils Interim Mitigation Solution to address this likely significant effect was approved by the Council's Executive Committee on 7th December 2021 and was prepared in consultation with Natural England. The mitigation comprises a financial contribution from the developer to mitigate against this impact through improvements to open spaces within Fareham Borough and a small contribution to the New Forest National Park Authority. The applicant has made the appropriate financial contribution.
- 8.28 Secondly in respect of the impact of the development on water quality as a

result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the PS.

- 8.29 A nitrogen budget has been calculated in accordance with Natural England's 'National Generic Nutrient Neutrality Methodology' (Feb 2022) ('the NE Advice') and revised calculator (20 April, 2022) which confirms that the development will generate 1.59 kgTN/year. In the absence of sufficient evidence to support a bespoke occupancy rate, Officers have accepted the use of an average occupancy of the proposed dwellings of 2.4 persons in line with the NE Advice.
- 8.30 The existing use of the land for the purposes of the nitrogen budget is considered to be residential urban land as it forms part of the residential curtilage of the existing dwelling. 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.
- 8.31 The applicant has purchased 1.59kg of nitrate mitigation 'credits' from Whitewool Farm. This has been secured through the operation of a legal agreement between Whitewool Farm, South Downs National Park Authority and Fareham Borough Council dated 3rd November 2021. The purchase of credits will result in the creation of a managed wetland at Whitewool Farm which removes nitrates from the River Meon and therefore provides a corresponding reduction in nitrogen entering The Solent marine environment.
- 8.32 The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning the scheme can demonstrate nutrient neutrality. A condition will be imposed to ensure the Building Regulations Optional Requirement of 110 litres of water per person per day is complied with, in order to accord with the nitrates loading calculation and the Appropriate Assessment.
- 8.33 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. Natural England has been consulted on the Council's Appropriate Assessment and agrees with its findings. It is therefore considered that the development accords with the Habitat Regulations and complies with Policies

CS4 and DSP13 and DSP15 of the adopted Local Plan and policies NE3 and NE4 of the emerging Fareham Local Plan 2037.

g) Other Matters

- 8.34 Concerns have been raised by neighbouring residents regarding the pressure the additional occupants would put on local services. It is not considered the proposal which would result in two, three-bedroom dwellings would have a significant impact on local services.

Summary

- 8.35 In summary it is considered that the proposals would respect and respond positively to the character and appearance of the surrounding area and would not have an unacceptable adverse impact on the living conditions of neighbours, highway safety and ecology. It is considered that the proposals would not have an adverse effect on the integrity of the Habitat Sites around The Solent or in the New Forest as appropriate mitigation has been secured.
- 8.36 The proposal accords with the relevant adopted and emerging local plan policies and other material considerations and is recommended for approval.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall begin within 3 years of 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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- i) Location and Block Plan 6133-WLA-ZZ-XX-DR-A-0012 Rev B
- ii) Proposed Site Plan 6133-WLA-ZZ-XX-DR-A-0013 Rev B
- iii) Proposed House Type Elevations 6133-WLA-ZZ-XX-DR-A-0111 Rev C
- iv) House Type Plans 6133-WLA-XX-ZZ-DR-A-0110 Rev D
- v) Street Scene 6133-WLA-A-0016 Rev A
- vi) Site Section 6133-WLA-XX-ZZ-DR-A-0018
- vii) Proposed Car Port 6133-WLA-ZZ-XX-DR-A-0031 Rev A
- viii) Preliminary Ecological Appraisal (dated June 2022)
- ix) Landscape Plan LANDP001 Rev 002

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

3. No development hereby permitted shall proceed beyond damp proof course level until details including samples where requested by the Local Planning

Authority 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. No development shall commence until details of the internal finished floor levels of all of the proposed buildings and proposed external finished ground levels, in relation to the existing ground levels on the site and the adjacent land, 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 safeguard the character and appearance of the area and to assess the impact on nearby residential properties. 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.

5. The first-floor windows, which would serve a bathroom and a stairwell, proposed to be inserted into the north and south elevations of plots 1 and 2 shall be:
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

6. No dwelling, hereby approved, shall be first occupied until the approved parking (including the carport) and turning areas for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In the interests of highway safety.

7. No development shall take place beyond damp proof course (dpc) level until details of how and where Electric Vehicle (EV) charging points for at least one Electric Vehicle (EV) charging point per dwelling with allocated parking provision will be provided.

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.

8. None of the development hereby approved shall be occupied until the proposed bin storage areas including bin collection points have been provided on site in accordance with the approved plans. The areas shall be subsequently retained for bin storage or collection at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

9. The landscaping scheme shall be implemented in accordance with the approved Landscape Plan ref.LANDP001 Rev 002 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.

10. Development shall proceed in accordance with the measures detailed in Section 6.7 'Enhancements' of the submitted Ecological Assessment report by EcoSupport (June 2022).

REASON: To ensure the protection of retained habitats and protected species.

11. None of the residential units hereby permitted shall be occupied until details of water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed a maximum of 110 litres per person per day.

The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources.

12. No development shall take place until the Council has received evidence that the required nitrate mitigation capacity has been allocated to the development pursuant to the allocation agreement dated 30 August 2022 between (1) William Northcroft Butler and James Nicholas Butler, (2) H N Butler Farms Ltd and (3) Forest View Titchfield Ltd.

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

13. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before an investigation and risk assessment of the identified ground conditions have been undertaken and details of the findings, along with a detailed remedial scheme, if required, have been submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation of the dwelling hereby permitted the remediation scheme shall be fully implemented and shall be validated in writing to the Local Planning Authority by an independent competent person.

REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

14. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

10.0 Notes for information

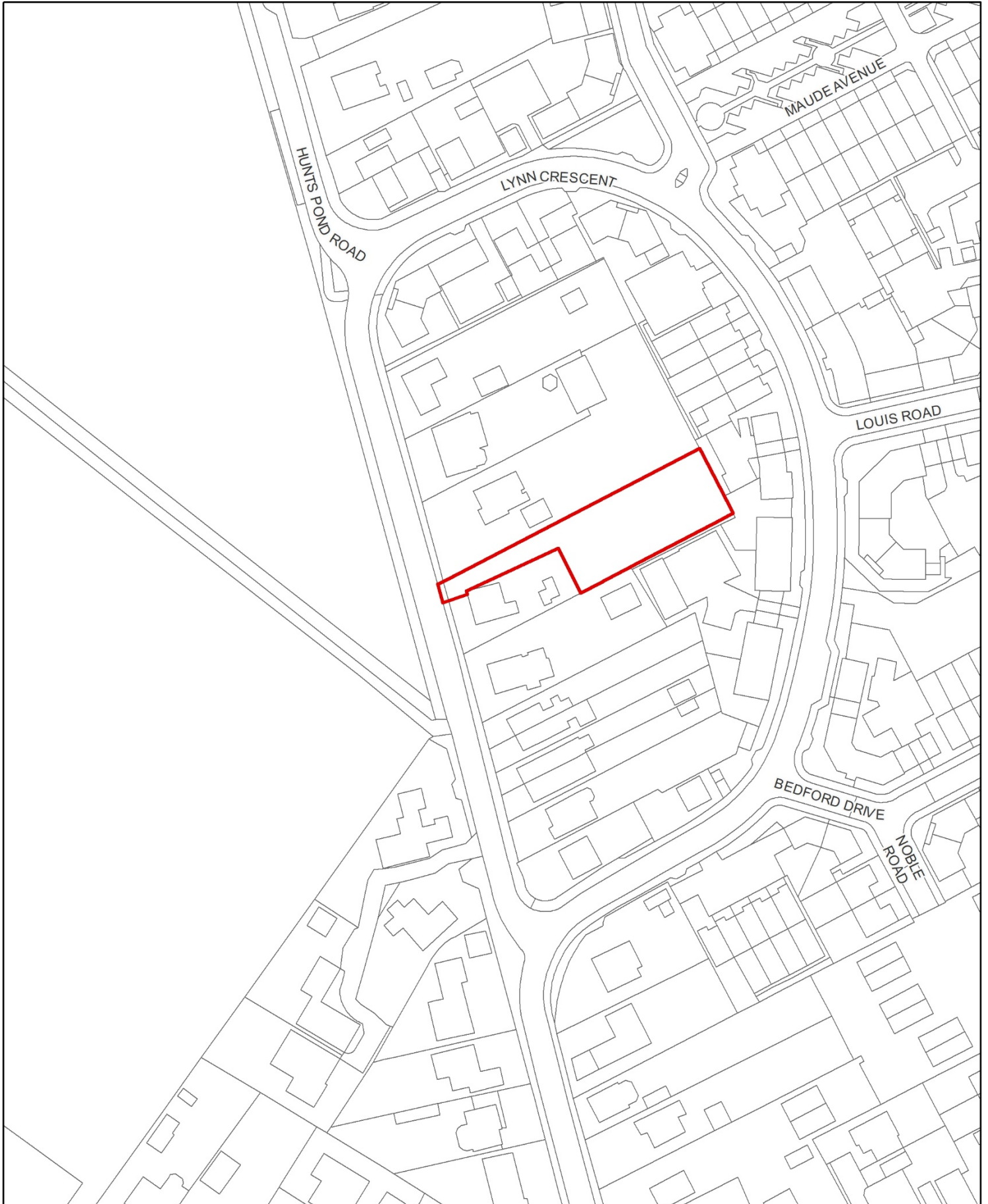
- 10.1 With regard to Condition 13, potentially contaminated ground conditions include: imported topsoil, made ground or backfill, buried rubbish, car parts, drums, containers or tanks, soil with extraneous items such as cement asbestos, builders rubble, metal fragments, ashy material, oily / fuel / solvent type smells from the soil, highly coloured material or black staining and liquid fuels or oils in the ground. If in any doubt please contact the Contaminated Land Officer on 01329 236100.

11.0 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



377 Hunts Pond Road
Fareham
Scale 1:1,250



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