

OFFICER REPORT FOR COMMITTEE

DATE: 14th December 2022

P/21/1780/RM

Bargate Homes & Vivid

WARSASH

AGENT: Pegasus Group

RESERVED MATTERS APPLICATION PERTAINING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR THE CONSTRUCTION OF 80 DWELLINGS TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE AND DEVELOPMENT WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION P/19/0402/OA AND APPROVAL OF DETAILS REQUIRED BY CONDITIONS 7 AND 18 (BIODIVERSITY & ENHANCEMENT MITIGATION STRATEGY) AND 9(I) ARCHAEOLOGY OF P/19/0402/OA.

LAND ADJACENT TO 125 GREENAWAY LANE, WARSASH, SOUTHAMPTON

Report By

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1.0 Introduction

1.1 This application was previously considered at the Planning Committee on 21st September 2022 and Members resolved to grant Planning Permission subject to the completion of a legal agreement to secure:

- i) the creation of a management company (funded by a residents' service charge) to maintain and manage the open space, sustainable urban drainage features and ecology buffers in perpetuity;
- ii) a mechanism for securing appropriate funding of the management company for the lifetime of the development;
- iii) a mechanism for ensuring collection and enforcement of the funding stream provided in ii) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development

1.2 The "layout" of the application provides an additional ecological buffer along part of the eastern boundary over and above what was secured by the outline planning application, in lieu of a pedestrian and cycle link. The merits of an additional ecological buffer along part of the eastern boundary over a pedestrian and cycle link are set out below in the Planning Consideration section of this report.

1.3 The following report is an updated and amended version of the Officers' Report which was presented to the Planning Committee in September 2022. This

report reconsiders the application for reserved matter approval as a whole along with an amended recommendation which now includes the provision of an additional ecological buffer in lieu of the pedestrian and cycle link that was secured by the legal agreement alongside the outline planning permission (in addition to the items previously included in the recommendation).

- 1.4 Whilst this latest report leaves the vast majority of the planning application considered in September 2022 unaltered, from a planning law perspective the whole planning application is now presented back to Members for consideration (Members must determine the application as a whole). In the opinion of Officers there have been no material changes in national planning law, government guidance or policy since September 2022 that would in themselves alter the previous resolution of Members to grant Approval of the reserved matters.
- 1.5 The key relevant parts of this report which have been updated since the previous meeting are set out in paragraphs 8.11- 8.12 and focus on the change of the pedestrian cycle link to an ecological buffer

2.0 *Site Description*

- 2.1 The application site is located to the south of Greenaway Lane and comprises 3.4 hectares of land. There are glasshouses and buildings on the site which reflect the sites' former horticultural use. The site is generally flat with the northern half of the site mostly consisting of open grassland. Trees and scrub in the south-western corner of the site extend along the western and southern boundaries. The eastern boundary is lined with trees which are located within the adjoining site and are covered by a tree preservation order. There is a telecommunication mast within the south-eastern corner of the site. The site is classified as predominantly Grade 3b agricultural land.
- 2.2 Residential properties are located on the northern side of Greenaway Lane, to the western boundary of the site and north-eastern corner of the site. Beyond the southern boundary is a nursery with fields and glasshouses. Commercial businesses are located beyond the eastern boundary together with agricultural land.
- 2.3 Existing access to the main part of the site is from Greenaway Lane with an additional access track located further to the east which leads to the telecommunication mast. Greenaway Lane connects to Brook Lane located a short distance to the west.

3.0 *Description of Proposal*

- 3.1 The application is for those reserved matters relating to the appearance, landscaping, layout and scale of the approved outline planning application for

up to 100 dwellings. Access to the dwellings (the only matter approved as part of the outline planning permission) would be via Greenaway Lane.

- 3.2 Forty percent of the dwellings are affordable housing with the remainder being open market housing. The dwellings are a mixture of detached, semi-detached and terraced buildings with two blocks of flats in the south of the site. There is an area of open space in the centre of the site which runs from the north to the south of the site in line with the masterplan contained within policy HA1 of the Revised Publication Local Plan. There are ecology buffers proposed around the south, east and west of the site.

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:	Trees, Woodland and Hedgerows
NE9:	Green Infrastructure
TIN2:	Highway Safety and Road Network
D1:	High Quality Design and Placemaking
D2:	Ensuring Good Environmental Conditions
D3:	Co-ordination 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 Supplementary Planning Document 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/19/0402/OA: OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR THE CONSTRUCTION OF UP TO 100 RESIDENTIAL DWELLINGS, ACCESS FROM GREENAWAY LANE, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS. Permission 22nd April 2021

P/21/0770/FP: TEMPORARY CONSTRUCTION ACCESS ONTO GREENAWAY LANE TO SERVE DEVELOPMENT PROPOSED UNDER P/19/0402/OA. Permission 14th October 2021

P/19/0402/DP/B SUBMISSION OF DETAILS IN RELATION TO CONDITION 5 (CTMP) OF P/19/0402/OA (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR THE CONSTRUCTION OF UP TO 100 RESIDENTIAL DWELLINGS, ACCESS FROM GREENAWAY LANE, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS. Permission 10.11.22

6.0 Representations

6.1 Representations have been received from 15 households which raise the following issues:

- This location is not acceptable in principle
- No weight should be attributed to policies within the Revised Publication Local Plan
- A construction traffic management plan is required
- Request that an additional 55 swift boxes are provided
- Concerns regarding impact on ecology and proposed mitigation
- Loss of privacy to 125
- Incursion onto land owned by 125
- Inappropriate design
- Impact of development on the character of Greenaway Lane
- Lack of information
- Plans aren't to scale
- Environmental impact
- The proposed layout differs from that in the outline application
- Disruption caused by the construction process
- Lack of sports pitch provision
- Unattractive sub-station included
- Lack of car parking
- Connectivity between sites within the Warsash cluster should be for pedestrians and cyclists only
- An appropriate assessment is required
- Inadequate sewage infrastructure
- Concerns regarding water efficiency
- Proximity to neighbouring dwellings
- Concerns regarding proposed alterations to the access
- Concerns regarding Southern Water's capacity relate to the capacity of infrastructure in terms of water supply and disposal

7.0 Consultations

EXTERNAL

Natural England

7.1 No objection subject to securing the required mitigation.

Hampshire County Council – Highways

7.2 No objection subject to car parking being secured prior to occupation

Hampshire County Council – Lead Local Flood Authority

7.3 No objection

Hampshire County Council – Archaeology

7.4 No objection

Southern Water

7.5 No objection

Designing Out Crime Officer

7.6 Gates to rear gardens and the ecology buffers should be fitted with locks Areas of open space should be enclosed with boundaries of at least 1m. Car ports should be redesigned as garages to provide greater security. Boundary hedges should be supplemented with metal railings. Lighting should conform to BS 5489-1:2020

INTERNAL

Ecology

7.7 No objection

Fareham Housing

7.8 No objection

Trees

7.9 No objection.

Public Open Space

7.10 No objection, subject to open space being managed and maintained by a private management company due to the presence of sustainable urban drainage features.

Environmental Health

7.11 No objection

Environmental Health - Contamination

7.12 No objection

8.0 Planning Considerations

8.1 The principle of the development of up to one hundred houses with access from Greenaway Lane has already been established under the outline planning permission granted under reference P/19/0402/OA.

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

- a) Layout;
- b) Appearance;
- c) Scale;
- d) Landscaping;
- e) Ecology including Habitats Regulation Assessment;
- f) Other Issues

a) Layout

8.3 Access to the site is from the northwest corner of the site from Greenaway Lane; the location of which was secured by the outline planning permission. The main route into the site runs from the north to the south and is overlooked by properties fronting onto it on both sides. There are two roads running off the main route which run into the east of the site. These two roads split the central section of the site into three blocks: the northern block comprises plots 1-5 facing northwards with plots 6-12 backing onto them; the central block comprises plots 42-46 facing northwards with plots 47 to 53 backing onto them; the southernmost block comprises plots 54-69. The northern and central block comprise detached and semi-detached dwellings fronting onto the road with car parking provided to the front or side of the dwellings. The southernmost block comprises detached and semi-detached properties which also incorporate car parking to the front and side together with a block of flats (plots 54-60) that incorporate a small car parking court tucked into the centre of the block.

8.4 In the centre of the site there is a large, linear area of public open space that runs from the north to the south and will connect with public open space to be secured on land further south within the 'Warsash Cluster'. Properties adjacent to the open space incorporate windows that face onto the public open space to ensure natural surveillance.

8.5 There is a pedestrian and cycle route that runs the length of the open space which will connect to the land to the south together with connecting routes to the areas of housing to the east and west of the open space. There is also a drainage ditch that runs through the centre of the site, within the identified open space, and connects to the sustainable urban drainage feature in the south of the site. There is a road running east to west that crosses the open space and provides vehicular access to the eastern part of the site.

8.6 The eastern part of the site comprises plots 13 and 31-35 which front onto the central area of open space. The remainder of the dwellings in this section are positioned to front onto the road, with the exception of plots 25-30 and 36-37 which

front onto the secondary area of open space in the south-east of the site. Plots 25-33 and 37-38 incorporate car parking courts tucked back from the main road with the remainder of the dwellings in the eastern section of the site incorporating car parking to the front or side.

- 8.7 There are ecology corridors of at least 5 metres in depth that run along all of the south and west boundaries of the site together with a section of the east boundary. The section of ecological corridor that is proposed along the eastern boundary was not secured at the outline stage and is provided instead of a pedestrian cycle link. The ecological corridors will be designed to allow the movement of wildlife for example by incorporating spaces for animals to move at the bases of fences however they will not be accessible to members of the public.
- 8.8 The position of dwellings within the site has been designed to ensure there are regular gaps to retain the existing sense of spaciousness that characterises the area and to provide glimpses of the open space in the centre of the site.
- 8.9 In addition to the central area of open space that runs from north to south through the site, there is a soft landscaped area fronting onto Greenaway Lane which respects the semi-rural character of the lane. There are also a number of much smaller soft landscaped areas provided throughout the site to facilitate the provision of street trees. All of the houses have access to private gardens which satisfy the requirements of the Fareham Residential Design Guidance (Excluding Welborne) SPD. The two blocks of flats benefit from being adjacent to the main area of linear open space, and they also each have access to their own communal gardens.
- 8.10 Concerns have been raised regarding the proposed level of car parking; Officers can confirm that the level of car parking is in accordance with the Residential Car Parking Supplementary Planning Document. Residents have requested that the garages are replaced with car ports to encourage their use for parking rather than for storage. The garages are provided in addition to the required car parking spaces therefore it is not considered necessary to require them to be replaced with car ports.
- 8.11 The layout includes pedestrian links to the north, east and south to ensure connectivity with adjacent sites. The pedestrian link running adjacent and parallel to the eastern boundary that was secured at the outline stage would have been positioned on a narrow strip of land with no natural surveillance. This link was originally intended to provide additional connectivity with Greenaway Lane together with the main north-south link that runs through the central area of open space. The provision of an additional ecological buffer is considered to be a more appropriate use of the land previously identified as containing a pedestrian and cycle link as the link would have been provided on a narrow strip of land that would

not be overlooked by any adjacent buildings. The lack of natural surveillance of the narrow strip of land containing the pedestrian and cycle link could result in anti-social behaviour and is therefore undesirable. The provision of an additional ecological buffer instead of a pedestrian cycle link in this location would address concerns regarding the lack of natural surveillance of the pedestrian cycle link and would have the advantage of providing additional ecological benefits such as increasing the network of green space to enable the movement of wildlife within the area.

- 8.12 The provision of an ecological corridor which would not be accessible to members of the public does not need to be overlooked and is therefore considered by Officers and the Council's Urban Designer to be more appropriate than the provision of an additional pedestrian cycle link.
- 8.13 Concerns have been raised regarding the provision of vehicular connectivity with adjacent sites, however there is no vehicular connectivity provided therefore this concern is unfounded.
- 8.14 Concerns have been raised regarding the proximity of the development to neighbouring properties. Officers can confirm that the proposed development has been designed to accord with (and in many cases exceed) the minimum separation distances recommended in the Fareham Residential Design Guidance Supplementary Design Document and is therefore considered to be appropriate.
- 8.15 The proposed layout has been carefully designed to respond to the local character and is in accordance with the requirements of policy CS17 of the adopted plan and policies D1, D3, HA1, NE1 and NE9 of the emerging Fareham Local Plan.

b) Appearance

- 8.16 The proposed detached, semi-detached and terraced dwellings are of a traditional design and all incorporate pitched roofs. The use of different materials including three different brick types and hanging tiles will help articulate elevations and provide variety within the site. The incorporation of chimneys will help to provide variety within the roofscape. The design of the dwellings is 'tenure blind', that is there will be no differentiation between the design of the affordable and open market dwellings.
- 8.17 Concerns have been raised regarding the incorporation of a sub-station in the north of the site. The proposed sub-station is modestly proportioned and has been positioned within an area of soft landscaping to enable it to be satisfactorily screened. The incorporation of the sub-station at an early stage in the design process is positive and Officers are satisfied that the proposed sub-station would not have an adverse impact on the overall character of the area.

- 8.18 The plans confirm the way in which different materials will be dispersed throughout the site and used in the design of individual dwellings, however it is recommended that the specific details of the materials are secured by planning condition. Bin storage has been discreetly located so as to avoid adversely impacting the character of the public realm.
- 8.19 The Designing Out Crime Officer has made recommendations regarding the detailed design including the provision of locked gates, boundaries to areas of open space and the provision of lighting. Amended plans have been submitted which include boundary treatments to differentiate between public and private open space and access to ecology buffers will be prevented by the incorporation of locked gates. The Designing Out Crime Officer's comments will also be taken into consideration when the detailed design issues including lighting are submitted to discharge the various recommended planning conditions.
- 8.20 Concerns have been raised regarding the proposed design and the impact of the development on the character of Greenaway Lane. The proposed design has been refined and the amended plans address concerns originally expressed by Officers. Overall, the appearance is now considered to be of a high quality that responds to the local character and is in accordance with policy CS17 of the adopted plan and policies D1, D3 and HA1 of the emerging Fareham Local Plan.

c) Scale

- 8.21 All of the proposed dwellings, including the flatted accommodation are 2 storeys high. The proposed dwellings exceed the National Minimum Space Standards and are considered to be of an appropriate scale that relates well to existing dwellings in the immediate locality in accordance with policy CS17 of the adopted Local Plan and Policies HA1 and D5 of the emerging Fareham Local Plan 2037.

d) Landscaping

- 8.22 The main area of public open space runs from north to south through the centre of the site in accordance with Housing Allocation Policy HA1 of the submitted Fareham Local Plan 2037. In addition to the generous linear central area of open space there is an area of soft landscaping along the northern boundary fronting Greenaway Lane to respect the semi-rural character of the Lane together with ecology buffers of at least 5m in depth along the south, west and part of the eastern boundaries in accordance with the outline planning application. There is also a number of much smaller soft landscaped areas dispersed throughout the site to allow for the planting of trees within the public realm.

- 8.23 The proposed soft landscaping within the areas of public open space is of a natural character with areas of ornamental planting within the car parking courtyards and within front gardens. The landscape plans submitted confirm the areas of planting with the specific details of size, species of tree and shrub to be secured by planning condition.
- 8.24 The proposed area of public open space was originally intended to be transferred to Fareham Borough Council, however due to the presence of sustainable urban drainage features within the open space which require additional resources to manage and maintain in the long term the area of open space is to instead be managed and maintained by a private management company and funded by a residents' service fee. To prevent cars from parking on the edge of the central open space it is recommended that a condition is included to require the submission of details of bollards around the perimeter of the area.
- 8.25 The proposed hard landscaping includes areas of tarmac for the roads, with small areas of block paving defining the 'shared' surface areas in the car parking courtyards and at the ends of the two roads which culminate in cul-de-sacs. Details of the street furniture to be provided within the areas of public open space are secured within the legal agreement signed at the outline stage.
- 8.26 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 of the adopted Local Plan and policies HA1, NE1 and NE9 of the emerging Fareham Local Plan 2037.

e) Ecology including Habitats Regulation Assessment

- 8.27 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. Policy NE1 of the emerging Local Plan would replace these policies.
- 8.28 The application proposes a 5m deep wildlife buffer around all of the western boundary, all of the southern boundary (with the exception of a gap for a pedestrian and cycle route connecting the site to the south) and an additional section of buffer along the eastern boundary. 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. Representations have raised concerns regarding the ecological impact of the proposed development and mitigation, in particular it has been requested that additional swift boxes are provided so that there is provision for each dwelling.

The ecologist has confirmed that the proposed measures contained in the ecological appraisal (which includes the provision of 25 swift boxes) are appropriate and in accordance with Policies CS4 and DSP13 and that there is no justification for requesting the provision of additional swift boxes. The measures contained within the ecological survey can be secured by condition.

- 8.29 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).
- 8.30 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 Habitats 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 European 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.
- 8.31 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.
- 8.32 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 appropriate financial contribution towards The Solent Recreational Mitigation Partnership Strategy (SRMP) was secured within the legal agreement completed alongside the outline planning application.
- 8.33 Natural England have also advised that the development's location within a 13.8km radius of the New Forest protected sites also requires mitigation. In order to mitigate the impact of increased recreational disturbance in combination with other development on the New Forest protected sites the applicant has paid the appropriate financial contribution towards the Council's interim Mitigation Solution

on New Forest Recreational Disturbance prior to the application being determined. The Appropriate Assessment therefore concludes that, subject to the payments being received/secured, 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.

- 8.34 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.
- 8.35 A nitrogen budget has been calculated in accordance with Natural England's '*National Generic Nutrient Neutrality Methodology*' (February 2022) ('the NE Advice') and the updated calculator (20 April 2022) which confirms that the development will generate 96.03 kg TN/year. In the absence of sufficient evidence to support a bespoke occupancy rate, Officers have accepted the use of an average occupancy of the proposed dwellings of 2.4 people in line with the NE advice. The existing use of the land for the purposes of the nitrogen budget is considered to be open space. Due to the uncertainty of the effect of the nitrogen from the development on the 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.
- 8.36 The applicant has agreed to enter into a contract (conditional on the resolution to grant planning permission) to purchase 96.25 of nitrate mitigation 'credits' from The Hampshire and Isle of Wight Wildlife Trust (HIWWT). Through the operation of a legal agreement between the HIWWT and Fareham Borough Council dated 30th September 2020, the purchase of the credits will result in a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.37 The Council has concluded within an Appropriate Assessment that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the HS either alone or in combination with other plans or projects. Natural England has been consulted on the Council's Appropriate Assessment and have confirmed 'no objection' subject to the appropriate mitigation being secured. It is therefore considered that the development accords with the Habitat Regulations, Policies CS4, DSP13 and DSP15 of the adopted Local Plan and policies NE1 and NE4 of the emerging Local Plan.

f) Other Issues

- 8.38 The application also provides details relating to archaeological issues in accordance with condition 9 of the outline application. The Archaeological Officer has assessed the information submitted and confirmed that it is appropriate.
- 8.39 The application proposes 40% affordable housing in accordance with policy CS18 (and emerging Policy HP5) and the outline permission. The affordable housing will be tenure blind and is dispersed throughout the site. Fareham Housing support the proposed amount, tenure and distribution of affordable housing within the proposed development.
- 8.40 A number of concerns have been raised relating to issues that are not of relevance to this application including the principle of development in this location, concerns regarding traffic generation, water efficiency, disruption caused by the construction process, the potential incursion onto adjoining sites, the use of the access during the construction process and the capacity of the sewage infrastructure. The principle of development and traffic generation was previously considered and judged acceptable at the outline application stage and therefore are not able to be revisited as part of this application. The water efficiency of dwellings is secured by a planning condition included in the outline permission. The potential incursion onto adjoining land is a private matter that is covered by Civil Law and is not within the scope of this planning application.
- 8.41 In terms of the capacity of the water supply and disposal Southern Water have been consulted and have raised no objection to the proposal. Southern Water submitted comments in response to the Examination of the Revised Publication Local Plan and these were considered by the Planning Inspector. Comments submitted to the Local Plan are of a strategic nature and are not for consideration as part of individual planning applications.
- 8.42 An application for a temporary access for use by construction traffic has already been approved by Members (P/21/0770/FP). The use of the main access to the site during the construction process is subject to a separate application which considers the Construction Traffic Management Plan submitted in accordance with the outline application which has been approved separately and is not for consideration as part of this application.
- 8.43 Concerns have also been raised regarding the lack of the provision of any sports provision. Policy HA1 in the Revised Publication Local Plan requires the provision of sports pitches within the Warsash Cluster. The provision of sports pitches has been contested and is being considered by the Planning Inspector. If the provision of sports pitches is considered to be necessary by the Planning Inspector there is

capacity for pitches to be provided within other sites in the Warsash Cluster (that have not yet been determined).

- 8.44 Representations have also stated that no weight should be applied to the policies contained within the Revised Publication Local Plan. National planning policy allows Councils to give appropriate weight to relevant policies in emerging plans according to the stage of preparation of the plan, the extent to which there are unresolved objections and the degree of consistency with the NPPF (para 48 NPPF). The Revised Publication Local Plan 2037 was submitted for examination on 30th September 2021. Given the advanced stage of the Plan it is considered that weight can be attributed to policies it contains.

Conclusion

- 8.45 The development is considered to be of an appropriate appearance, layout and scale that would not have a significant adverse impact on the amenities of neighbouring properties with landscaping that would be in keeping with the character of the surrounding area. It is not considered that the proposal would have an adverse effect on the integrity of the Habitat Sites as appropriate mitigation has been secured. The provision of an additional section of ecological corridor along the eastern boundary over and above that secured at the outline stage in lieu of a pedestrian and cycle link is considered to be appropriate and will provide additional ecological connectivity. 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 complete a legal agreement to ensure:
- i) the creation of a management company (funded by a residents' service charge) to maintain and manage the open space, sustainable urban drainage features and ecological corridors in perpetuity;
 - ii) a mechanism for securing appropriate funding of the management company for the lifetime of the development;
 - iii) a mechanism for ensuring collection and enforcement of the funding stream provided in ii) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development;
 - iv) the creation of and retention of an ecological corridor along part of the eastern boundary.

then

b) GRANT APPROVAL OF THE RESERVED MATTERS APPLICATION AND APPROVAL OF DETAILS PURSUANT TO CONDITIONS 7, 9(I) AND 18 OF P/19/0402/OA,

subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a. Arboricultural Assessment and Method Statement (including Tree Protection Plan & Manual for Managing Trees) Barrell Tree Consultancy 17387-AA6-PB 17387-7 14.10.2021
 - b. Engineering Technical Note – Discharge of Cons 8,10&11 CEP 22977 v8.0
 - c. Archaeological Written Scheme of Investigation RPS 27301 (June 2021)
 - d. Biodiversity Enhancement and Mitigation Strategy Ecosupport (August 2022)
 - e. Nitrate Mitigation Statement Tetra Tech 784-B026809 13.06.22
 - f. Nitrate Budget Calculator Tetra Tech 784-B026809 24.06.22
 - g. Ground Conditions Assessment Ground Condition Consultants J17-017-R02 (Feb 2019)
 - h. Location Plan (Thrive LP.01 A)
 - i. Site Layout (Thrive SL.01 M)
 - j. Dwelling Materials Layout (Thrive DML.01 J)
 - k. Boundary Materials Layout (Thrive BML.01 K)
 - l. Parking Strategy Layout (Thrive PSL.01 J)
 - m. House Type 2B Maisonette Elevations (Thrive HT.2BM.e A)
 - n. House Type 2B Maisonette Floor Plans (Thrive HT.2BM.p A)
 - o. House Type 3B (2 Blk) Elevations (Thrive HT.3B(2Blk).e D)
 - p. House Type 3B (2 Blk) Floor Plans Thrive HT.3B(2Blk).p D)
 - q. House Type A (2 Blk) Elevations (Thrive HT.A.e A)
 - r. House Type A (2 Blk) Floor Plans (Thrive HT.A.p A)
 - s. House Type C.A. Elevations (Thrive HT.C.A.e B)
 - t. House Type C.A. Floor Plans (Thrive HT.C.A.p B)
 - u. House Type C Elevations (Thrive HT.C.e B)
 - v. House Type C Floor Plans (Thrive HT.C.p B)
 - w. House Type D (2Blk) Elevations (Thrive HT.D(2blk).e C)
 - x. House Type D (2Blk) Floor Plans (Thrive HT.D(2Blk).p C)
 - y. House Type D Elevations (Thrive HT.D.e C)
 - z. House Type D Floor Plans (Thrive HT.D.p C)
 - aa. House Type E Elevations (Thrive HT.E.e B)
 - bb. House Type E Floor Plans (Thrive HT.E.p B)
 - cc. House Type F Elevations (Thrive HT.F.e C)
 - dd. House Type F Floor Plans (Thrive HT.F.p C)
 - ee. House Type F (Plot 1) Elevations (Thrive HT.F-1.e A)
 - ff. House Type G Elevations (Thrive HT.G.e B)
 - gg. House Type G Floor Plans (Thrive HT.G.p B)
 - hh. House Type H.A. Elevations (Thrive HT.H.A.e A)

ii.	House Type H.A. Floor Plans (Thrive HT.H.A.p	A)	
jj.	House Type H Elevations (Thrive HT.H.e	B)	
kk.	House Type H Floor Plans (Thrive HT.H.p	B)	
ll.	House Type J Elevations (Thrive HT.J.e	C)	
mm.	House Type J Floor Plans (Thrive HT.J.p	C)	
nn.	Plots 25-30 Elevations (Thrive P.25-30.e	C)	
oo.	Plots 25-30 Floor Plans (Thrive P.25-30.p	C)	
pp.	Plots 54-60 Elevations (Thrive P.54-60.e	C)	
qq.	Plots 54-60 Floor Plans (Thrive P.54-60.p	C)	
rr.	Plots 11-12 Elevations (Thrive P.11-12.e	B)	
ss.	Plots 11-12 Floor Plans (Thrive P.11-12.p	B)	
tt.	Plots 20-21 Elevations (Thrive P.20-21.e	A)	
uu.	Plots 20-21 Floor Plans (Thrive P.20-21.p	A)	
vv.	Plots 22-24 Elevations (Thrive P.22-24.e	A)	
ww.	Plots 22-24 Floor Plans (Thrive P.22-24.p	A)	
xx.	Plots 31-33 Elevations (Thrive P.31-33.e	B)	
yy.	Plots 31-33 Floor Plans (Thrive P31-33.p	B)	
zz.	Plot 38 Floor Plans and Elevations (Thrive P.38.pe	B)	
aaa.	Plots 48-50 Elevations (Thrive P.48-50.e	A)	
bbb.	Plots 48-50 Floor Plans (Thrive P.48-50.p	A)	
ccc.	Plots 61-63 Elevations (Thrive P.61-63.e	B)	
ddd.	Plots 61-63 Floor Plans (Thrive P.61-63.p	B)	
eee.	Plots 69-70 Elevations (Thrive P.69-70.e	B)	
fff.	Plots 69-70 Floor Plans (Thrive P.69-70.p	B)	
ggg.	Plots 71-73 Elevations (Thrive P.71-73.e	A)	
hhh.	Plots 71-73 Floor Plans (Thrive P.71-73.p	A)	
iii.	Single Garage 1 Plan and Elevations (Thrive GAR.01.pe	C)	
jjj.	Double Garage 1 Plan and Elevations (Thrive GAR.03.pe	B)	
kkk.	Twin Garage 1 Plan and Elevations (Thrive GAR.04.pe	C)	
lll.	Electric Sub-station (Thrive ESS.01.pe	A)	
mmm.	Proposed Drainage Sheet 1 of 4 (CEP 201	F)	
nnn.	Proposed Drainage Sheet 2 of 4 (CEP 202	F)	
ooo.	Proposed Drainage Sheet 3 of 4 (CEP 203	G)	
ppp.	Proposed Drainage Sheet 4 of 4 (CEP 204	G)	
qqq.	Proposed Drainage Whole Site (CEP 205	G)	
rrr.	Proposed Drainage Manhole Schedule (CEP 210	C)	
sss.	Proposed Drainage Maintenance Plan (CEP 220	H)	
ttt.	Construction Details Sheet 1 of 3 (CEP 501	B)	
uuu.	Construction Details Sheet 2 of 3 (CEP 502	B)	
vvv.	Construction Details Sheet 3 of 3 (CEP 503.	A)	
www.	Soakage Testing Results and Locations (CEP 50.	G)	
xxx.	Impermeable Areas Plan (CEP 53.	G)	
yyy.	Road Horizontal Alignment Sheet 1 of 4 (CEP 601	G)	
zzz.	Road Horizontal Alignment Sheet 2 of 4 (CEP 602	F)	
aaaa.	Road Horizontal Alignment Sheet 3 of 4 (CEP 603	G)	
bbbb.	Road Horizontal Alignment Sheet 4 of 4 (CEP 604	G)	
cccc.	Road Vertical Alignment (CEP 651	G)	
dddd.	Fire Tender Tracking (CEP 41	H)	

eeee.	Refuse Vehicle Tracking (CEP 42	H)
ffff.	Site Layout Amendment Plan (i-Transport	ITB13162-GA-039 C)
gggg.	Proposed Levels Sheet 1 of 4 (CEP	401 F)
hhhh.	Proposed Levels Sheet 2 of 4 (CEP	402 F)
iiii.	Proposed Levels Sheet 3 of 4 (CEP	403 G)
jjjj.	Proposed Levels Sheet 4 of 4 (CEP	404 G)
kkkk.	Tree Protection Plan Barrell Tree Consultancy	17387-7
llll.	Landscape Proposals (North West) (Terra Firma	2305-TFC-00-00-DR-L-1001 P06)
mmmm.	Landscape Proposals (North East) (Terra Firma	2305-TFC-00-00-DR-L-1002 P06)
nnnn.	Landscape Proposals (South West) (Terra Firma	2305-TFC-00-00-DR-L-1003 P07)
oooo.	Landscape Proposals (South East) (Terra Firma	2305-TFC-00-00-DR-L-1004 P06)

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

2. No development shall take place on site (including works related to site set up, demolition and/or clearance) until details of the means of enclosure of the ecology buffers have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be installed prior to the commencement of development and shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the ecology buffers provide an appropriate environment for wildlife.

3. No development shall take place until details of all lighting required during the construction of the development) that has been designed to minimise impacts on wildlife and habitats, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details and retained thereafter.

REASON: In order to minimise impacts of lighting on the ecological interests of the site.

4. No development shall take place beyond damp proof course (dpc) level until details including location, type and technical specification of Electric Vehicle (EV) charging points will be provided at the following level:

- a) At least one Electric Vehicle (EV) charging point per dwelling with allocated parking provision;
- b) At least one Electric Vehicle (EV) 'fast charge' point in shared/unallocated parking areas per 10 dwellings with no allocated parking provision.

The development shall be carried out in accordance with the approved details with the charging point(s) provided prior to first occupation of the dwelling/s 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.

5. No development 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.

6. None of the dwellings hereby approved shall be first occupied until details of bin storage and collection 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 bicycle storage relating to them, as shown on the approved plan, has been constructed and made available. This storage shall thereafter be retained and kept available at all times.

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

8. None of the dwellings hereby approved shall be first occupied until the approved parking and turning areas (where appropriate) 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.

9. 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.

10. None of the dwellings hereby approved shall be first occupied until details of the means of preventing car parking in areas of open space have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed after the central space has been landscaped and prior to the first use of the open space and shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure the open spaces remain available for recreational purposes and prevent indiscriminate car parking.
11. All of the detached, semi-detached and end of terrace properties hereby approved shall have any external electricity meter box located on a side elevation.
REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.
12. Development shall be undertaken in accordance with the measures contained within the Biodiversity Enhancement and Mitigation Strategy produced by Ecosupport (30/8/22 revised) and the Reptile Capture Note produced by Ecosupport (August 2022).
REASON: To ensure appropriate ecological mitigation and biodiversity enhancement measures are implemented.
13. No development shall proceed beyond damp proof course level until a detailed landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme submitted shall be implemented and completed within the first planting season following the completion of the development and shall be maintained in accordance with the agreed schedule. Any trees or plants which within a period of 5 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.
14. No development shall take place until an intrusive site investigation and assessment of the risks to human health, the building fabric and the wider environment including water resources has been submitted to and approved in writing by the Local Planning Authority.
Where the intrusive site investigation reveals a risk to receptors, a detailed scheme for remedial works to address these risks and ensure the site is suitable

for the proposed use shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall also include the nomination of a competent person (to be agreed with the LPA together with any remedial works) to oversee the implementation of the approved measures.

The development shall be undertaken in accordance with the approved details.

REASON: To ensure that any contamination of the site is properly taken into account before the development takes place and any remedial measures are implemented prior to occupancy.

15. Confirmation by an independent competent person that the approved scheme of remedial works (required by condition 15) has been implemented shall be submitted to and approved by the Local Planning Authority in writing prior to the occupancy of each dwelling to which the remedial works relate.

REASON: To ensure that any potential contamination of the site is properly remediated before first occupation takes place.

16. If, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered all works in the affected area shall cease immediately. Works in the affected area shall not recommence until an investigation and risk assessment of the identified ground conditions have been undertaken and details of the findings, along with a detailed remedial scheme (including a timetable for implementation), if required, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

The remediation scheme shall be fully implemented and shall be validated in writing to the Local Planning Authority by an independent competent person in accordance with the approved timescales.

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

17. The development shall be carried out in accordance with the measures contained within the Arboricultural Assessment and Method Statement (Barrell Tree Consultancy ref 17387-AA6-PB dated 14th October 2021), The Manual for Managing Trees on Development Sites (Barrell Tree Consultancy v3.0) and the Tree Protection Plan ref 17387-7.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

18. Notwithstanding the approved plans for house type 'A', details of fenestration in the southern elevation of plot no. 35 to be provided prior to development above dpc level of no. 35. The fenestration shall be implemented in accordance with the approved details prior to the occupation of no. 35.

REASON: To ensure maximum natural surveillance of the adjacent open space.

10.0 Notes for Information

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

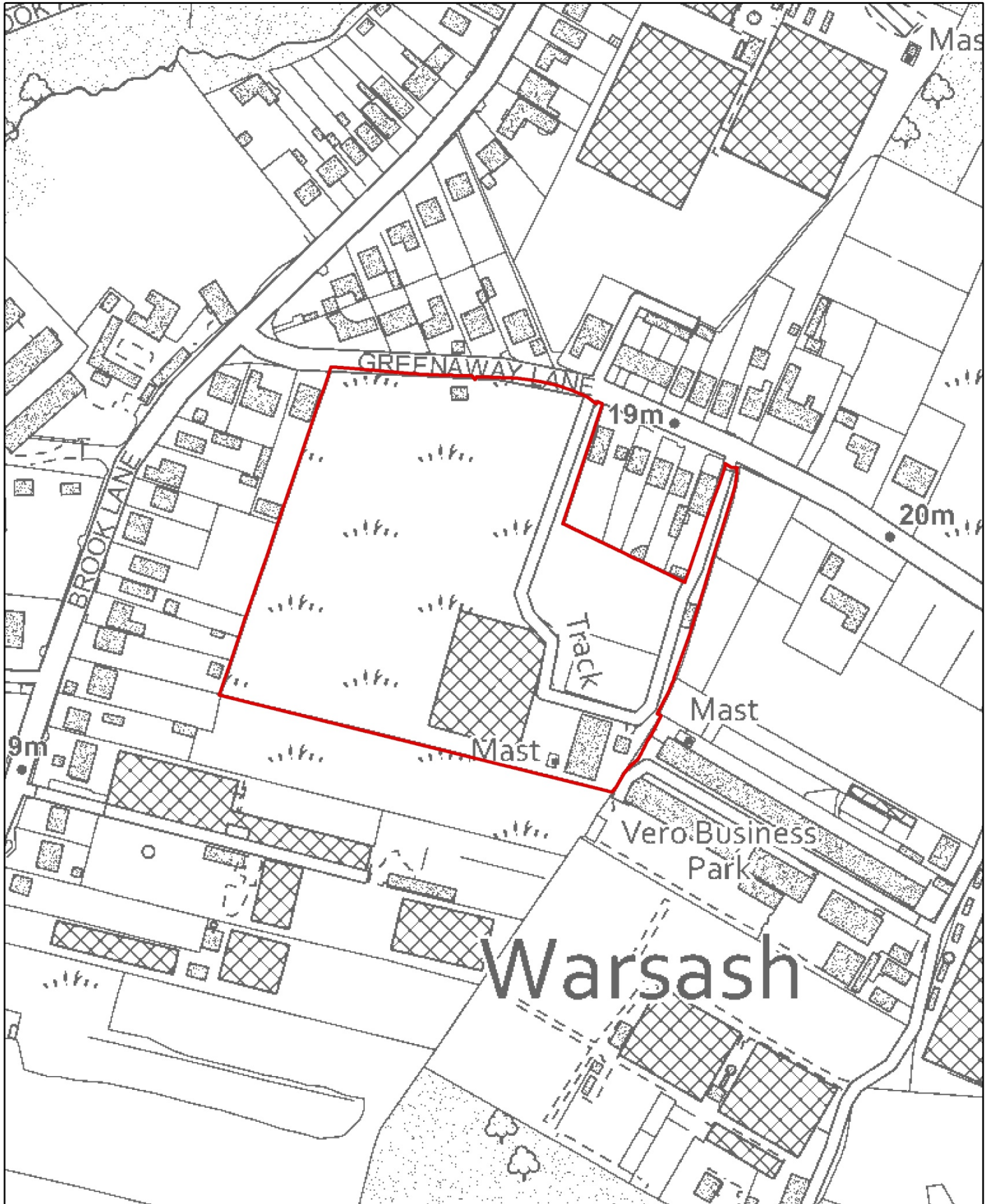
11.0 Background Papers

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.

P/19/0402OA & P/21/0770/FP

FAREHAM

BOROUGH COUNCIL



Land Adjacent to 125 Greenaway
Lane, Warsash
Scale 1:2,500



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