

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 18/01/2022**

**P/22/0268/FP**

**APPLICANT: SCP LIMITED**

**PORTCHESTER EAST**

**AGENT: MR M MOYSE**

CONSTRUCTION OF 2 X THREE BEDROOM HOUSES

LAND AT THE DOWNSWAY REAR OF 79-85 WEST STREET, PORTCHESTER

### ***Report By***

Katherine Alger – direct dial 01329 824666

#### ***1.0 Introduction***

- 1.1 This application is reported to the Planning Committee for determination due to the number of third-party representations which have been received.

#### ***2.0 Site Description***

- 2.1 This application relates to an area of land located to the rear of 79-85 West Street. The site is located within the designated urban area of Portchester and is accessed via an access way located to the south of 2 The Downsway. The surrounding area is predominantly residential in character with a variety of residential properties located on the surrounding roads of West Street, St James Way and The Downsway. To the south of the application site is a Dentist Surgery, which uses the rear access track to access the car park at the rear of the practice.
- 2.2 The site lies to the northwest of Portchester District Centre, and is therefore in a highly accessible location, close to services and facilities within the centre of Portchester, and to the public transport links along the A27 and Portchester Railway Station.

#### ***3.0 Description of Proposal***

- 3.1 The proposal is for the construction of two semi-detached dwellings.
- 3.2 The dwellings would comprise of a lounge, kitchen/dining area, utility room and WC at ground floor. There would be two bedrooms including a bathroom and en-suite at first floor and an additional bedroom at second floor.
- 3.3 The properties include a front and rear garden with car parking located to the side of each property.

#### ***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
CS17:	High Quality Design

**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

**Emerging Fareham Local Plan 2037**

4.2 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 requested a number of main modifications to the Plan. The proposed main modifications were the subject of public consultation from 31<sup>st</sup> October until 12<sup>th</sup> December. The Council's Local Development Scheme schedules that the new plan will be adopted in Winter 2022/3. On adoption the Local Plan will have full weight and at this stage is a material consideration for the determination of planning applications.

H1:	Housing Provision
HP1:	New Residential Housing Development
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 Special Protection Areas (SPAs) Special Areas of Conservation (SACs) and Ramsar Sites of the Solent
NE9:	Green Infrastructure
TIN1:	Sustainable Transport
TIN2:	Highway Safety and 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 There is no relevant planning history for this site.

**6.0 Representations**

- 6.1 Twenty representations have been received objecting on the following grounds:

- a) Inadequate drainage
- b) Disturbance during construction
- c) Loss of parking
- d) Road unable to withstand heavy machinery
- e) Cost of damage during construction
- f) Cramped form of development
- g) Time period to comment on application too short
- h) Road is privately owned
- i) Block access to 79-85 West Street
- j) Light and CO2 pollution
- k) Sewage system cannot cope with additional dwellings
- l) Access road too narrow
- m) Loss of light
- n) Loss of privacy
- o) Highway safety
- p) Decreases property value
- q) Increase in noise pollution
- r) Unsuitable for emergency vehicles to access
- s) Unclear where bins would be located
- t) Driveway belongs to No 83 West Street
- u) Only access to Dentist surgery
- v) Out of character

**7.0 Consultations**

EXTERNAL

**Highways**

- 7.1 No objection

## **Natural England**

- 7.2 No objection subject to appropriate mitigation being secured.

## **INTERNAL**

## **Refuse and Recycling**

- 7.3 No objection - The bins for these houses will need to be brought out to The Downsway for emptying on bin day. They will be left on the pavement outside other houses, or alternatively, a Bin Collection Point can be provided at the end of the driveway. There will need to be space for at least 6 bins. On recycle day there will be a recycle bin and also possibly a garden waste bin for each property.

## **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/effect on character of area
- c) Residential Amenity
- d) Highway
- e) Impact on Habitat Sites
- f) Other issues raised in objections

### **a) Principle of development**

- 8.2 Having regard to the policy provision of the Development Plan, the site is located within the designated Urban Settlement Boundary, where there is a presumption in favour of development, subject to compliance with the provisions of the National Planning Policy Framework and the policies of the Development Plan.
- 8.3 Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. Policy CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries.
- 8.4 Draft Policy H1 sets out the housing requirement for the Borough between 2021 and 2037, and draft policy HP1 states that new residential development within the Urban Area boundary will be supported in principle.

- 8.5 The principle of development is considered to be acceptable in accordance with Policy CS2 of the adopted Core Strategy and draft Policies H1 and HP1 of the emerging Fareham Local Plan 2037.

**b) Design/Impact on Character of area**

- 8.6 Policy CS17 of the Core Strategy states that all 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 submitted 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.
- 8.7 The application site is currently an unmade piece of land which is currently used to store building materials. The site measures approximately 409 square metres and is surrounded by Heras fencing. Whilst not visible in the wider area, the resultant development would tidy up the site and make efficient use of a brownfield site within the urban area.
- 8.8 The proposal is to construct two dwellings to the rear of 79-85 West Street. The dwellings would be accessed via a private driveway located on the eastern side of The Downsway to the south of 2 The Downsway.
- 8.9 The dwellings would be orientated so that their front elevations face east and the rear gardens face west. The dwellings would have a garden depth of at least 11m.
- 8.10 The Fareham Borough Council Design Guidance states that proposals for new houses in rear gardens should ensure both the new plot and the remaining plot are similar in size to nearby properties. The new dwelling should be in proportion to the plot, so it does not appear cramped or out of character.
- 8.11 The surrounding area is characterised by a variety of residential dwellings. The properties to the west of the application site (Nos 95-87 West Street) are semi-detached properties with large rear gardens. However, the properties to the south of the application site (Nos 85-79) have much smaller gardens and are comparable in plot size to the proposed development. The properties along The Downsway and St James Way are also comparable to the plot sizes of the proposed development. Therefore, it is considered that the development would not appear cramped or out of character and would reflect the spaciousness of the surrounding area. The surrounding properties are constructed in brickwork similar to the proposed dwelling.

- 8.12 There is currently a large flat roof rear dormer proposed on the rear elevation of the proposed dwellings. This is considered to be inappropriate in design terms as the scale of the dormer would dominate the roofslope, and whilst sited on the rear, would be visible from the public domain along The Downsway. Amended plans have been sought to address this concern by reducing the scale and roof pitch of the dormer to a more modest design, meeting the requirements for dormers as set out in the adopted Design Guidance. Subject to the amended plans being acceptable and address the concerns raised then these amendments will be provided to the Planning Committee by way of an update.
- 8.13 Provided that the amended plans address the concerns in relation to the rear dormer, the proposal would be acceptable in design terms and would have regard to the key characteristics of the surrounding area. It would also improve the appearance of the existing unsightly piece of land and would therefore be in accordance with Policies CS17 and D1.

**c) Residential Amenity**

- 8.14 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 and environmental 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.
- 8.15 The Design Guidance SPD sets out that first floor windows in new dwellings should be at least 11m from the boundaries of private amenity areas they face towards and no less than 22m from facing windows in neighbouring houses. There would be a separation distance of 11m between the front facing windows and the boundary behind 9 St James Way. There would be a separation distance of 21.5 metres between the proposed front windows of the application site and the rear elevation of 9 St James Way. Whilst marginally below the minimum 22 metres sought, the direct line of sight distance relates primarily to the first floor bathroom window (which would be obscure glazed) and one bedroom window of Plot 1. Plot 2 and part of Plot 1 also face towards a garage compound and parking area off St James Way, and would not therefore impact of living conditions.
- 8.16 In terms of the impact on the properties to the rear of the site, the rear windows would face onto the ends of the rear gardens of Nos 95-87 West Street. Therefore, it is not considered that the proposal would result in an unacceptable adverse impact on the amenities of these properties.

- 8.17 To the north of the application site is 2 The Downsway where there is a separation distance of approximately 37 metres between the application site and the rear elevation of 2 The Downsway, at an oblique angle. Therefore, it is considered that the proposal would not result in an unacceptable adverse impact on the amenities of 2 The Downsway.
- 8.18 There would be a separation distance of approximately 13 metres between the application site and the rear elevation of 8 St James Way. Due to the orientation of the site, the only views to the rear garden of No 8 would be oblique. Therefore, it is considered that the proposal would not result in an unacceptable adverse impact on the amenities of 8 St James Way.
- 8.19 There would be no windows on the side elevation of the proposed dwellings. Therefore, it is not considered that the proposal would result in any significant impact on the amenities of Nos 79-85 West Street to the south of the site.
- 8.20 Concerns have been raised that the proposal would result in an increase in noise. Having regard to the residential character of the surrounding area, it is considered that the proposal would not result in an increase in noise and disturbance to the neighbouring residential occupiers.
- 8.21 The development has been assessed against the Nationally Described Space Standards. The Nationally Described Space Standards set out acceptable minimum standards for property sizes based on the number of bedrooms and intended number of occupants and contains minimum standards for single- and double-bedroom sizes. The proposal is fully compliant with the Space Standards, and therefore complies with draft Policy D5.
- 8.22 The development proposal is considered to accord with the requirements of the Design Guidance SPD and would not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers or future residents, in accordance with Policy DSP3 and draft Policies D2 and D5.

**d) Highways/Parking**

- 8.23 Hampshire County Council as Highway Authority has reviewed the application and have stated that the existing access onto the highway will be utilised without any proposed changes. Numerous vehicular trips access and egress to and from the site and onto the highway already. Therefore, it is considered that the proposals will not generate a significant increase in the number of vehicular trips over and above the existing situation. It would be unlikely to cause a detriment to the operation and safety of the local highway network.

- 8.24 The Residential Car Parking Standards requires at least 2 car parking spaces for a three-bedroom dwelling. The submitted site plan demonstrates that 2 car parking spaces can be provided for each property. Therefore, the proposal complies with the Residential Car Parking Standards SPD.
- 8.25 The Highway Authority has also stated that there appears to be adequate space for vehicles to turn on site and therefore access and egress the site in a forward gear.
- 8.26 The Highway Authority has therefore raised no objection to the proposal.
- 8.27 Concerns have been raised regarding loss of parking to the properties 79-85 West Street. There would be no changes to the existing car parking arrangement to the rear of these properties.
- 8.28 Concerns have also been raised regarding the lack of space for emergency vehicles to access the dentist surgery at No 83 West Street. There would be no changes to the access and parking to the rear of 83 West Street. Therefore, it is considered that the development would not hinder emergency vehicles entering the site.
- 8.29 The applicant has included in the site plan details of where the bins would be located on bin collection day. These would be placed outside of the access track to the site located on The Downsway. The Recycling Co-ordinator and Policy Officer considers the location of the bins to be acceptable.
- 8.30 It is therefore considered that the proposal accords with Policies CS5 and CS17 of the adopted Local Plan and draft Policy TIN2 of the emerging Fareham Local Plan.

**e) Impact on Habitat Sites**

- 8.31 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 NE1, NE2, 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.
- 8.32 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 percent 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/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are referred to as protected Habitat Sites (HS).

- 8.33 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated Habitat Sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated Habitat Sites. This is done following a process known as an Appropriate Assessment (AA). 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.
- 8.34 To fulfil the requirements under the Habitats Regulations, Officers have carried out an AA in relation to the likely significant effects on the HS which concludes that there would be no adverse effects on the integrity of the protected Habitat Sites subject to mitigation measures. The key considerations for the assessment of the likely significant effects are set out below.
- 8.35 The first likely significant effect on HS relates to deterioration in the water environment through increased nutrients (particularly nitrates) entering The Solent. 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 Habitat Sites.
- 8.36 Achieving nutrient neutrality is one way to address the existing uncertainty surrounding the impact of new development on designated sites. Natural England has provided a methodology for calculating nutrient budgets and options for mitigation should this be necessary. The nutrient neutrality calculation includes key inputs and assumptions that are based on the best available scientific evidence and research, however for each input there is a degree of uncertainty. Natural England advises Local Planning Authorities to take a precautionary approach when addressing uncertainty and calculating nutrient budgets.
- 8.37 A nitrogen budget has been calculated with Natural England's 'Nutrient Neutrality Generic Methodology' (February 2022) and The Solent Nutrient Budget Calculator (March 2022) which confirms the development will generated

3.18kg TN/year. In the absence of sufficient evidence to support bespoke occupancy rate, the Council 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 purposes of the nitrogen budget is considered to be urban as there is an existing building on the site. Due to the uncertainty of the effect of nitrates from the development on the HS, adopting a precautionary approach, and having regard to the NE advice, Officers will need to be certain that the output will effectively be mitigated to ensure at least nitrogen neutrality before it can grant planning permission.

- 8.38 The applicant has purchased 3.18kg TN/year 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 3<sup>rd</sup> November 2021. The creation of a managed wetland at Whitewool Farm is removing nitrates from the River Meon and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment. The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning that the scheme can demonstrate nutrient neutrality
- 8.39 In addition to water quality impacts, air quality impacts are also a factor that needs consideration. The Council's Air Quality Habitats Regulations Assessment for the emerging Fareham Local Plan 2037 identifies that from the development proposed to be brought forward in the emerging Local Plan there would not be a significant impact as a result of air pollution on the Habitat Sites for the life of the plan, up to 2037.
- 8.40 The second likely significant effect on the HS, relates to disturbance on The Solent coastline SPA, SAC and Ramsar sites through increased recreational use by visitors to these sites.
- 8.41 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) and therefore, the Appropriate Assessment concludes that the proposals would not have an adverse effect on the integrity of the HS as a result of recreational disturbance in combination with other plans or projects on the Solent SPA.
- 8.42 The sites lies outside the 13.8km Zone of Influence (ZOI) of the New Forest SPA, SAC and Ramsar site, and is therefore not subject to recreational disturbance mitigation for this proposal.

- 8.43 The Council's Appropriate Assessment concludes 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 secured and the output will result in a small annual net reduction of nitrogen entering The Solent.
- 8.44 Natural England were consulted on the Council's Appropriate Assessment in October 2022 and raised no objection in respect of recreational disturbance on The Solent SPAs or on water or air quality implications. It is therefore considered that the development accords with the Habitat Regulations and complies with Policies CS4, DSP13 and DSP15 of the adopted Local Plan and NE1, NE2, NE3 and NE4 of the emerging Local Plan.

### **Conclusion**

- 8.45 In summary, the proposed development would be an appropriate form of development that would improve the unsightly appearance of the disused existing piece of land. It would not have a detrimental impact on the living conditions of the neighbouring residential properties or have an impact on highway safety. Furthermore, it is considered that the proposal would not have an adverse effect on the integrity of the HS as appropriate mitigation has been secured. Therefore, the proposal would be acceptable and would be in accordance with the Fareham Borough Core Strategy, the Fareham Local Plan Part 2: Development Sites and Policies and the emerging Fareham Local Plan 2037.

### **f) Other issues raised in objections**

- 8.46 **Construction disturbance-** Any development is likely to result in a minor level of disturbance and disruption to the local area during the course of the construction period. A condition will be imposed requiring the submission of a Construction Management Plan in order to ensure that any impact is minimised. Furthermore, the disturbance would only be for a limited time period, during the construction period.
- 8.47 **Time period to comment on application too short-** Concerns have been raised regarding the time period to comment on the application. The Local Planning Authority is satisfied that the consultation process was carried out in accordance with the legislation within the Town and Country Planning (Development Management Procedure) (England) Order 2015 giving the neighbouring residents the statutory 21-day consultation process to comment.

- 8.48 **Drainage-** Details of surface and foul water drainage would be subject to a planning condition
- 8.49 **Increase in light and CO2 pollution-** It is not considered that the addition of two dwellings would result in a significant increase in light and CO2 pollution.
- 8.50 **Cost of damage during construction-** Should any damage occur during the construction period this would be a civil matter.
- 8.51 **Road is privately owned-** The Town & Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires notices to be served on owners of the land. The applicant has served notice on the owners of the site.
- 8.52 **Sewerage system cannot cope with additional dwellings-** It is not considered that the addition of two dwellings would result in a significant impact on the sewage system. Southern Water are legally obliged to ensure adequate capacity of the sewage system to meet existing and future demands.
- 8.53 **Decrease in property value-** This is not a material planning consideration and will therefore not be considered as part of this application.

## **9.0 Recommendation**

- 9.1 DELEGATE authority to the Head of Development Management to:

(a) Make any necessary modification, deletion or addition to the proposed conditions; and

(b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafter to ensure consistency between the two sets of provisions.

### **PERMISSION- Subject to receipt of amended plans**

Subject to the following conditions:

1. The development shall begin before the expiry of three years from the date of this decision.

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 that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Site and Location Plans May 20201 Drawing No: 01
- b) Proposed 2No. Three Bedroom Houses Drawing No: 02- August 2022
- c) Transport Assessment- August 2021

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 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 The Downsway to ensure that they are 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.

5. 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

6. 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.

7. No development hereby permitted shall commence until details of the means of surface and foul water drainage from the site 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 unless otherwise agreed with the local planning authority in writing.

REASON: To ensure satisfactory disposal of surface and foul water. 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 adverse impacts of inadequate drainage.

8. No development shall take place beyond damp proof course (dpc) level until details of how and where Electric Vehicle (EV) charging points will be provided for each dwelling with 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 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.

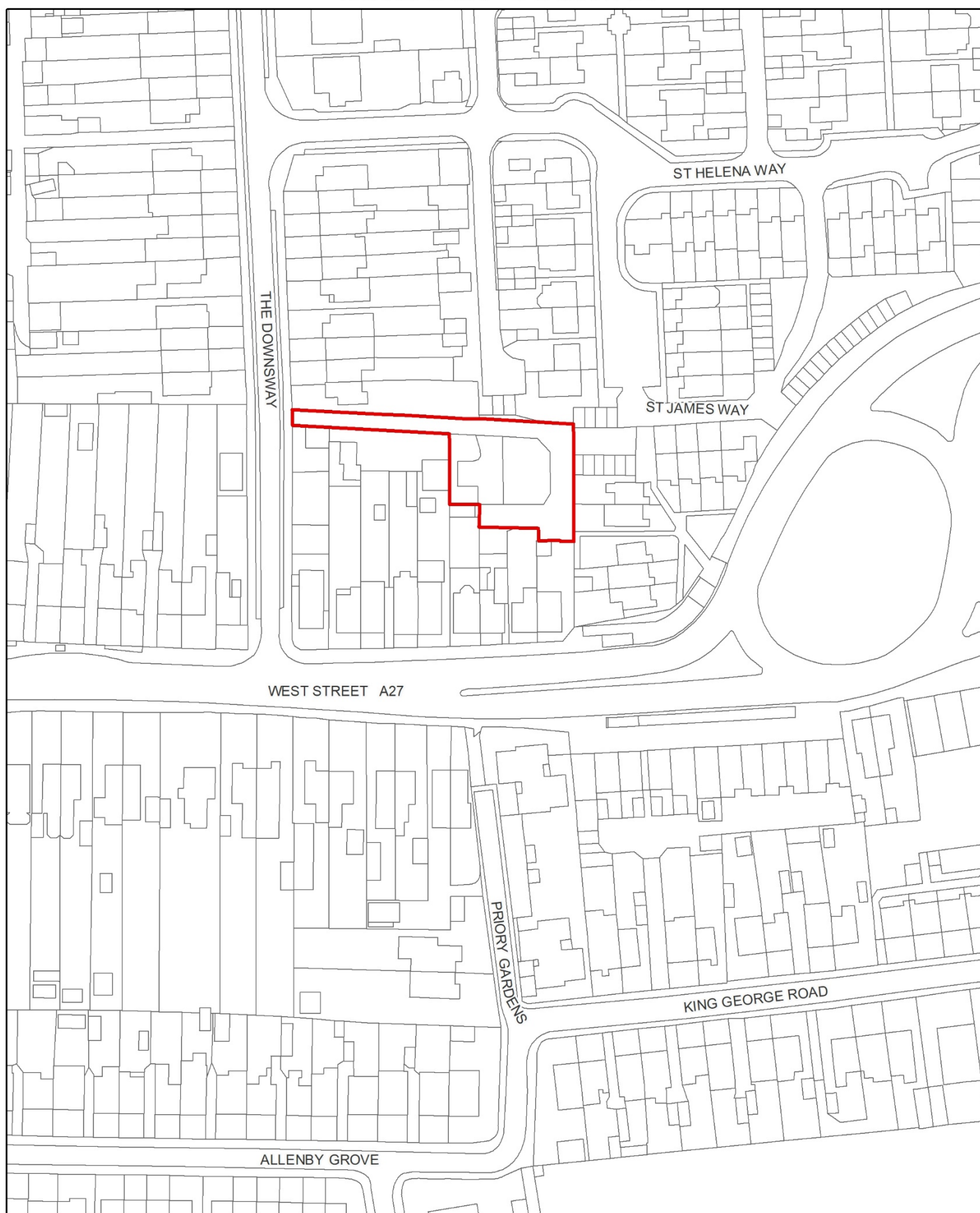
#### **10.0 *Background Papers***

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.

P/22/0268/FP

# FAREHAM

## BOROUGH COUNCIL



Land at The Downsway  
Portchester

Scale 1:1,250



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