

OFFICER REPORT FOR COMMITTEE

DATE: 11 October 2023

**P/22/0841/RM
BARGATE HOMES AND VIVID
HOMES**

**STUBBINGTON WARD
AGENT: PEGASUS GROUP**

RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE DEVELOPMENT OF 90 DWELLINGS TOGETHER WITH PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE (PURSUANT TO OUTLINE PLANNING PERMISSION REFERENCE P/19/1260/OA)

LAND TO THE EAST OF NEWGATE LANE EAST, FAREHAM

Report By

Peter Kneen – direct dial 01329 824363

1.0 Introduction

1.1 This planning application is being presented to the planning committee for consideration due to the number of third party representations received.

2.0 Site Description

2.1 The site is located within the Gosport – Fareham – Stubbington Gap, to the east of Newgate Lane East. To the north of the site lies undeveloped arable farmland, and to the east is the western side of Bridgemary, within Gosport Borough. To the south of the site lies Brookers Field Recreation Ground and to the west beyond Newgate Lane East lies the ribbon development of Peel Common (along the old Newgate Lane) and beyond this the wider settlement of Stubbington and Hill Head.

2.2 The site itself is almost entire flat and currently an arable field. There are a number of mature trees to the northern and eastern boundary, and an existing hedgerow that runs east – west through the narrowest part of the site towards its southern end. Field access is currently obtained from Newgate Lane East, although vehicular access for the development would be via Brookers Lane, which runs through Bridgemary, ceasing at the urban area boundary, and turning into a public footpath that runs east – west along the southern boundary of the site.

3.0 Description of Proposal

3.1 The development proposal, which was allowed on appeal is for the reserved matters, comprising layout, landscaping, appearance and scale of 90 dwellings, together with open spaces, playground and associated infrastructure.

- 3.2 The development comprises a mixture of 10 x 1-bedroom dwellings, 29 x 2-bedroom dwellings, 44 x 3-bedroom dwellings and 7 x 4-bedroom dwellings set within a landscaped setting. All the properties are set over two floors.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- DS1 Development in the Countryside
- DS2 Development in Strategic Gaps
- H1 Housing Provision
- HP1 New Residential Development
- HP4 Five-Year Housing Land Supply
- HP5 Provision of Affordable Housing
- CC2 Managing Flood Risk and Sustainable Drainage Systems
- NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- 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
- NE5 Solent Waders and Brent Goose Sites
- NE6 Trees, Woodlands and Hedgerows
- NE8 Air Quality
- NE10 Protection and Provision of Open Space
- TIN2 Highway Safety and Road Network
- D1 High Quality Design and Place Making
- D2 Ensuring Good Environmental Conditions
- D5 Internal Space Standards

Other Documents:

- National Planning Policy Framework (NPPF) 2023
- Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

- | | |
|---------------------|--|
| P/19/1260/OA | Cross boundary outline application, with all matters reserved except for access, for the construction of up to 99 residential dwellings, landscaping, open space |
|---------------------|--|

and associated works, with access from Brookers Lane (Gosport Borough Council to only determine part of the application relating to part of access in Gosport Borough)

**NON-
DETERMINED
APPEAL
ALLOWED**

28 July 2021

6.0 Representations

6.1 Thirty letters of objection have been received from twenty-three households regarding this planning application. In addition, letters from The Fareham Society, Lee Residents Association and the local Member of Parliament Dame Caroline Dinanage MP have also been received. The following matters of concern have been raised:

- Traffic and highway safety concerns
- Impact on the Strategic Gap
- Brownfield land before greenfield land
- Lack of additional provision for local infrastructures (schools, doctors etc)
- Impact on existing Gosport residents
- Poor quality design
- Loss of arable farmland
- Impact of air quality
- Impact on wildlife, and
- Impact on future residents due to proximity to Peel Common Wastewater Treatment works.

7.0 Consultations

EXTERNAL

Highway Authority (Hampshire County Council)

7.1 Comments awaited

Lead Local Flood Authority (Hampshire County Council)

7.2 No objection

Gosport Borough Council

7.3 No comments to make to this application.

Southern Water

7.4 No objection.

Natural England

7.5 No objection to the Council's Appropriate Assessment

Ecology (Hampshire County Council)

7.6 No objection

INTERNAL

Housing Development Officer

7.7 No overriding objection to the number, type and tenure of S106 affordable units, but some concern regarding clustering of the S106 units remains to be addressed.

Principal Tree Officer

7.8 No objection

Urban Designer

7.9 A number of minor matters were raised, but they have been addressed in the updated version of the Site Plan.

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 the development
- b) Design and Layout
- c) Living conditions of neighbours and future occupiers
- d) Highways and parking
- e) Protected species
- f) Impact of Habitat Sites
- g) Landscaping/Trees
- h) Other matters

a) Principle of the development

8.2 Outline planning permission was granted for this site on appeal in July 2021, and therefore the principle of development of up to 99 dwellings and the means of access to it via Brookers Lane (in Gosport Borough) was established through the grant of that permission. Due to design amendments, the scheme now only proposes to construct 90 dwellings.

b) Design and Layout

- 8.3 Policy D1: High Quality Design and Place Making of the adopted Fareham Local Plan 2037 seeks to ensure that development proposals and spaces will be of a high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.
- 8.4 The Policy continues to highlight 10 key characteristics of high quality design, comprising context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Developments should appropriately respond to the positive elements of local character, ecology, history, culture and heritage.
- 8.5 The layout of the proposed development has been carefully considered and been the subject of significant modifications during the course of the application to ensure it retains the character considered by the Appeal Inspector, in terms of level of open spaces, block formation and street scene context. This subsequently resulted in the reduction in number of units from the appeal proposals of up to 99 dwellings, down to 96 dwellings when the reserved matters application was originally submitted, down to the 90 dwellings currently being considered.
- 8.6 The development is accessed from a single vehicular access road to the southeast corner of the site along Brookers Lane, which provides direct access to the Woodcot and Bridgemary areas of Gosport. A primary access road runs north – south through the central spine of the development with secondary roads branching off this main road. The main road will be open to the public open spaces along much of its length, with a tree lined boulevard section towards its northern end.
- 8.7 The built form is essentially clustered into four blocks of development. All the built form will be two storeys with a good level of open spaces and public paths wrapping around the perimeter of the site. This perimeter area of public open space (with the exception of the SUDS pond) is proposed to be transferred to Fareham Borough Council. All the road within the development would remain private and managed by a management company. Pedestrian and cycle links through the site to the Newgate Lane East crossing to the southwest of the site would be retained.
- 8.8 The development includes a mixture of property styles and types, including three blocks of flats, and a mix of terraced, semi-detached and detached dwellings. All the properties are proposed to be affordable dwellings, offered as affordable rental or shared ownership under the management of Vivid Homes.

- 8.9 The properties have been carefully designed and laid out to ensure maximum natural surveillance of open spaces, and pedestrian priority has been designed in order to provide a safe means of access to the Locally Equipped Area of Play (LEAP) which would be provided on the western side of the site. The properties and street layout have been designed to reflect the mixed character of the local area, with grassed verges and traversing footpaths throughout the development.
- 8.10 All the properties benefit from gardens of 11 metres in length or greater, with all the flatted properties having both private gardens or balconies and private communal gardens, together with access to the wider open spaces around the site. The proposal fully complies with the advice in the Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document, December 2015.
- 8.11 Whilst the site would project beyond the established building line of the western side of Gosport, the scheme has been carefully considered to ensure full compliance with the illustrative masterplan considered by the Appeal Inspector in 2021, and suitable landscaped buffers will be created to the northern and western boundaries to assist in softening the appearance of the development.
- 8.12 It is therefore considered that the design of the properties and the layout of the scheme is acceptable. The development accords with the principles of urban design in accordance with Policy D1 of the Fareham Local Plan 2037.

c) Living Conditions of neighbours and future occupiers

- 8.13 Policy D2: Ensuring Good Environmental Conditions of the adopted Fareham Local Plan 2037 states that development must ensure good environmental conditions for all new and existing users of buildings and external spaces. The Policy continues to state that:

'Development proposals...will be permitted where they...do not have an unacceptable adverse impact on the environmental conditions of future occupiers and users or on adjacent/nearby occupants and users through ensuring appropriate outlook and ventilation and providing adequate daylight, sunlight and privacy; and, do not individually, or cumulatively, have an unacceptable adverse environmental impact, either on neighbouring occupiers, adjoining land, or the wider environment...'

- 8.14 In respect of ensuring the development accords with the provisions of Policy D2, it is important to have regard to the advice in the Fareham Borough Design Guidance (excluding Welborne): Supplementary Planning Document, December 2015 (Design SPD).

- 8.15 The development proposal has been assessed against the guidance in the Design SPD, and it is considered that the development proposal is fully in compliance with it in terms of levels of separation for privacy and overlooking, and garden lengths for provision of suitable external spaces and outlook.
- 8.16 With regard to the existing residents within Woodcot/Bridgemary to the east of the site, a perimeter internal road, open space and footpath runs along the eastern part of the development site. The closest properties within the development (Plots 29/30, 39/40, and 37/38 are all located at least 30 metres away from the front or rear elevations of those existing properties within Gosport Borough (along Fulmar Walk (rear elevation) and Curlew Walk (front elevation))). This far exceeds the minimum 22 metres required by the Design SPD.
- 8.17 Officers consider that the proposal fully complies with the advice within the Design SPD and would not therefore result in an unacceptable adverse impact on the environmental conditions of existing or future occupiers. The proposal is also considered to fully accord with the provisions of Policy D2 of the adopted Fareham Local Plan 2037.
- 8.18 In addition, Policy D5 requires new dwellings to adhere to the minimum standards set out within the Nationally Described Space Standards. All the proposed dwellings accord with these standards and would therefore comply with the provisions of Policy D5 of the Fareham Local Plan 2037.

d) Highways and parking

- 8.19 Access arrangements and the consideration regarding the suitability of Brookers Lane to accommodate the development proposal were approved on appeal by the Planning Inspector. The access is therefore not being considered under this Reserved Matters application. However, the internal road layout and suitability for users and refuse/emergency vehicles is for determination. Appropriate vehicle tracking diagrams have been submitted with the application demonstrating that the Council's refuse vehicles are able to enter and exit the site in a forward gear without an unacceptable impact to other road users.
- 8.20 In respect of car parking, this has been provided in accordance with the Council's Residential Car Parking Standards SPD and comprises a mix of side-by-side, tandem and car port parking, with all properties, including the flats having allocated car parking spaces. All properties will be provided with electric car charging facilities to at least one of their allocated car parking spaces, including the flatted properties.

8.21 In addition to the on-site provision of car parking space for the proposed dwellings, five car parking spaces are to be provided to compensate for the loss of spaces at the site entrance to Brookers Lane, which is required by the Section 106 legal agreement. In addition, six visitors' car parking spaces have been provided throughout the site. Officers consider that the development accords with Policy TIN2 of the Fareham Local Plan 2037.

e) Protected Species

8.22 Matters regarding protected species were considered at the outline planning application stage, and at the subsequent appeal. No objection was raised by the Council's Ecologist, and as the site is currently being excavated for archaeological remains, no updated ecological surveys are capable of being undertaken. Officers consider the proposal complies with Policy NE1 of the Fareham Local Plan 2037.

8.23 The development of the site would result in the loss of a designated Low Use Site for Solent Waders and Brent Geese (site classification F15 from the Solent Waders and Brent Goose Strategy). Appropriate compensation habitat at Old Street, Stubbington was secured at the outline planning application stage and was subject to a Section 106 legal agreement. Works to this mitigation site have been undertaken and therefore the loss of the F15 designation from this location is considered acceptable. The proposal would comply with Policy NE5 of the Fareham Local Plan 2037.

f) Habitat Sites

8.24 Policy NE1 of the Fareham Local Plan 2037 sets out the strategic approach to Nature Conservation and Biodiversity and confirms that development will be permitted where designated sites are protected and enhanced. Policy NE3 requires that development that result in a net increase in residential units will be permitted subject to compliance with the Solent Recreation Mitigation Strategy. Policy NE4 confirms the requirement to ensure the integrity of the designated sites is maintained having regard to the effect of nutrients.

8.25 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.

8.26 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'Habitat Sites' (HS).

- 8.27 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.
- 8.28 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.
- 8.29 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 confirmed that the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP) will be paid prior to the determination of this Reserved Matters application. The contribution has been secured by Section 106 unilateral undertaking pursuant to the planning appeal which requires payment to be made prior to determination of the Reserved Matters application.
- 8.30 Additionally, research undertaken by Footprint Ecology has identified that planned increased in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbated 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 Council's Interim Mitigation Solution to address this likely significant effect was approved by the Council's Executive on 7th December. 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 confirmed that the appropriate financial contribution will be made prior to the determination of the Reserved Matters application and will be secured by the completion of a Section 111 agreement pursuant to the Local Government Act 1972.

- 8.31 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.
- 8.32 A nitrogen budget has been calculated in accordance with Natural England's *Nutrient Neutrality Generic Methodology* (Feb 2022) ('the NE Advice') and updated calculator (April 2022) which confirms that the development will generate 23.6kg 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 persons in line with the NE Advice. The existing use of the land for the purposes of the nitrogen budget is considered to be arable farmland. 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.
- 8.33 The applicant has purchased 23.6kg TN/year of nitrate mitigation 'credits' from the scheme at Whitewool, within the South Downs National Park, which will see the farmland taken out of intensive agricultural use and would be managed and maintained over the lifetime of the development. Through the operation of a legal agreement between the landowners at Whitewool (H.N. Butler Farms Limited), Fareham Borough Council and the South Downs National Park Authority in 2021, the purchase of the credits will result in a corresponding reduction in nitrogen entering The Solent marine environment.
- 8.34 The purchase of the nitrate mitigation credits has the effect of ensuring a piece of land at Whitewool Farm is retained and managed in a way which ensures a reduction in nitrates entering that land of 23.6kg TN/year for the lifetime of the development for which planning permission is being sought. This will ensure that the scheme can demonstrate nitrate neutrality.
- 8.35 A condition will be imposed to ensure that details of the water efficiency measures to be installed within the dwellings to ensure that water consumption would not exceed 110 litres / per person / per day to reflect the assumptions of the nitrate budget calculation.
- 8.36 The third aspect is impact on air quality, where the designated sites can be adversely affected through airborne pollution from development sites generated either during construction or operation / occupation. The Council's

Air Quality Habitats Regulations Assessment for the adopted Fareham Local Plan 2037 identifies that from the development proposed to be brought forward in the 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.

- 8.37 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 credits and the output will result in a small annual net reduction of nitrogen entering The Solent. Natural England has been consulted on the Council's Appropriate Assessment and raised no objection. It is considered that the development accords with the Habitat Regulations and complies with Policies NE1, NE3 and NE4 of the adopted Fareham Local Plan 2037.

g) Landscaping and trees

- 8.38 Whilst there are no trees within the site itself, there are a number of mature species along the eastern boundary (oak, field maple, ash, and hawthorn), and three large oak trees on the northern boundary. In addition, there is an established hedgerow along the northern boundary and one that runs east – west centrally through the site (goat willow and hawthorn). These features are all to be retained as part of this development proposal, and details of root protection have been provided for consideration. Only a short section of the east-west hedgerow is required to be removed to provide vehicular access.
- 8.39 In addition, detailed landscaping plans have been prepared and submitted with the application. The landscaping details, which also includes a large area to the western part of the site for a Locally Equipped Area of Play (LEAP), also make provision for a significant number of trees to be planted around the periphery of the site and within the site, including along the main spine road through the site. The perimeter open spaces will be laid with species-rich meadow grass, with the SUDS pond sown with species rich grasses.
- 8.40 The tree protection details and detailed landscaping proposals have been considered by the Council's Principal Tree Officer and Ecologist, and no concerns regarding them have been raised. One matter that remains outstanding however is the provision of a partial hoggin path and partial mown grass path to the perimeter open space. This will need to be amended to comprise a path wholly laid as a hoggin path to ensure suitable accessibility to the path for all users throughout the year. Details of this would be secured by Condition. Officers consider that the proposals comply with Policy NE6 of the Fareham Local Plan 2037. The main perimeter areas of open space (excluding the SUDS attenuation pond) and the LEAP are proposed to be transferred to the Borough Council.

h) Other Matters

- 8.41 **Biodiversity Net Gain:** There is no requirements for Reserved Matters application to achieve the 10% increase in Biodiversity Net Gain on the site, and therefore the development is not subject to the provisions of Policy NE2: Biodiversity Net Gain. Notwithstanding this, the Outline Planning Application was supported by a Biodiversity Net Gain Assessment, and based on the assessment which was undertaken in 2020, the proposed landscaping and habitat creation would result in a 10.47% increase in biodiversity on the site.
- 8.42 **Affordable Housing:** The whole of the development site is proposed to be constructed to provide affordable housing, which would be operated and managed by Vivid Homes. However, it is important to ensure that the 40% secured through the outline planning permission are policy compliant with regard to Policy HP5 of the Fareham Local Plan 2037 and meet with the housing demands sought by the Council's Housing Development Officer. The Council's Housing Development Officer has considered the proposed provision and type of affordable housing and has raised no overriding objections to the proposal, although some concern regarding clustering of the S106 affordable units remains.
- 8.43 A Community Lettings Plan, which is required to be approved under a separate Discharge of Condition Application is currently still being considered, which will address the types and tenures of the other 60% of properties within the development proposal. The types of housing have been agreed, and as such the proposal Reserved Matters application is capable of being determined. However, final negotiations regarding the tenures of these properties remains to be concluded, but this is currently subject to a separate Discharge of Condition application.
- 8.44 **Foul and Surface Water Drainage:** The application has been supported by detailed foul and surface water drainage strategies, which have been considered by Hampshire County Council as Lead Local Flood Authority.

Summary

- 8.45 The reserved matters proposal, which has been subject to significant modifications since its submission in June 2022 is now broadly reflective of the layout set out at outline planning application stage, which was allowed on appeal. The development proposals accord with the relevant policies of the adopted Fareham Local Plan 2037 and other relevant supplementary planning documents.
- 8.46 Notwithstanding the representations received, Officers consider that the proposals are acceptable, and that approval should be granted for these reserved matters.

9.0 Recommendation

9.1 Subject to the receipt and consideration of the comments of the Highway Authority relating to highway matters, and any additional conditions, or modifications to the proposed conditions, they may recommend:

9.2 **APPROVE** the reserved matters subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) Site Layout (Drawing: SL.01 Rev S)
 - b) Parking Strategy Layout (Drawing: PSL.01 Rev H)
 - c) Boundary Materials Layout (Drawing: BML.01 Rev H)
 - d) Dwelling Materials Layout (Drawing: DML.01 Rev H)
 - e) 1 Bedroom FOG Elevations – Option C (Drawing: 1BFOG.e Rev C)
 - f) 1 Bedroom FOG Floor Plans (Drawing: 1BFOG.p Rev C)
 - g) House Type 1BM-A – Maisonettes Elevations (Drawing: HT.2x1BM-A.e Rev D)
 - h) House Type 1BM-A – Maisonettes Floor Plans (Drawing: HT.2x1BM-A.p Rev E)
 - i) House Type M – Maisonettes Elevations – Option B (Drawing: HT.2xM.e Rev C)
 - j) House Type M – Maisonettes Floor Plans (Drawing: HT.2xM.p Rev F)
 - k) House Type 3.1 (Block of 2) Elevations – Option A (Drawing: HT.3.1(2blk).e Rev C)
 - l) House Type 3.1 (Block of 2) Floor Plans (Drawing: HT.3.1(2blk).p Rev C)
 - m) House Type 3.2 (2 Block) Elevations – Option C (Drawing: HT.3.2(2blk).e2 Rev E)
 - n) House Type 3.2 (2 Block) Floor Plans (Drawing: HT.3.2(2blk).p Rev E)
 - o) House Type 4.2 Elevations – Option A (Drawing: HT.4.2.e Rev B)
 - p) House Type 4.2 Floor Plans (Drawing: HT.4.2.p Rev B)
 - q) House Type B (2 Block) Elevations – Option A (Drawing: HT.B(2blk).e Rev B)
 - r) House Type B (2 Block) Floor Plans (Drawing: HT.B(2blk).p Rev B)
 - s) House Type D (2 Block) Elevations – Option B (Drawing: HT.D(2blk).e1 Rev B)
 - t) House Type D (2 Block) Floor Plans (Drawing: HT.D(2blk).p Rev B)
 - u) House Type D (2 Block) Elevations – Option C (Drawing: HT.D(2blk).e2 Rev B)
 - v) House Type E Elevations – Option D (Drawing: HT.E.e1 Rev B)
 - w) House Type E Elevations – Option D-2 (Drawing: HT.E.e2 Rev B)

- x) House Type E Floor Plans (Drawing: HT.E.p Rev B)
- y) House Type F Elevations – Option A (Drawing: HT.F.e Rev C)
- z) House Type F Floor Plans (Drawing: HT.F.p Rev C)
- aa) House Type G Elevations – Option A-2 (Drawing: HT.G.e1 Rev C)
- bb) House Type G Elevations – Option A (Drawing: HT.G.e2 Rev C)
- cc) House Type G Floor Plans (Drawing: HT.G.p Rev B)
- dd) Plots 2-3 (House Types 3.2 & 4.1) Elevations (Drawing: P.2-3.e Rev E)
- ee) Plots 2-3 (House Types 3.2 & 4.1) Floor Plans (Drawing: P.2-3.p Rev E)
- ff) Plots 4-5 (House Types 4.1 & 3.2) Elevations (Drawing: P.4-5.e Rev E)
- gg) Plots 4-5 (House Types 4.1 & 3.2) Floor Plans (Drawing: P.4-5.p Rev E)
- hh) Plots 6-7 (House Types E & C) Elevations (Drawing: P.6-7.e Rev F)
- ii) Plots 6-7 (House Types E & C) Floor Plans (Drawing: P.6-7.p Rev F)
- jj) Plots 8-9 (House Types C & E) Elevations (Drawing: P.8-9.e Rev D)
- kk) Plots 8-9 (House Types C & E) Floor Plans (Drawing: P.8-9.p Rev C)
- ll) Plots 10-12 and 25-27 (House Type 2.1) Elevations (Drawing: P.10-12_25-27.e Rev C)
- mm) Plots 10-12 and 25-27 (House Type 2.1) Floor Plans (Drawing: P.10-12_25-27.p Rev C)
- nn) Plots 16-17 (House Types C & G) Elevations (Drawing: P.16-17.e Rev C)
- oo) Plots 16-17 (House Types C & G) Floor Plans (Drawing: P.16-17.p Rev C)
- pp) Plots 18-20 (House Type C) Elevations (Drawing: P.18-20.e Rev C)
- qq) Plots 18-20 (House Type C) Floor Plans (Drawing: P.18-20.p Rev C)
- rr) Plots 23-24 (House Types E & C) Elevations (Drawing: P.23-24.e Rev D)
- ss) Plots 23-24 (House Types E & C) Floor Plans (Drawing: P.23-24.p Rev E)
- tt) Plots 28-30 (House Type M & 3.1) Elevations (Drawing: P.28-30.e Rev D)
- uu) Plots 28-30 (House Type M & 3.1) Floor Plans (Drawing: P.28-30.p Rev E)
- vv) Plots 39-41 (House Type C & M) Elevations (Drawing: P.39-41.e Rev D)
- ww) Plots 39-41 (House Type C & M) Floor Plans (Drawing: P.39-41.p Rev E)
- xx) Plots 47-48 (House Type D) Elevations (Drawing: P.47-48.e Rev D)
- yy) Plots 47-48 (House Type D) Floor Plans (Drawing: P.47-48.p Rev D)
- zz) Plots 51-52 (House Types C & E) Elevations (Drawing: P.51-52.e Rev C)

- aaa) Plots 51-52 (House Types C & E) Floor Plans (Drawing: P.51-52.p Rev C)
- bbb) Plots 56-57 (House Type F) Elevations (Drawing: P.56-57.e Rev E)
- ccc) Plots 56-57 (House Type F) Floor Plans (Drawing: P.56-57.p Rev D)
- ddd) Plots 49-50 (House Type D) Elevations (Drawing P.49-50.e Rev E)
- eee) Plots 49-50 (House Type D) Floor Plans (Drawing: P.49-50.p Rev E)
- fff) Plots 64-65 (House Types E & C) Elevations (Drawing: P.64-65.e Rev D)
- ggg) Plots 64-65 (House Types E & C) Floor Plans (Drawing: P.64-65.p Rev D)
- hhh) Plots 67-69 (House Type 1BM & 3.1) Elevations (Drawing: P.67-69.e Rev E)
- iii) Plots 67-69 (House Type 1BM & 3.1) Floor Plans (Drawing: P.67-69.p Rev E)
- jjj) Plots 81-83 (House Types 3.2 and 2.1) Elevations (Drawing: P.81-83.e Rev C)
- kkk) Plots 81-83 (House Types 3.2 and 2.1) Floor Plans (Drawing: P.81-83.p Rev C)
- lll) Plots 84-85 (House type 3.3) Elevations – Sheet 1 of 2 (Drawing: P.84-85.e1 Rev D)
- mmm) Plots 84-85 (House type 3.3) Elevations – Sheet 2 of 2 (Drawing: P.84-85.e2 Rev B)
- nnn) Plots 84-85 (House type 3.3) Floor Plans (Drawing: P.84-85.p Rev C)
- ooo) Plots 88-90 (House Types E and D) Elevations (Drawing: P.88-90.e Rev D)
- ppp) Plots 88-90 (House Types E and D) Floor Plans (Drawing: P.88-90.p Rev C)
- qqq) Block A – Plots 70-75 (6x2B3P Flats) Elevations (Drawing: Blk_A_70-75.e Rev D)
- rrr) Block A – Plots 70-75 (6x2B3P Flats) Floor Plans (Drawing: Blk_A_70-75.p Rev E)
- sss) Plots 76-80 (Block B – 4 x 2B3P Flats and 1B FOG) Elevations (Drawing: Blk_B-FOG_76-80.e Rev E)
- ttt) Plots 76-80 (Block B – 4 x 2B3P Flats and 1B FOG) Floor Plans Sheet 1 of 2) Drawing: Blk_B-FOG_76-80.p1 Rev D)
- uuu) Plots 76-80 (Block B – 4 x 2B3P Flats and 1B FOG) Floor Plans Sheet 2 of 2) Drawing: Blk_B-FOG_76-80.p2 Rev D)
- vvv) Plots 42-46 (Block C – 4 x 2B3P Flats and 2B FOG) Elevations (Drawing: Blk_C-FOG_42-46.e Rev E)

www) Plots 42-46 (Block C – 4 x 2B3P Flats and 2B FOG) Floor Plans Sheet 1 of 2 (Drawing: Blk_C-FOG_42-46.p1 Rev E)

xxx) Plots 42-46 (Block C – 4 x 2B3P Flats and 2B FOG) Floor Plans Sheet 2 of 2 (Drawing: Blk_C-FOG_42-46.p2 Rev D)

yyy) Car Barn Plan and Elevations (Drawing: CB.01.pe Rev B)

zzz) Bicycle Storage Plan and Elevations (Drawing: CS.01.pe Rev A)

aaaa) Garden Shed Plan and Elevations (Drawing: SH.01.pe Rev A)

bbbb) Street Elevations 1 (Drawing: SE.01 Rev G)

cccc) Street Elevations 2 (Drawing: SE.02 Rev G)

dddd) Visibility Splays and Road Markings (Drawing: 1115 Rev A)

eeee) Swept Path Analysis Large Car Passing Large Cars and Refuse Vehicles (Drawing: 1111)

ffff) Swept Path Analysis 4000 Gallon Tanker (Drawing: 1110 Rev A)

gggg) Swept Path Analysis Fire Vehicle (Drawing: 1103 Rev E)

hhhh) Swept Path Analysis Refuse Vehicle (Drawing: 1102 Rev E)

iiii) Construction Details Sheet 1 of 3 (Drawing: 1501 Rev D)

jjjj) Construction Details Sheet 2 of 3 (Drawing: 1502)

kkkk) Construction Details Sheet 3 of 3 Drawing: 1503 Rev B)

llll) General Arrangement – Overview (Drawing: 2373-TFC-XX-00-DR-L-1001 Rev P07)

mmmm) General Arrangement 1 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1002 Rev P03)

nnnn) General Arrangement – 2 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1003 Rev P03)

oooo) General Arrangement – 3 of 3 (Drawing: 2373-TFC-XX-00-DR-L-1004 Rev P03)

pppp) General Arrangement – 4 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1005 Rev P03)

qqqq) General Arrangement – 2 of 5 Drawing: 2373-TFC-XX-00-DR-L-1006 Rev P03)

rrrr) Proposed Levels Layout Plan Whole Site (Drawing: 1300 Rev D)

ssss) Proposed Levels Layout Plan Sheet 1 of 4 (Drawing: 1301 Rev D)

tttt) Proposed Levels Layout Plan Sheet 2 of 4 (Drawing: 1302 Rev D)

uuuu) Proposed Levels Layout Plan Sheet 3 of 4 (Drawing: 1303 Rev D)

vvvv) Proposed Levels Layout Plan Sheet 4 of 4 (Drawing: 1304 Rev D)

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

2. Notwithstanding the details set out on Drawing: DML.01 Rev H, 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order) there shall be no alterations or amendments to the permitted car barns, including the provision of garage doors to the front elevations, without the grant of a separate planning permission from the Local Planning Authority.

REASON: To ensure adequate off-street car parking is retained on site.

4. No development hereby permitted shall proceed beyond damp proof course level until details of the finished treatment [and drainage] of all areas to be hard surfaced have been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details and the hard surfaced areas subsequently retained as constructed.

REASON: To secure the satisfactory appearance of the development

5. The submitted landscaping details set out on Drawings:

- a) 2373-TFC-XX-00-DR-L-1001 Rev P07
- b) 2373-TFC-XX-00-DR-L-1002 Rev P03
- c) 2373-TFC-XX-00-DR-L-1003 Rev P03
- d) 2373-TFC-XX-00-DR-L-1004 Rev P03
- e) 2373-TFC-XX-00-DR-L-1005 Rev P03
- f) 2373-TFC-XX-00-DR-L-1006 Rev P03

Shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved. There shall be no deviation from these approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

6. Notwithstanding the approved landscaping details as set out in Condition 5 above, the perimeter path around the site shall be laid to a suitable permeable surface, such as hoggin, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of any of the properties hereby approved. The path shall be provided before the occupation of the first 50 dwellings, or as otherwise agreed in writing with the Local Planning Authority, and shall thereafter be retained in that condition for the lifetime of the development.

REASON: To ensure a suitable and accessible area of open space is provided.

7. None of the development hereby approved shall be occupied until the proposed bin storage areas [including bin collection points if necessary] and cycle stores have been fully implemented in accordance with the approved details. These areas shall be subsequently retained for bin storage or collection and cycle storage at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed and to encourage cycling as an alternative mode of transport.

8. No development shall commence until the measures of tree and hedgerow protection submitted and approved as part of the planning permission have been implemented and these shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

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. 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.

9. 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

10. 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.

THEN

9.3 DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

10.0 Notes for Information

P/22/0841/RM

P/19/1260/OA

APP/A1720/W/21/3269030

11.0 Background Papers

11.1 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



Land East Of Newgate Lane

Scale 1:2,250

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