

OFFICER REPORT FOR COMMITTEE

DATE: 13/12/2023

**P/23/0944/FP
MR MARK HARRIS**

**TITCHFIELD
AGENT: IRUK WASTE
PLANNING & CONSULTANCY**

LAND RE-PROFILING WORKS AND ASSOCIATED LANDSCAPING TO DELIVER DRAINAGE IMPROVEMENTS

MEON BYE FARM, TRIANGLE LANE, FAREHAM, PO14 4HB

Report By

Jenna Flanagan – direct dial 01329 824 815

1.0 Introduction

- 1.1 This application is reported to the Planning Committee in accordance with the Council's Scheme of Delegation due to the number of third party letters received exceeding the five letter threshold and their content being contrary to the Officer recommendation.
- 1.2 The Local Planning Authority have received a total of 10 representations regarding the application. All are letters of objection which oppose the recommendation of the Planning Officer.

2.0 Site Description

- 2.1 The application site is established agricultural land which sits within the countryside. The land is in a Strategic Gap, an Area of Special Landscape Quality and a Low Use site for Brent Geese and Waders as designated in the adopted local plan
- 2.2 The application site is located to the south of Triangle Lane, with the northern boundary abutting the highway. The majority of the land surrounding the site is established agricultural land, with a small woodland located along the southern boundary and wetland further south of the site. Three residential properties are sited to the west of the site, one of the three residential properties shares a small section of the western boundary of the site at the northern end, with the other two residential properties fronting Triangle Lane to the west of the site.
- 2.3 The application site is a roughly rectangular piece of land which measures approximately 320 metres in length and covers an area of 2.57 hectares. Prior to any development at the site, the site was grassland, with a stream running through the site from north to south lined with reeds and scrub. The stream

joins the River Meon which meanders in a southerly direction to the east of the site.

- 2.4 In September 2019, there was a significant Southern Water sewage leak which impacted upon the application site. Emergency excavation works took place at the site to prevent the Southern Water Sewage leak pollution reaching Titchfield Haven Nature Reserve. The applicant seeks approval to remedy the emergency excavation works which will enable the site to be brought back into agricultural use.
- 2.5 In June 2021, the applicant received permission from Hampshire County Council under the Ordinary Watercourse Consent (OWC) OWC/2021/0296, which granted permission for the installation of a culvert to convey surface water from Triangle Lane and land north of the site, through the culvert to a pond at the southern end of the application site. The OWC application addressed the reprofiling of the land to retain a depression running from the north of the site to the southern end of the site, through the centre, in a similar route as the stream to direct run off water from the application site to the pond.
- 2.6 At this time, the applicant overlooked the requirement for planning permission for the engineering operations undertaken to reprofile the land. As the culvert was installed, and the reprofiling of the land commenced, amendments were made to improve drainage at the site and the future use of the land. The profile of the land was further changed so that, instead of a depression running through the middle of the site being retained, the centre of the site would be raised to encourage the surface run off water to travel to the eastern and western boundaries before being directed to the pond at the south of the site.
- 2.7. The pond at the south of the site was excavated to receive the inflow from the culvert and run off water from the site.

3.0 *Description of Proposal*

- 3.1 The applicant seeks to retain and complete the land reprofiling, which includes the retention of the culvert, and pond to the south of the site, and the completion of the reprofiling of the land to improve the drainage characteristics of the site.
- 3.2 The proposed reprofiling has included the infilling of the previous existing stream running through the centre of the land from north to south. The ground level of the land previously occupied by the stream has been increased. Pre-commencement the land ranged from 9.00mAOD (above ordnance datum) high in the north-eastern corner to 5.00mAOD in the south-east of the site.

Following the restoration of the land the levels now range from 9.5mAOD to 7.00mAOD. The changes to the levels have been made to allow the runoff water to flow from the highest land which now runs through the centre of the site, north to south, into two conveyancing channels created along the east and west boundaries, which remain at the same levels of the original land, to carry runoff surface water to the pond at the south of the site. Therefore, the application site will no longer have a stream and depression running through the centre of the site from north to south and the proposed levels will have an elevation running through the centre of the site from north to south, with the land gently sloping towards to the eastern and western boundaries. These levels are required to ensure the surface water travels over the land into the conveyancing channels and into the pond at the southern end of the site.

- 3.3 Further proposals to create scrapes at the southern end around the pond are proposed, along with seeding the land with a neutral grassland mix which will be left in place for a minimum of two years. The site will be enhanced with the installation of two bat boxes and two hibernacula.
- 3.4 The long-term proposal for the site is to return the land to agricultural use, retaining a one metre wide strip of grassland along the eastern hedgerow, along with grassland at the southern end of the site around the pond and scrapes. The use of the land for agricultural purposes would not require planning permission and does not form part of this proposal.

4.0 Policies

- 4.1 The following policies apply to this application:

4.2 National Legislation/Policy/Guidance

- Town and Country Planning Act 1990
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.3 Fareham Local Plan 2037

- DS1 - Development in the Countryside
- DS2 - Development in the Strategic Gaps
- DS3 – Landscape
- CC2 – Managing Flood Risk and Sustainable Drainage Systems
- NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE5 – Solent Wader and Brent Goose Sites

- NE6 – Trees, Woodland and Hedgerows

5.0 Relevant Planning History

5.1 There is no planning history recorded for the site.

6.0 Representations

6.1 Ten representations were received during the notification period, all of which object to the development.

The following points were raised:

Character and appearance

- Site has been fundamentally changed from a field with a gully that ran down the middle
- Land raised in height by at least 8-10 feet in middle
- Landscape and views have been materially transformed
- No fill zone has been reprofiled
- Development does not comply with FBC Policy DS1, DS2, NE2 and NE6 relating to visual amenity, countryside setting and appearance

Ecology

- Ecology report is meaningless as the comparison is not against the original field
- Protected species were impacted (killed) during the construction works
- The mitigation/compensation proposed does not address the impacts that have already happened – clearly a net loss
- There is no compensation proposed that would provide the 10% biodiversity net gain required by the FBC policy
- No ecological/biodiversity assessment undertaken before the works commenced
- Ecologist completing Ecological Impact Assessment did not visit the site until April 2023 – infilling of the valley had already been completed
- Ecology Impact Assessment confirms wildlife, including protected reptiles were almost certainly harmed during vegetation clearance
- Ecology Impact Assessment does not recognise stream and valley were present at the site
- Water voles at the site is not adequately assessed
- Not recognised that otters could have made use of the stream
- No recognition that the low use site for Brent Goose and Waders habitat has diminished
- Development results in a net loss in biodiversity in relation to habitat value and species
- Grassland only restored for two years

- Complete disregard for local environment
- Proposal does not sufficiently deal with protecting and enhancing the site
- Application should be refused, if permitted, as a minimum appropriate mitigation and compensation must be provided for the habitats and lost species
- An EMCP must be conditioned and fully implemented if application approved
- Area should be reprofiled under ecological supervision to restore natural swale that was previously present

Flood risk

- Not a drainage improvement for the environment or biodiversity
- There may be a risk of flooding on dangerous bend of Triangle Lane
- Development does not comply with Ordinary Watercourse Consent
- Destroying a natural valley and infilling the floodplain is not a drainage improvement
- Pre-existing northern pond is no longer present
- Conveyance channel along western edge has not been provided
- No recognition that water ponding to the north of the site in storm events
- Land raising activities with no consideration as to where flood water will go

Land Contamination

- Soil imported contained building and construction waste
- More than 13,000 cubic metres of intern soil have been imported
- If land use changes to cropping, there will be a change in water quality risks due to use of herbicides, pesticides and fertilisers

Trees

- Trees and hedges were removed
- Mature Oak trees along roadside are important part of local landscape and have been buried
- Oak trees along the roadside are being suffocated
- Piling of soil is detrimental to trees
- Loss of mature oak that had its crown removed
- No fill zone has been ignored

Other

- Information justifying the works are misleading

- Applicant should be required to commission an independent and expert remediation assessment
- Creation of the lake at the southern end and additional tree at northern end are a positive contribution

7.0 Consultations

EXTERNAL

Hampshire County Council - Ecology

7.1 Final comments awaited

Hampshire County Council - Lead Flood Authority

- 7.2 This is a retrospective planning application where the original watercourse running across the site has been diverted and culverted. An online pond has been created at the downstream southern end of the site and a smaller, pre-existing pond at the northern end of the site. The land has been raised in the centre of the site where the original watercourse was located. The high point is now the centre of the site, and this had been sloped so that runoff flows towards the eastern and western boundaries of the site where two drainage channels have been provided along the site boundaries.
- 7.3 We can confirm that the watercourse works received Ordinary Watercourse Consent from Hampshire County Council in June 2021 under the reference OWC/2021/0296. We can confirm that the information submitted showing 600mm pipe with inspection manholes provided every 50m is in line with the details consented.
- 7.4 In terms of surface water drainage, the original site was greenfield. The land raising has been done with an inert material and the original topsoil replaced. As such, no new impermeable areas have been provided. However, the change in ground slope and permeability of the new underlying material may alter how the site is drained. Given that the boundary channels should be collecting any surface water runoff and channelling this into the pond, these changes should be mitigated. The pond outfall pipe was agreed as part of the consent application. The outfall pipe size was based on an existing downstream pipe diameter. Given this we are not concerned that the application will detrimentally affect the surface water drainage or offsite flood risk.
- 7.5 We consider that the information provided is sufficient to address our comments and as such we have no objection to this application.

Natural England

- 7.6 As submitted, the application could have potential significant effects on Solent and Southampton Water Solent Special Protection Areas (SPAs). Natural England requires further information in order to determine the significance of these impact and the scope for mitigation.

The following information is required:

- Assessment of impact of SPA functionally lined land, and details of mitigation measured required to address impacts and/or loss of 'Site F81'.

Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.

INTERNAL

Trees

- 7.7 The landscape restoration plan shows a hatched area to the north of the site highlighted as 'No fill zone'. As witnessed through the autumn of 2022 this entire area was filled with subsoil material, around the existing mature trees, which can be seen in Google Street View images from February this year. Since then, a crude attempt to remove some soil immediately adjacent to each stem has been undertaken, but the rooting environment of all the trees remains covered in fill soil. What appears to be 'topsoil' has continued to be brought onto the site and large machines are compacting the ground further. The landscape restoration plan should reflect what has happened on this site and have a contingency for replacement tree planting as the existing trees are unlikely to thrive and more than likely will decline in the coming years as a consequence of the level changes and soil compaction.

Contaminated Land Officer

- 7.8 No objection

8.0 Planning Considerations

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

- a) Impact on Area of Special Landscape Quality and Strategic Gap;
- b) Flood Risk and Drainage;
- c) Ecological Impact;
- d) Other matters

a) Impact on the Area of Special Landscape Quality and Strategic Gap

- 8.2 The application seeks retrospective permission to complete the reprofiling of the site, following the installation of the culvert. Prior to the development commencing, and before the contamination of the site by the sewage leak, water travelled along a watercourse running from the northern boundary through the centre of the site, to the southern end. The land on either side of the stream was agricultural fields.
- 8.3 Policy DS1 of the adopted Fareham Local Plan 2037 seeks to control proposals for development in the countryside. It states:

“Proposals for development in the countryside, which is defined as land outside the Urban Area boundary as shown on the Policies map, will be supported where the proposal:

- a) ...*
- b) ...*
- c) ...*
- d) ...*
- e) ...*
- f) ...*
- g) ...*
- h) Provides infrastructure that meets an overriding public need.
or...*
- i) Can demonstrate a requirement for a location outside of the urban area.*

In addition, proposals will need to demonstrate that they;

- j) Protect and enhance landscapes, sites of biodiversity or geological value and soils, and*
- k) Recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap, and*
- l) Maintain the character of the undeveloped coast, and*
- m) Demonstrate a preference for the development of poorer quality agricultural land rather than that of higher quality.”*

- 8.4 The applicant has provided a Planning Statement with the application to demonstrate the proposal is essential for restoration of the site, which was previously in a long established agricultural use, to improve drainage following the Southern Water sewage leak. The culvert has been installed, and as part of these works, the profile of the land has evolved during the development, under the instruction of an engineer, to create an elevation in the ground level where previously there was a depression following the course of the stream.

8.5 The site restoration and improved drainage is required in this location to provide improved land drainage and conveyancing of water, and to improve the agricultural land quality. The development therefore complies with part i) of Policy DS1 in that this location, outside of the urban area, is inevitably required. Turning to the criteria j) – m), Officers consider these to be satisfied. The impact of the development on the landscape, character and beauty of the countryside is considered further below.

8.6 Policy DS3 states:

“Areas of Special Landscape Quality have been identified in the Borough and are shown on the Policies map. Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced.

Development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:

- a) Intrinsic landscape character, quality and important features;*
- b) Visual setting, including to/from key views;*
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;*
- d) The landscape’s role as part of the existing Local Ecological network;*
- e) The local character and setting of buildings and settlements, including their historic significance;*
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and*
- g) The character of the Borough’s rivers and coastline, which should be safeguarded...”*

8.7 The effect of the development in visual terms has been the alteration to the levels of the land so that the centre of the site is, in places, approximately 3 metres higher than before infilling the stream. A series of site sections have been provided showing the profile of the land pre and post the works taking place. The site sections also show a ‘no fill zone’ at the north of the site, where the land levels will remain the same and the mature oak trees are to be retained. The eastern and western hedgerows will be reinforced and infilled with native tree and hedge planting. Conveyancing channels run parallel to the eastern and western boundaries to convey run off water from the north of the site to the pond at the southern end of the site and scrapes and swales to the southern end of the site which surround the existing pond and the southern area of the site will be maintained as neutral grassland.

- 8.8 The development has resulted in the level of the land being raised though the centre of the site, however the site remains an open agricultural field, retaining views across the land, and in turn the contribution the site makes to the landscape character of the area is not materially affected. The landscape is considered to have been protected and, through the proposed landscaping, enhanced in accordance with the expectations of Policy DS3.
- 8.9 There are no proposals to erect any structures or buildings at the site once it has been returned to agricultural use. The development does not significantly affect the integrity of the Strategic Gap nor the physical and visual separation of settlements in accordance with Policy DS2.

b) Flood Risk and Drainage

- 8.10 Policy CC2 of the adopted local plan states:

“Planning permission will be granted where:

- a) ...*
- b) The proposal does not prejudice land required for current or future flood management, including natural floodplains; and*
- c) ...*
- d) ...*
- e) Run-off rates from proposed development do not exceed existing run-off rates; and*
- f) Onsite surface water run-off is managed as close to the source as possible...”*

- 8.11 The site sits within Flood Zone 1, and the applicant has obtained Ordinary Watercourse Land Drainage Consent (OWC) for the installation of a culvert to divert the watercourse through the culvert away from the natural course of the stream. The reprofiling works have created elevated land levels in the centre of the field, which reduce towards the eastern and western boundaries. Conveyancing channels have been created along the eastern and western boundaries of the site to allow surface water to run off of the land into the channels to be carried to the pond at the southern end of the site. The development does not propose an increase in impermeable areas.
- 8.12 The submitted details have been carefully considered and the culvert and alterations to the drainage of the run-off water is considered acceptable by the Lead Flood Authority Hampshire County Council who have also granted the OWC. Officers consider the development complies with Policy CC2.

c) Ecological Impact

8.13 An Ecological Impact Assessment has been submitted with the planning application. It recognises the site is within one kilometre of five statutory designated sites and six non statutory designated sites and the site itself is classified as a low use site for Brent Geese and Waders. In addition, there is offsite habitat of principal importance in the form of lowland mixed deciduous woodland located on the southern boundary. The site is also considered suitable for foraging and commuting bats, tree roosting bats, badgers, hazel dormouse, breeding birds, reptiles, hedgehog and common toad.

8.14 Local plan Policy NE1 states:

“Development will be permitted where:

- a) Designated international, national sites and local sites of nature conservation value are protected and enhanced, reflecting their status in the hierarchy of nature conservation designations; and*
- b) Protected and priority habitats and species, including breeding and foraging areas are protected and enhanced; and*
- c) Proposals do not prejudice the Ecological Network or result in its fragmentation.*
- d)*

Development within the Borough whose primary objective is to conserve and enhance biodiversity (including the Local Ecological Network), geodiversity and natural resources through restoration, re-creation or management will be supported.”

8.15 Officers recognise that the emergency works carried on the site as a result of the Southern Water sewage leak have had a detrimental ecological impact as a result of the loss of habitat. However, the applicant has responded positively to concerns raised by Officers in this regard and has provided a range of mitigation, compensation and enhancement measures accordingly. The compensation measures include, for example, the proposed area of neutral grassland in the south of the site, accommodating shallow scrapes and swales. The enhancements meanwhile include, for example, the installation of two bat boxes and hibernacula. It is also recognised that, had no such emergency works been carried out, the harm caused by sewage on the land and furthermore its unmitigated release into the wider water environment further downstream, would have had significant ecological consequences of its own.

8.16 The final advice from the Council’s ecologist is awaited however as a recent meeting with the applicant’s ecologist and planning consultant resulted in

amendments being made to the submitted 'Landscape Restoration Plan'. Those amendments brought the proposed development in line with the County Ecologist's recommendations for the inclusion of a neutral grassed area, and the creation of scrapes and swales at the southern end of the site. Officers understand these amendments will address the County Ecologist's concerns and await clarification of this. It is anticipated that this clarification should be available for the Planning Committee meeting.

8.17 In summary, the development is considered to accord with Policy NE1. The outstanding concerns previously raised by the Council's ecologist are believed to have been addressed in that proposed development will result in the site being made suitable and enhanced for waders and Brent geese once the works have been completed, through the inclusion of scrapes and swales.

8.18 Local plan Policy NE5 relates to the Solent Wader and Brent Goose sites within the Borough. In relation to low use sites, the policy states:

"Development on Low Use Sites (as shown on the Policies map) will only be permitted where:

- f) On site mitigation is provided which is agreed by the Council; or*
- g) Where it can be demonstrated that criteria f is not appropriate, off-site enhancement and/or a financial contribution (consistent with the approach taken to mitigating and off-setting adverse effects on the Solent Wader and Brent Geese Network) is provided towards a suitable identified site for Solent Waders and Brent Geese."*

8.19 The applicant has responded to the Council's concerns regarding the loss of habitat Waders and Brent Geese and amended plans have been submitted to provide scrapes, swales and grassland at the southern end of the site to mitigate the loss of habitat as a result of the stream being infilled. This is considered to be appropriate on site mitigation and the development therefore complies with Policy NE5.

8.20 A Habitat Regulations Assessment has been carried out which concludes that the development has a likely significant effect in the absence of avoidance and mitigation measures on a number of Habitat Sites – the Solent and Southampton Water SPA and Ramsar, Solent and Dorset Coast SPA and Portsmouth Harbour SPA and Ramsar. However, there will be no adverse effects on the integrity of the Solent and Southampton Water SPA and Ramsar and the Portsmouth Water SPA and Ramsar sites as the temporary loss of a low use Solent Wader and Brent Geese site will be mitigated through the restoration and management of the site to suitable grassland for waders and Brent Geese and its enhancement through inclusion of scrapes and

swales. Furthermore, any disturbance of birds utilising the SPA supportive habitat during the remaining construction activity will be mitigated through the use of correct machinery and minimising the duration of the works. There will be no adverse effects on the integrity of the Habitat Sites as a result of any hydrological changes provided the measures in the Flood Risk Assessment and Sustainable Drainage Strategy are adhered to.

- 8.21 Natural England have been consulted on the Habitat Regulations Assessment and their final comments are awaited.

d) Other matters

Trees

- 8.22 Local plan Policy NE6 states:

“All trees, woodlands and hedgerows within the Borough provide benefits in terms of habitats, biodiversity, climate change mitigation and adaptation as well as being important to the character and amenity value of the Borough’s urban and rural landscapes. There is a presumption against the loss and damage to trees, woodland and hedgerows.”

- 8.23 No trees or hedgerows have been removed, nor is there a proposal to remove any. The trees and hedgerow around the perimeter of the site provide benefits in terms of habitats, biodiversity and amenity value, therefore, their retention complies with Policy NE6.

- 8.24 In the northern end of the site are a group of mature trees, which sit within the ‘no fill zone’ of the “Landscape Restoration Plan”. This area was not protected during the development and due to the spreading of materials in the ‘no fill zone’, unfortunately the works are likely to have had a detrimental impact on the tree along the northern boundary. The trees are not protected by a tree preservation order (TPO), however, they are considered to be very prominent and on amenity grounds would be worthy of a group tree preservation order (subject to the normal criteria). In the interests of maintaining the character and appearance of the landscape, Officers recommend a planning condition is imposed to require the replacement of any trees which die within the next 5 years.

Land contamination

- 8.25 The Council’s Contaminated land Officer has not raised any objection to the application subject to a conditions relating to unexpected contamination during further works.

Traffic

- 8.26 During the initial stages of construction and in the aftermath of the sewage leak, the reprofiling of the site required a large number of heavy vehicles to enter the site with inert material, which Officers consider may have had a significant impact on the highways network. However, the importation of the vast majority of materials on to the site is believed to be largely complete, therefore it is no longer anticipated that further traffic movements will have any material impact on the highway network.

Conclusion

- 8.27 The development is not harmful to the appearance or character of the countryside, including taking account of the local plan designation of the site as part of an Area of Special Landscape Quality which would be protected and enhanced. There would be no adverse impact on the integrity of the Strategic Gap. The lead local flood authority Hampshire County Council have raised no objection to the development after considering flood risk and surface water drainage. Similarly, whilst final comments are awaited from the Council's ecologist and Natural England, in response to the Council's Habitat Regulations Assessment, Officers consider the proposals to comply with Policies NE1 & NE5 and there would be no adverse effects on the integrity of Habitat Sites as a result of the development.

9.0 Recommendation

- 9.1 DELEGATE authority to the Head of Planning to:

- a) consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, or any other subsequent minor changes arising;
- b) consider the final comments received from Hampshire County Council (Ecology) and any additional or revised conditions they may propose;

- 9.2 **GRANT PLANNING PERMISSION**, subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) Location plan (Land Restoration Application Plan)
 - b) J01208-MP-01 Rev.C_Landscape Restoration Plan_2023-11-02
 - c) Triangle Lane, Sholing - Ecological Impact Assessment FINAL (Rev. 3) 021123
 - d) Restoration Levels Plan drawing no. SUR-01 W3

- e) Construction Environment Management Plan
- f) Flood Risk Assessment and Sustainable Drainage Strategy

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

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

The remediation scheme shall be fully implemented in accordance with the approved details.

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

3. The development hereby approved shall be carried out in full accordance with the mitigation, compensation and enhancement measures set out at Section 5.0 of the recommendations and enhancements set out in the approved Ecological Impact Assessment FINAL (Rev. 3) 021123. The approved measures shall be fully implemented within six months from the date of this decision and shall be subsequently retained at all times thereafter.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

4. Any trees located along the northern boundary of the site which, within a period of five years from the date of this decision, 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.

5. The planting shown on the approved drawing J01208-MP-01 Rev.C_Landscape Restoration Plan_2023-11-02 shall be implemented and completed within six months of the date of this decision or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of

the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

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

THEN:

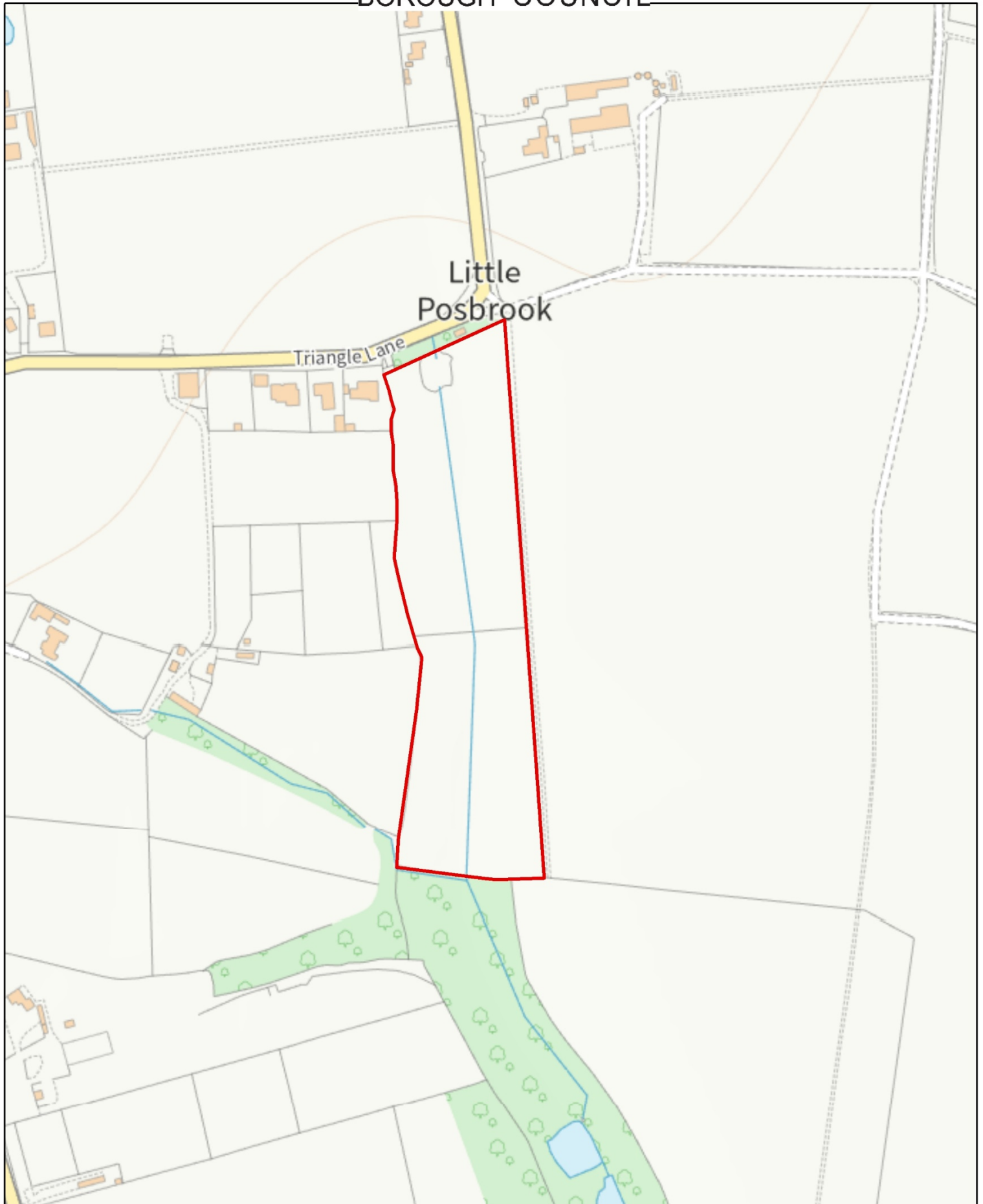
DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

10.0 *Background Papers*

- 10.1 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



Meon Bye Farm
Triangle Lane, Fareham
Scale 1:3,000



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