

OFFICER REPORT FOR COMMITTEE

DATE: 11 September 2024

**P/23/0791/FP
WEST HILL PARK SCHOOL**

**TITCHFIELD WARD
AGENT: RIDGE LLP**

DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF FOUR DWELLINGS WITH SHARED SINGLE ACCESS FROM COMMON LANE

44 COMMON LANE, TITCHFIELD, FAREHAM, PO14 4BU

Report By

Katherine Alger - direct dial 01329 824666

1.0 Introduction

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

2.0 Site Description

2.1 The application site relates to a detached bungalow located on the northern side of Common Lane adjacent to the entrance to West Hill Park School.

2.2 The site is approximately 0.4ha in size and is surrounded by mature shrubs and trees with a cluster of buildings and the access road within West Hill Park School located to the east and northeast of the application site. There is a further residential property to the north of the site, with sports facilities associated with the school (tennis courts) beyond. To the west of the site lies the rear garden of 46 Common Lane.

2.4 The site is located outside of the designated urban settlement boundary. However, the existing bungalow is located at the end of a group of detached dwellings located on the northern side of Common Lane. There are also detached dwellings located opposite on the southern side of Common Lane which continue up to the Urban Settlement boundary of Titchfield to the east.

3.0 Proposal

3.1 This application is for the construction of four dwellings. There would be a pair of semi-detached dwellings at the frontage with two detached dwellings to the rear. There would be an access track to the west of the site which would provide access for all four dwellings.

3.2 Plot one to the rear of the site would be a detached dwelling. It would have a pitched roof with two windows at the front and a pitched roof porch in between the two front windows. The first floor would have three front windows with

pitched roofs above each window. A double car port would adjoin the dwelling. The living accommodation would comprise a kitchen/dining and family room, lounge and cloakroom at ground floor. The first-floor accommodation would comprise four bedrooms including one ensuite and a family bathroom.

- 3.3 Plot two would also be detached, situated to the south of Plot one. It would have a hipped roof with flat roof features above the windows and porch. It would also have a double car port. The living accommodation would comprise a kitchen/dining and family room, lounge and cloakroom at ground floor. The first-floor accommodation would comprise four bedrooms including one ensuite and a family bathroom.
- 3.4 Plots three and four would be a pair of semi-detached dwellings fronting Common Lane, replacing the existing property. They would include pitched roof features above the first-floor front windows. The living accommodation would comprise a lounge, kitchen, utility room, dining room and cloak room at ground floor with three bedrooms including one en-suite and a family bathroom at first floor. Plot three would have a car part located towards the end of the rear garden and Plot four would have a car port located to the eastern side of the dwelling.
- 3.5 Each dwelling would provide adequate car parking and each dwelling would include a garden depth of at least 11 metres.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

DS1: Development in the Countryside

H1: Housing Provision

HP1: New Residential Development

HP2: New Small-Scale Residential Development Outside Urban Areas

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)

NE6: Trees, Woodland and Hedgerows

TIN2: Highway Safety and Road Network

D1: High Quality Design and Place Making

D2: Ensuring Good Environmental Conditions

D4: Water quality and resources

D5: Internal Space Standards

Other Documents

National Planning Policy Framework (NPPF) 2023

Residential Car and Cycle Parking Standards Supplementary Planning Document (November 2009)

Design Guidance Supplementary Planning Document excluding Welborne (December 2015)

5.0 *Relevant Planning History*

5.1 In September 2013 planning permission was approved for the change of use from a pre-school nursery (Use Class D1) to a single residential dwelling (Use Class C3) (Ref P/13/0670/CU).

6.0 *Representations*

6.1 Five letters of representation from six addresses have been received objecting on the following grounds;

- Overlooking
- Loss of privacy
- Flooding and drainage
- Noise and disturbance from vehicle access
- Increase in traffic
- Insufficient car parking
- Highway safety
- Devalue property
- Not in-keeping with character of surrounding area
- Impact on trees
- Impact on wildlife
- Loss of outlook

7.0 *Consultee Responses*

EXTERNAL

Local Highway Authority (Hampshire County Council)

7.1 No objection subject to conditions

Ecology (Hampshire County Council)

7.2 No objection, subject to conditions

Natural England

7.3 Comments regarding the Council's Appropriate Assessment is awaited.

INTERNAL

Principal Tree Officer

7.4 No objection, subject to condition

8.0 Planning Considerations

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

- a) Principle of Development
- b) Residential Development within the Strategic Gap
- c) Design/Impact on character of surrounding area
- d) Impact on Residential Amenity
- e) Highways/Parking
- f) Trees
- g) Ecology
- h) Biodiversity Net Gain
- i) Impact on protected Habitat Sites
- j) Other Matters raised in objection

a) Principle of Development

8.2 Policy HP1 of the Fareham Local Plan 2037 states that residential development within the Urban Area boundary will be supported in principle and residential development outside of the Urban Area boundary will be permitted where one of the following applies:

- a) *It involves a conversion of an existing non-residential building where:
 - 1) the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding; and
 - 2) evidence has been provided to demonstrate that no other suitable alternative uses can be found, and conversion would lead to an enhancement to the building's immediate setting.*
- b) *It is for a replacement dwelling which is of an appropriate character to the location.*
- c) *It has been demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work.*
- d) *It accords with Policies HP2, HP3, HP4, and HP6.*

8.3 The application proposal does not involve the conversion of an existing non-residential building; is not for a replacement dwelling; nor is it for a rural worker to live in. Therefore, the application does not meet the criteria of HP1 (a) (b) or (c). The proposed development is assessed against the criteria of HP1 (d) below.

8.4 Policies HP3, HP4 and HP6 are not relevant in the determination of this application therefore only Policy HP2 will be considered in this instance.

8.5 Policy HP2 (New Small-scale Development Outside the Urban Areas) states that new small-scale housing development outside of the Urban Areas boundary, as shown on the Policies map, will be permitted where:

- 1) *The site is within or adjacent to the existing areas of housing; or*
- 2) *The site is well related to the settlement boundary; and*
- 3) *The site is within reasonable walking distance to a good bus service route or train station as well as safe walking and cycling routes that connect to a local district of town centre; and*
- 4) *It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:*
 - a) *Building line and scale of adjacent dwellings;*
 - b) *Plot size and proportion*
 - c) *Site coverage/ratio*
 - d) *Space between dwellings*
 - e) *Landscape and views to countryside and beyond*
- 5) *It comprises development:*
 - a) *Or no more than 4 units; and*
 - b) *Where the design and external appearance of each dwelling is demonstrably different, unless a terrace or semi-detached form is appropriate; and*
 - c) *That does not extend the settlement frontage*

8.6 The application site is located adjacent to and opposite existing areas of housing. Therefore, the proposed development complies with part (1). As the development complies with part (1) there is no requirement for the development to comply with part (2).

8.7 The application site is located along Common Lane where there is a bus stop directly opposite the application site which has a regular bus service. Furthermore, the village of Titchfield is a 6-minute walk away from the application site. Therefore, it is considered that the development complies with part (3).

8.8 In terms of part (4) the proposed development would have two frontage dwellings which would follow a similar building line to the adjacent properties. There would also be two backland dwellings which would align with the property to the north at 44a Common Lane. The plot sizes and proportions would be similar to the surrounding properties along Common Lane and there would be an appropriate site coverage/ratio with adequate space between dwellings. The proposed development would be contained within the existing plot size which is screened by mature trees. The development would not have a significant impact on the surrounding landscape and views to the countryside and beyond. Therefore, it is considered that the proposed development complies with part 4 criteria (a-d).

8.9 In terms of part 5, the proposed development would comprise four units and would be of a suitable design. The design of the dwellings have been amended so each dwelling is demonstrably different. The proposed dwellings would be located within the existing plot surrounded by other residential dwellings and would therefore not encroach further into the countryside and extend the settlement frontage. The proposal is therefore considered by Officers to comply with part (5).

8.10 Officers considered that the development is fully compliant with the adopted Local Plan policies in this respect and is therefore considered to be acceptable in principle, subject to compliance with the other relevant policies of the adopted Development Plan.

b) Residential development within the Strategic Gap

8.11 The proposals map of the Fareham Borough Local Plan shows that the site lies within a designated Strategic Gap.

8.12 Policy DS2 of the Local Plan states:

'In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas:

- 1) Fareham / Stubbington and the Western Wards (Meon Gap)*
- 2) Fareham / Bridgemary and Stubbington / Lee-on-the-Solent (Fareham-Stubbington Strategic Gap)*

Development proposals will not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters'.

8.13 The Technical Review of Areas of Special Landscape Quality and Strategic Gaps (2020) which is part of the evidence base for the Fareham Local Plan 2037 states Common Lane has a significant number of dwellings which gives the impression of a soft/transitional urban edge to Titchfield.

8.14 The Fareham Landscape Assessment 2017, which also forms part of the evidence base for the Fareham Local Plan 2037 described Common Lane as being a ribbon development stretching outwards from Titchfield which brings the areas of built form closer together but they do not physically connect. Furthermore, it states that the eastern edge of Titchfield Common is strongly defined by a wooded valley but the typically dispersed pattern of development within the coastal plain landscape (e.g. linear residential development strung

along roads such as Common Lane and St Margaret's Lane), threatens to blur the definition of the settlement edge of Titchfield. The grounds of West Hill School and strong roadside vegetation currently form a clear barrier to further encroachment westwards and it will be important to maintain and reinforce a tight settlement boundary to protect the integrity of the Gap.

8.15 The proposed development would be located on previously developed land where there is already one dwelling. It would not encroach beyond the existing plot and therefore, it is considered that the proposed development would not intrude upon the unspoilt, rural character of the landscape and would not significantly affect the integrity of the Meon Gap. Officers consider therefore that the proposals would comply with Policy DS2 of the Fareham Local Plan 2037.

c) Design/Impact on Character of surrounding area

8.16 Policy D1 of the Fareham Local Plan 2037 requires development proposals and spaces to be of high-quality design based on the principles of urban design and sustainability.

8.17 Common Lane is varied in character with a variety of residential dwellings. The proposed dwellings would have an appropriate appearance finished in high quality materials.

8.18 Having regard to the varied character of Common Lane it is considered that the proposed development would be acceptable in design terms and would have regard to the character and appearance of Common Lane therefore complying with Policy D1 of the Fareham Local Plan 2037.

d) Impact on Residential Amenity

8.19 Policy D2 of the Fareham Local Plan 2037 concerns the impact of development on living and environmental conditions. The policy states that development proposals should ensure that there will be no unacceptable adverse impact upon environmental conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.

8.20 The Fareham Borough Design Guidance Supplementary Planning Document (hereafter referred to as the Design SPD) requires first floor windows to be at least 11 metres from the boundaries they look towards and no less than 22 metres from facing windows in neighbouring houses.

8.21 The nearest residential dwelling to the application site would be the dwelling to the west at 46 Common Lane. Plots 3 and 4 which are the two semi-detached dwellings fronting Common Lane would align with building line of 46 Common Lane. There would be a separation distance of 11 metres between the side elevation of Plot 3 and the boundary of this neighbouring property to the west.

There would be one side window however, this would be obscure glazed and would therefore not amount to any loss of privacy.

- 8.22 The location of Plots 1 and 2 have been amended so there would be at least 11 metres between their front elevations and the boundary with the rear garden of 46 Common Lane. This complies with the advice within the Design SPD.
- 8.23 In terms of the impact on the neighbouring property to the north at 44a Common Lane, Plots 1 and 2 would be orientated the same direction (facing west) as this neighbouring property. There would be approximately 7 metres from the side elevation of Plot 1 to the boundary of the site. There would be a first-floor window serving Plot 1 however, this would be obscure glazed as it would serve an ensuite bathroom.
- 8.24 It is noted that there is a large amount of tree coverage to the rear of the proposed dwellings. However, there is sufficient separation distance between the trees and the dwellings/rear gardens and it is considered therefore that the trees would not cause excessive shading to their rear gardens.
- 8.25 In terms of the impact on the proposed future occupiers, 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-bedrooms and double-bedroom sizes. The proposal is fully compliant with the Space Standards and therefore accords with the requirements from Policy D5 (Space Standards).
- 8.26 Officers consider that the proposed development would not result in an unacceptable adverse impact on the living and environmental conditions to the neighbouring occupiers or future occupants at the site. Subsequently Officers consider the development proposal accords with the requirements of the Design SPD and Policies D2 and D5 of the Fareham Local Plan 2037.

e) Highways/Parking

- 8.27 Policy TIN2 of the Fareham Local Plan states:

‘Development will be permitted where:

- a) There is no unacceptable impact on highway safety, and the residual cumulative impact on the road networks is not severe; and*
- b) The impacts on the local and strategic highway network arising from the development itself or the cumulative effects of development on the network are mitigated through a sequential approach consisting of measures that would avoid/reduce the need to travel, active travel, public transport, and provision of improvements and enhancements to the local network or*

contributions towards necessary or relevant off-site transport improvement schemes'

- 8.28 Access to the site would be from Common Lane. The plans have been amended to show a Bell Mouth Access with visibility splays as requested by the Highway Authority.
- 8.29 Hampshire County Council as the Highway Authority has been consulted on the application and raise no objection to the development subject to conditions requesting a Construction Management Plan and to ensure that the access is constructed prior to the development starting on site.
- 8.30 In terms of parking the Fareham Borough Car Parking Standards Supplementary Planning Document requires two car parking spaces for a 3 bedroom dwelling and three car parking spaces for a 4+ bedroom dwelling. The submitted site plan demonstrates that two car parking spaces will be provided for Plots 3 and 4, and three car parking spaces will be provided for Plots 3 and 4.
- 8.31 It is therefore concluded by Officers that the development complies with Policy TIN2 of the Fareham Local Plan 2037.

f) Trees

- 8.32 There are a number of mature trees within the application site. The Council's Principal Tree Officer has considered the impact on the trees and has concluded that providing the recommendations of the tree report, including the pre-development tree works are implemented and the construction methods, as detailed within the arboricultural method statement are followed when working near the retained trees, then the Tree Officer raises no objection to the development.

g) Ecology and Protected Species

- 8.33 Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network states that 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.*

8.34 Following amendments to the submitted Ecological Report the Council's Ecologist is satisfied that the development complies with Policy NE1 of the Fareham Local Plan 2037.

8.35 The development includes a number of enhancements which include the enhancement of the woodland on the site, two bird boxes and two bat boxes on each dwelling and ensuring that any fences or walls will include hedgehog friendly gravel boards. These enhancements are secured via a planning condition.

h) Biodiversity Net Gain (BNG)

8.36 In line with paragraph 175 of the NPPF the Council expects development proposals to achieve demonstrable net gains in biodiversity. Policy NE2 of the Local Plan 2037 concerns biodiversity net gain and states;

'The development of one or more dwelling or a new commercial/leisure building should provide at least 10% net gains for biodiversity from the existing baseline value of the site and should be maintained for a minimum of 30 years'

8.37 BNG has been calculated for the proposed development by the applicant's ecologist using the biodiversity metric. In accordance with the Natural England guidance, in order to demonstrate a 10% BNG the metric should show separate gains for both habitat units and linear hedgerows. The submitted metric BNG plan indicates planting is proposed on site to contribute towards the BNG.

8.38 The Ecologist has reviewed the BNG provision and is satisfied with the provision subject to a condition being imposed requiring details of how the BNG provision will be managed, monitored and funded for 30 years.

8.39 Officers therefore considered that the development would be compliant with Policy NE2 of the Fareham Local Plan 2037.

i) Impact on Habitat Sites

8.40 Policies NE3 and NE4 of the Fareham Local Plan confirm 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.

8.41 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.

- 8.42 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'Habitat Sites' (HS). Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority is the Local Planning Authority.
- 8.43 When considering the proposed development Officers consider there to be three main likely significant effects on HS.
- 8.44 The first likely significant effect on HS relates to deterioration in the water environment through increased nitrogen. 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 dwelling) will have a likely significant effect upon the HS.
- 8.45 A nitrogen budget has been calculated in accordance with Natural England's 'National Generic Nutrient Neutrality Methodology' (January 2022) ('the NE Advice') and revised calculator (January 2024) which confirms that the development will generate 2.39kg 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.
- 8.46 Having regard to the previous use of the land, the existing use of the land for the purposes of the nitrogen budget is considered residential land. 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.
- 8.1 The applicant has agreed to purchase 2.39kg TN/year of nitrate mitigation 'credits' from Whitewool Farm. This will be secured through the operation of a legal agreement between Whitewool Farm, South Downs National Park

Authority and Fareham Borough Council. The purchase of credits will result the use of a parcel of land at Whitewool Farm being taken out of agricultural use and creating a wetland habitat therefore reducing the amount of nitrogen entering The Solent marine environment.

- 8.47 The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning the scheme can demonstrate nutrient neutrality. Should planning permission be granted, a planning condition would be imposed requiring the applicant to provide evidence of notice of purchase of the allocated credits to the Local Planning Authority prior to the commencement of development.
- 8.48 A further condition will be imposed to ensure the Building Regulations Optional Requirement of 110 litres of water per person per day is complied with, in order to accord with the nitrates loading calculation.
- 8.49 The second 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 Habitat Regulations Assessment (HRA) for Short-Term Development in Fareham Borough by Ricardo Energy and Environment (2020) has undertaken an assessment which avoids the need for relying on the assumption of a 200-metre zone of influence by including dispersion modelling of emissions from all roads with modelled traffic flows within the Fareham study area, whether or not they are located within 200m of a designated site. The Study concluded no likely significant effect alone or in combination with other plans and projects for all qualifying features of the protected HS.
- 8.50 The third of the likely significant effect on HS concerns disturbance on The Solent coastline through increased recreational use by visitors to the sites. The applicant has made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP).
- 8.51 In addition, research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in an increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the 'Zone of Influence' (ZOI). The Councils Interim Mitigation Solution to address this likely significant effect was approved by the Council's Executive Committee on 7th December 2021 and was prepared in consultation with Natural England. The mitigation comprises a financial contribution from the developer to mitigate against this impact through improvements to open spaces within Fareham Borough and a small contribution to the New Forest National Park Authority. The

applicant is willing to make the payment should the application be granted approval by the Planning Committee.

8.52 The Council has carried out an appropriate assessment and concluded that the proposed mitigation and planning conditions will ensure no adverse effect on the integrity of the Habitat Sites either alone or in combination with other plans or projects. Natural England has been consulted on the Council's Appropriate Assessment and the Council are currently awaiting their comments.

j) Other Matters raised in objection

8.53 **Noise** - The construction of four dwellings is unlikely to result in a significant amount of noise and disturbance to the surrounding area.

8.54 **Flooding and Drainage** - The application site is located within Flood Zone 1 where there is minimal risk of flooding. With regards to drainage a planning condition will be imposed requesting details of surface and foul water drainage.

8.55 **Noise and Disturbance from vehicle access** - A planning condition has been imposed requesting all external and surface materials for the application site. The proposed access surface will be assessed to ensure that it causes minimal noise and disturbance from the occupiers accessing and exiting the application site.

8.56 **Devalue Property** - This is not a material planning consideration.

Summary

8.57 The proposed development is acceptable in design terms and would have regard to the character and appearance the surrounding area and it would not significantly harm the integrity of the Meon Valley Strategic Gap.

8.58 Due to the sufficient separation distance between the neighbouring residential occupiers, the proposed development would not have an unacceptable adverse impact on the amenities of the surrounding neighbouring occupiers. Furthermore, it would be acceptable in ecological and arboricultural terms and would provide at least 10% net gain in Biodiversity Net Gain. It would also not result in a significant impact on highway safety and adequate car parking would be provided for each dwelling.

8.59 Notwithstanding the objections received, Officers considered on balance that the proposal accords with the Council's adopted planning policies and Supplementary Planning Documents and that subject to the imposition of appropriate planning conditions, planning permission should be granted.

9.0 Recommendation

9.1 Subject to:

- i) The consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;

GRANT PLANNING PERMISSION Subject to the following conditions:

1. The development shall begin within three years from the date of this permission.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development hereby permitted shall be constructed in accordance with the following documents:
 - a) Location Plan 5017145 RDG XX ST PL A 100
 - b) Proposed Site Plan 5017145 RDG XX ST PL A 0106 Rev E
 - c) Proposed Coloured Site Plan 5017145 RDG XX ST PL A 101 Rev E
 - d) Plot 1 Proposed Plans and Elevations 5017145 RDG XX XX PL A 0110 Rev A
 - e) Plot 2 Proposed Plans and Elevations 5017145 RDG XX XX PL A 011 A Rev A
 - f) Plot 3 and 4 Proposed Plans & Elevations 5017145 RDG XX XX PL A 0112
 - g) Street Sections 5017145 RDG XX XX EL A 102 Rev C
 - h) Design and Access Statement
 - i) Planning StatementREASON: 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. Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, no additions, or alterations to the roof, porches, outbuildings or hard surfaced areas shall be constructed within the curtilage of the/any dwellinghouse hereby approved unless first agreed in writing with the Local Planning Authority following the submission of a planning application.
REASON: To protect the character and appearance of the locality.

5. No development shall proceed beyond damp-proof course level until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

6. No works shall take place (including demolition, site clearance and ground preparations) until a Biodiversity Gain Plan setting out the measures that will provide net gains for biodiversity of at least 10% has first been submitted to and approved by the local planning authority in writing. The submitted plan shall:
 - a. Confirm how the proposed measures to secure 10% Biodiversity Net Gain will be managed, maintained, monitored and funded for a minimum of 30-years.

The development shall be carried out in accordance with the approved details and the Biodiversity Net Gain measures shall be provided prior to the first occupation of the development hereby permitted. Thereafter the approved Biodiversity Net Gain measures shall be managed, maintained, monitored and funded in accordance with the approved details.

REASON: To secure at least 10% net gains for biodiversity.

7. No development shall start on site until the access, including the footway and/or verge crossing has been constructed and lines of sight of 2.4 metres by 53.0 metres (east) and 2.4 metres by 56.0 metres (west) provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

REASON: To provide satisfactory access in the interest of highway safety.

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

REASON: In the interests of highway safety.

9. 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.

10. None of the development hereby approved shall be occupied until details of the proposed bin and cycle storage areas have been submitted to and approved by the Local Planning Authority and the approved areas fully implemented. The details shall include the siting, design and the materials to be used in construction. The areas shall be subsequently retained for bin and cycle storage at all times.

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

11. No development shall commence on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):

- a. Details of 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 implement to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
- c. Arrangements for the routing of lorries and details for construction traffic access to the site;
- d. The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- e. The measures for cleaning the wheels and underside of all vehicles leaving the site;

- f. A scheme for the suppression of any dust arising during construction or clearance works;
- g. The measures for cleaning Common Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and
- h. A programme and phasing of the demolition and construction work, including roads, footpaths, landscaping and open space;
- i. Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- j. Measures to control vibration in accordance with BS5228:2009 which prevent vibration above 0.3mms-1 at the boundary of the SPA;
- k. Provision for storage, collection, and disposal of rubbish from the development during construction period;
- l. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- m. Temporary lighting;
- n. Protection of pedestrian routes during construction;
- o. No burning on-site;
- p. Scheme of work detailing the extent and type of piling proposed;
- q. A construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
- r. Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

REASON: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. 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.

12. No development shall commence on site until a scheme of lighting designed to minimise impacts on wildlife and habitats has been submitted to and approved in writing by the local planning authority. Construction stage elements of the approved lighting scheme shall be implemented as agreed during the construction period. Prior to the first occupation of the development hereby permitted the operational stage elements of the approved lighting scheme shall be implemented in accordance with the approved details and those elements shall be permanently retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

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

13. The dwellings shall support a minimum of one integrated bat roosting feature such as a bat tube or bat brick and a minimum of one integrated bird feature such as swift brick.

REASON: To ensure an enhancement in nesting and roosting opportunities available on the site.

14. The development shall be carried out in accordance with the measures detailed in Section 5.0 'Potential Impacts and Recommendations' of the submitted Ecological Impact Appraisal (Non-EIA) by Ecology by Design Ltd, dated September 2023.

REASON: To ensure the safeguarding of the protected species and retained habitats on site

15. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

16. The landscaping scheme, submitted under Condition 15, 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.

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

17. 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

18. No development shall take place until evidence has been submitted to the Council and approved in writing that nitrate mitigation of at least 2.39kg TN/year has been secured in respect of the development. Where nitrate mitigation is secured by the purchase of nitrate mitigation 'credits', this must be purchased from a Council-approval nitrate mitigation scheme.

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

19. 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.

Informative Note:

a) The applicant is advised that the works on the public highway will require the approval of Hampshire County Council, as Highway Authority. The developer will need to enter into a Section 278 Agreement (Highways Act 1980) to carry out these works. More information is available on the county council's website. www.hants.gov.uk/transport/developers/section-278

THEN

9.2 **DELEGATE** authority to the Head of Development Management to:

Make any necessary modification, deletion or addition to the proposed conditions.

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/23/0791/FP

44 Common Lane Titchfield

