

OFFICER REPORT FOR COMMITTEE

DATE: 11/09/2024

**P/23/1583/OA
MR & MRS GEOGHEGAN**

**SARISBURY & WHITELEY WARD
AGENT: SPRUCE TOWN PLANNING**

OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS AND LAYOUT) FOR THE CONSTRUCTION OF TWO DETACHED DWELLINGS WITH ASSOCIATED PARKING TO THE REAR OF 35 HOLLY HILL LANE.

35 HOLLY HILL LANE, SARISBURY GREEN, SOUTHAMPTON, SO31 7AB

Report By

Hannah Goldsmith – direct dial 01329 824665

1.0 *Introduction*

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

2.0 *Site Description*

- 2.1 This application site lies within the urban area on the edge of the settlement policy boundary to the south of Holly Hill Lane. The site forms part of the residential curtilage of 35 Holly Hill Lane which is a two-storey detached dwelling. The site is accessed via a vehicular access leading from Holly Hill Lane.
- 2.2 The site abuts three residential properties on Holly Hill Lane, 37 Holly Hill Lane to the west and 33 and 33A Holly Hill Lane to the east which consist of two-storey detached properties. To the south of the application site is open countryside.
- 2.3 Ground levels on the site vary with ground levels sloping downwards from the northern to southern boundary. The rear garden of the existing dwelling consists of a number of trees and shrubs. The site is bound by mature trees, closed board fencing and vegetation.

3.0 *Description of Proposal*

- 3.1 Outline planning permission is sought for residential development of two units along with parking and landscaping to the rear of 35 Holly Hill Lane. All matters except for layout and the means of access are reserved.
- 3.2 Access on to the site would be provided via the existing access from Holly Hill Lane. However, the access would be widened as part of the proposal.

3.3 The application is supported by an Arboricultural Impact Assessment and an Ecological Impact Assessment

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

H1: Housing Provision

HP1: New Residential Housing Development

NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs).

NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network

NE2: Biodiversity Net Gain

NE3: Recreational Disturbance on the Solent Special Protection Area (SPA's)

NE4: Water Quality Effects on the Special Protection Areas (SPAs) Special Areas of Conservation (SACs) and Ramsar Sites of the Solent

NE6: Trees, Woodland & Hedgerows

NE9: Green Infrastructure

TIN1: Sustainable Transport

TIN2: Highway Safety & Road Network

TIN4: Infrastructure Delivery

CC1: Climate Change

D1: High Quality Design and Placemaking

D2: Ensuring Good Environmental Conditions

D4: Water Quality & Resources

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 No relevant planning history

6.0 Representations

6.1 Seven letters of objection from six households, and two further letters of objection following the end of the 21-day consultation period, have been received and can be summarised as follows;

- Insufficient parking proposed which would result in vehicles parking on the highway;

- Overlooking and loss of privacy towards properties to the north;
- Noise and pollution from proposed access;
- Loss of light to no.33A;
- Loss of trees on the site;
- Displaced foxes and deer;
- Rear gardens are not adequate;
- Highway safety concerns during construction period;
- Increased pressure on drainage system

7.0 Consultee Responses

EXTERNAL

7.1 Ecology (Hampshire County Council)

No objection.

7.2 Local Highway Authority (Hampshire County Council)

No objection subject to conditions.

INTERNAL

7.3 Tree Officer

No objection subject to a condition requiring the works to be carried out in accordance with the tree report.

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) Design and Impact on Character and Appearance of Area;
- c) Impact on the Amenity of Neighbouring Properties;
- d) Impact on Parking and Highways;
- e) Ecology and Impact on Trees;
- f) Biodiversity Net Gain;
- g) Impact on Protected Sites; and
- h) Other Matters

a) Principle of Development

8.2 Policies H1 and DS1 of the Fareham Local Plan 2037 place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes

private residential gardens from the definition of previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects.

- 8.3 The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to all other material considerations.
- b) Design and Impact on the Character and Appearance of the Area
- 8.4 Matters of scale and appearance of the proposed dwellings are reserved for consideration at the future reserved matters application stage. It is at that stage full consideration would be given to whether the scale and design of the proposed dwellings comply with the relevant Local Plan policies and adopted Design Guidance. However, as approval is being sought for the layout of the site as part of this outline application, consideration has been given to the proposed layout below.
- 8.5 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.
- 8.6 The Fareham Borough Design Guidance Supplementary Planning Document (hereafter referred to as the Design SPD) states that proposals for new dwellings in rear gardens should ensure both the new plot and the remaining plot are similar in size to nearby properties. In addition, the new dwelling should be in proportion to the plot, so it does not appear cramped or out of character.
- 8.7 The proposed site plan shows the proposed layout of the site which would consist of two dwellings located adjacent to each other with parking areas and car ports forward of the two dwellings. The existing dwelling benefits from a generous plot with the rear garden currently measuring approximately 45m in length. The plot is noticeably larger than properties to the east and west of Holly Hill Lane. There is an example of back land development immediately to the east of the application site and therefore the proposed layout is not considered to be out of keeping with the prevailing pattern of development in the area.
- 8.8 During the course of the application the footprint of the dwellings have been reduced to ensure the dwellings sit more comfortably on their respective plots. The proposed dwellings would be set back 11m at their closest point from the

northern boundary shared with the existing property and would be set in from the east and west boundaries to maintain a sense of spaciousness.

- 8.9 The Council's Design SPD states that new dwellings should have a rear private garden length of at least 11m. Whilst the 11m garden length can be achieved at certain points within the plot, it is acknowledged at certain points within the plots, the garden lengths fall short of this requirement. However, having regard to the generous width (15m for plot 1 and 20m for plot 2) of each plot, it is considered both dwellings would have sufficient external amenity space for the enjoyment of future residents.
- 8.10 In terms of impact on the street scene, both dwellings would be set back approximately 45 metres from the highway and would be largely screened from view by the existing dwellings at 35 and 37 Holly Hill Lane. It is therefore considered the dwellings would not form a dominant feature within the street scene.
- 8.11 Having regard to the above, it is considered that the proposal would not introduce a form of development which would be out of keeping with the character of the area. In Officers opinion the proposal would not have any unacceptable adverse impact on the character and appearance of the area and would comply with Policy D1 of the Fareham Local Plan 2037.
- c) Impact on the Amenity of Neighbouring Properties
- 8.12 Policy D2 of the Fareham Local Plan 2037 concerns the impact of development on environmental conditions. The policy states that development proposals should ensure that there will be no unacceptable adverse impact upon environmental (living) conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.
- 8.13 This application has been the subject of a site visit, during which the impact on the amenity of the neighbouring properties has been considered. During the application, the Case Officer visited nos. 33A and 37 Holly Hill Lane.
- 8.14 The closest property to the proposed development would be the property to the east, 33A Holly Hill Lane. The proposed dwelling on plot 2 would project forward beyond the principal elevation of 33A Holly Hill Lane. Concerns have been raised in the representations regarding the impact this would have on no.33A in terms of loss of light and overbearing impact. To address these concerns, the footprint of the dwelling on plot 2 has been reduced and repositioned away from the eastern boundary. Whilst the proposed development would be visible from 33A Holly Hill Lane, having regard to the separation distance of 7m between no.33A and the nearest of the proposed

dwellings, it is considered there would not be an unacceptable adverse impact and the impact would not be materially harmful so as to warrant a reason for refusal. However, as the final design and scale of the dwelling is a reserved matter, the scale of the dwellings and the impact on neighbouring properties would be assessed again as part of any future reserved matters application.

- 8.15 Concerns have also been raised in representations regarding the loss of privacy for properties to the north, fronting Holly Hill Lane. The closest property to the proposed development would be 37 Holly Hill Lane, located at its closest point 12m from the shared boundary and 23m from the closest first floor rear window. This exceeds the minimum separation distances sought of 11 metres between upper floor windows and boundaries they face and 22 metres for back-to-back distances between dwellings as set out in the Design SPD.
- 8.16 While it is acknowledged the proposal would result in a change in outlook for the occupiers of the properties to the north on Holly Hill Lane, having regard to the separation distance between these properties it is not considered the proposal would have an unacceptable adverse impact on the amenity of these properties in terms of loss of light, privacy or outlook.
- 8.17 For the reasons given above, the proposed development is considered not to have an unacceptable adverse impact upon living conditions and would therefore comply with policy D2 of the Fareham Local Plan 2037.

d) Impact on Parking and Highways

- 8.18 Policy TIN2 of the Fareham Local Plan 2037 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’*

- 8.19 Access to the site would be via an existing vehicular access which would be extended in width and length. The Local Highway Authority has been consulted on the proposal and consider the access to be suitable and have

raised no objection subject to a condition requiring the visibility splays to be constructed in accordance with the approved plans.

8.20 In terms of parking, the Council's Residential Car Parking Standards require at least 2 car parking spaces for a 3-bedroom dwelling. The proposed dwellings would host a car port each which would provide two parking spaces with spaces in front of the car port. In addition, replacement parking is proposed to the front of the site to ensure there is sufficient parking for the existing dwelling.

e) Ecology and Trees

8.21 Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network from the Fareham Local Plan 2037 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.'

8.22 The application is supported by an Ecological Impact Appraisal which identified the potential for reptiles on the site. Further surveys found the site to contain the following protected species: invasive plants, foraging and commuting bats, birds, common toad, slow-worm, hedgehog, fox, deer and priority invertebrates. To ensure the protection of these species, a number of mitigation measures are proposed which are set out in sections 5 and 6 of the Ecological Impact Appraisal. These measures include, but are not limited to, protective fencing while the site is cleared, the creation of an on-site reptile site and a badger licence being sought from Natural England.

8.23 The County Ecologist has been consulted on the application and subject to a planning condition to secure the proposed mitigation measures set out in the ecology report, has raised no objection to the development.

8.24 In terms of trees, the application is supported by an Arboricultural Impact Appraisal. The proposal would involve a number of trees being removed and replanted elsewhere on the site. The application is supported by an Arboricultural Method Statement which sets out a number of measures to ensure the trees are protected during the construction period. The Council's

Tree Officer has been consulted on the application and, subject to the tree protection measures being adhered to, has raised no objection to the proposal.

f) Biodiversity Net Gain

- 8.25 The application was submitted prior to the mandatory requirement for Biodiversity Net Gain (BNG) coming into effect on 12 February 2024. However, Local Plan Policy NE2: Biodiversity Net Gain states that development of one or more dwellings or a new commercial/leisure building should provide at least 10% net gain for biodiversity for the lifetime of the development.
- 8.26 The applicant has proposed to plant trees along the western boundary of the site to achieve the 10% BNG on site which has been agreed in principle by the County Ecologist. However, the submission of a Biodiversity Net Gain Plan with the Reserved Matters application should be secured by condition to provide detail on how the habitat would be managed and maintained for a minimum of 30 years.

g) Impact on Protected Sites

- 8.27 Policies NE3 and NE4 of the Fareham Local Plan 2037 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.
- 8.28 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.
- 8.29 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).
- 8.30 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated 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.

- 8.31 When considering the proposed development Officers consider there to be three main likely significant effects on HS.

Water Quality (nitrates)

- 8.32 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.
- 8.33 A nitrogen budget has been calculated in accordance with Natural England's 'National Generic Nutrient Neutrality Methodology' (Feb 2022) ('the NE Advice') and revised calculator (20 April,2022) which confirms that the development will generate 1.5 kgTN/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.
- 8.34 Having regard to the previous use of the land, the existing use of the land for the purposes of the nitrogen budgeted is residential garden. 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.
- 8.35 The applicant has entered into a contract to purchase 1.5kg TN/year of nitrate mitigation 'credits' from the scheme at Whitewool Farm which will see part of the site developed as an interception wetland with the intention of removing nitrogen on drainage pathways from land higher up in the Solent catchment would be managed and maintained over the lifetime of the development. Through the operation of a legal agreement between the landowners at Whitewool Farm, Fareham Borough Council and the South Downs National Park Authority in February 2021, the purchase of the credits will result in a corresponding reduction in nitrogen entering The Solent marine environment.
- 8.36 The purchase of the nitrate mitigation credits will contribute to the creation and maintenance of the wetland system which ensures a reduction in nitrates entering that land of 1.5kg 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. 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.

- 8.37 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.

Air Quality

- 8.38 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.

Recreational Disturbance

- 8.39 The third of the likely significant effects 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 (SRMS).
- 8.40 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 Council's 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 has made the appropriate financial contribution.

8.41 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. 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.

h) Other Matters

8.42 Concerns have been raised in the representations regarding disruption to the highway during the construction period and having regard to the limited on-street parking spaces being available and the close proximity of neighbouring residential properties. In the interests of highway safety and the amenity of neighbouring properties, it is considered necessary to impose a condition requiring a construction management plan, including details of how construction traffic and parked vehicles will be managed, to be submitted and approved prior to the commencement of development on the site.

8.43 Concerns have also been raised in the representations regarding the impact the development would have on the existing sewage system. Having regard to the modest scale of the development for two dwellings, the applicant is not required to provide a Foul Sewage Assessment as part of their application. Furthermore, it is not considered the development would have a significant impact on the mains foul drainage system.

Summary

8.44 In summary, it is considered that the proposal would respect and respond positively to the character and appearance of the surrounding area. It would not have an unacceptable adverse impact on the living conditions of neighbours, highway safety or ecology. Furthermore, it is considered that the proposal would not have an adverse effect on the integrity of the Habitat Sites around The Solent or in the New Forest as appropriate mitigation has been secured.

8.45 The proposal accords with the relevant adopted local plan policies and other material considerations and is recommended for approval.

9.0 Recommendation

9.1.1 Subject to:

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

GRANT OUTLINE PLANNING PERMISSION subject to the following conditions;

1. Details of the appearance, scale, and the landscaping of the site (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

REASON: To comply with the procedures set out Section 91 of the Town and Country Planning Act 1990.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990

3. The development hereby permitted shall be begun before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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.

4. The development hereby permitted shall be constructed in accordance with the following approved documents:

- i. Location and Block Plan 6204-WLA-ZZ-XX-DR-A-0002 Rev A
- ii Proposed Site Plan Rev E

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

5. No development shall commence until details of the external finished ground levels and internal finished floor levels of all the proposed buildings in relation to the existing and finished ground levels on the site and the adjacent land 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 assess the impact on nearby residential properties. 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.

6. 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 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.

7. No development 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 in writing by the Local Planning Authority. 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 and drainage of the development.

8. The landscaping scheme submitted and approved under Condition 1 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.

9. No development shall commence 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) Quantify the post development biodiversity value of the site using the DEFRA biodiversity metric / the Small Sites Biodiversity Metric, unless the local planning authority first agrees in writing that another metric may be used, with an explanation of the condition scores set out in the DEFRA guidance. Plans of the site must be provided together with Excel spreadsheet copies of the completed relevant metrics to demonstrate how the metric conclusions were reached;
- b) Identify how a gain of at least 10% Biodiversity Net Gain can be achieved through a series of measures. The proposed habitat must be provided on-site in the first instance. If on-site provision cannot be achieved this must be evidenced before off-site measures are proposed. Off-site measures should be in reasonable proximity to the development;

- c) Demonstrate that the proposed habitat is on a 'like for like' basis and avoids the 'trading down' of habitat type i.e, replacing rare habitat with much more common habitat;
- d) Demonstrate that proposals have followed the 'mitigation hierarchy': avoiding habitat loss where possible; minimising the extent of negative impacts that can't be avoided; restoring degraded ecosystems where negative impacts can't be avoided or minimised; and as a last resort compensating for any residual negative impacts;
- e) Demonstrate that proposals maximise the connectivity of the proposed habitat with habitat in the wider area to avoid fragmented or isolated habitat;
- f) 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.

10. The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between FBC, SDNPA and H N Butler Farms Limited dated 16th February 2021 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

11. None of the dwellings hereby permitted shall be occupied until details of water efficiency measures to be installed within that 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.

12. The development hereby approved shall be carried out in full accordance with the Mitigation/Compensation Enhancement Measures' detailed in Sections 5,

6 and 7 of the Ecological Impact Assessment prepared by SoEcology (May 2024). None of the dwellings hereby permitted shall be occupied until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.

REASON: To ensure the protection of designated sites, retained habitats and protected species.

13. The development shall be undertaken in accordance with the recommendations contained within the submitted Arboricultural Impact Appraisal and Method Statement (Mark Hinsley Arboricultural Consultants Ltd (November 2023). The tree protection measures 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 protection of important trees and hedgerows.

14. No development shall be occupied until the modified vehicle access to Holly Hill Lane has been constructed and provided with visibility splays in accordance with the approved plans. The visibility splays shall be kept clear of any obstruction above 600mm in height.

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

15. No dwelling hereby approved shall be first occupied until the approved parking (including the carport) and turning areas 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 and the car port shall be retained at all times as shown on the approved drawings without being enclosed or fitted with doors 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.

16. Notwithstanding the provisions of Class A 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 or outbuildings shall be constructed within the curtilage of any of the dwelling houses hereby approved unless first agreed in writing with the Local Planning Authority following the submission of a planning application.

REASON: To ensure the retention of adequate garden area.

17. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local

Planning Authority (LPA). The Construction Management Plan shall address the following matters:

- a) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
- b) the measures the developer will be implementing to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
- c) the measures for cleaning the wheels and underside of all vehicles leaving the site;
- d) a scheme for the suppression of any dust arising during construction or clearance works;
- e) the measures for cleaning Holly Hill Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles;
- f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development; and,
- g) No burning on the site.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

THEN

DELEGATE authority to the Head of Planning to make any necessary modification, deletion or additions 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.

35 Holly Hill Lane Sarisbury Green

