

P/14/0203/FP

MR & MRS MARK SEDGELEY

FAREHAM SOUTH

AGENT: CHIVERS
ARCHITECTURE & PLANNING
LTD

ERECTION OF TWO 4-BED HOUSES WITH ASSOCIATED ACCESS AND CAR
PARKING

23 THE AVENUE FAREHAM PO14 1NT

Report By

Graham Pretty (Ext. 2526)

Introduction

This site was the subject of a recent planning application for the development of 4 dwellings (P/13/0891/FP) which was refused at committee on 29th January 2014 for the following reasons:

"The proposed development would be contrary to the guidance set out in the National Planning Policy Framework, to Policies CS6 and CS17 of the Fareham Borough Core Strategy and Policies DG4, C18 and HE10 of the Fareham Borough Local Plan Review and is unacceptable in that:

(i) by reason of the number, form of layout, bulk and design of the proposed dwellings, the development would result in the loss of an unacceptably large portion of the historic garden to new development not associated with this grade II* listed building and would be harmful to its important setting;

(ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour Site Site of Special Scientific Interest (SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

(iii) insufficient information has been provided to demonstrate that any protected species that may be present on the site will not be harmed or that adequate mitigation will be provided if necessary."

This application is for a reduced level of development being for 2 dwellings with associated carport/store buildings and access drive.

Site Description

Blackbrook Grove (Formerly Bishopswood) is situated on the south side of the Avenue on the corner of Redlands Lane and is a grade II* listed building, a designation which places it in the top 5.5% of listed buildings nationally and makes it a particularly important building of more than special interest. The house is an example of a thatched early C19 picturesque ornate cottage that sits within extensive grounds. Historically these comprised a number of elements which are described in a chronological history of the site compiled by Hampshire

Gardens Trust in 2009. They were a formal garden (that included inner and outer circuit walks and a woodland path leading south to the site of a raised viewing mound), a kitchen garden subdivided by paths into four beds, and an orchard.

Description of Proposal

The proposals involve the construction of two four bedroomed, detached dwellings with access to the east onto Redlands Lane. A detached carport/store is proposed to the east of the dwelling on Plot1 and to the northwest corner of Plot 2. Access is proposed via an existing driveway leading to Redlands Lane. The access on to Redlands Lane would be altered with improved visibility splays, a bin store and gates set back into the site by between 40 and 45m.

Policies

The following Planning Guidance and policies apply to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change
CS16 - Natural Resources and Renewable Energy
CS17 - High Quality Design
CS2 - Housing Provision
CS20 - Infrastructure and Development Contributions
CS5 - Transport Strategy and Infrastructure
CS6 - The Development Strategy
CS7 - Development in Fareham

Development Sites and Policies

DSP13 - Nature Conservation
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP2 - Design
DSP6 - Protecting and Enhancing the Historic Environment

Fareham Borough Local Plan Review

C18 - Protected Species
DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/0891/FP</u>	DEVELOPMENT TO LAND TO THE REAR OF BLACKBROOK GROVE WITH FOUR DETACHED FOUR AND FIVE BEDROOM HOUSES AND ACCESS DRIVE AND ANCILLARY PARKING AND AMENITY SPACE
	REFUSE 30/01/2014
<u>P/95/1170/OA</u>	ERECTION OF FIVE DETACHED HOUSES AND GARAGES AND

PROVISION OF ACCESS ROAD

NON DETERMINE 09/12/1996

P/91/0099/LB

PART DEMOLITION OF GREENHOUSE AND ERECTION OF NEW GREENHOUSE

CONSENT 10/06/1991

Representations

One letter has been received in support of the application for the following reasons:

- The proposed houses are in keeping with the houses in the area
- The architectural style is good

One letter has been received objecting to the application for the following reasons:

- The proposed housing makes no contribution to the shortfall of affordable housing
- Use of the little used drive could result in damage to the roots of trees
- Impact of the development on the adjoining woodland environment
- Design of dwellings not in keeping with the listed status of the main building
- Highways hazard by increased use of access on to busy Redlands Lane

Consultations

Director of Planning and Development (Arboriculture) - No objection subject to conditions.

Director of Community (Environmental Health - Pollution and Suitability) - No objection.

Director of Planning and Development (Transport) - It is considered that the proposed junction works with Redlands Lane are excessive in regard to width and sight lines. A 6m wide access is the maximum acceptable whilst there is no requirement to set back the front boundary fence as the existing visibility splays are considered adequate. There needs to be clarification on the location of the proposed bin store as it is shown both at the initial site access and again adjacent to the replacement gates within the site. Bin stores should be no more than 25m from Redlands Lane. No highway objection is raised to the application, subject to the above aspects being incorporated.

Natural England - An increase in the number of dwellings (within the 5.6km zone as defined by the SDMP) would be likely to have a significant effect upon ecological significance of the coastal Special Protection Areas. Interim measures have been put in place whereby development proposals such as this can proceed.

Hampshire Gardens Trust - The application follows on from a previous planning application for four houses on this walled garden area which was refused. This amended application has taken on board the essential comments that identified the detrimental aspects of the previous design. Namely, maintaining a critical distance from the listed house and its surrounding garden by maintaining an open space at the northern part of the walled garden in the form of a paddock/or garden space and so preserve its setting. The new location of any new development is now correctly confined to the south part of the walled garden and follows naturally from the existing driveway through the woodland from Redlands Lane.

This is a much improved design for the site. Two dwellings situated just off the existing southern driveway is right in principle for this setting. However, it is important that the

proposed 'open space'/paddock is maintained and safeguarded for the future. It is also important that the scale and design of the houses is appropriate for this setting. Subject to this and the normal planning conditions in respect of appropriate materials, there is no objection in principle.

English Heritage -

Blackbrook Grove (listed as Bishopwood) was built in the early part of the 19th century in the romantic cottage ornee style, which was popular at that time. It is an attractive example of the style with many of the key features such as the thatched roof, Gothick windows and rustic veranda still intact. It is now a large house, having been much extended over time, and sits within extensive grounds which are on the local Parks and Gardens Register.

This proposal is for the erection of two dwellings to the south west of the main house in an area which was formerly an orchard. This proposal will not have a direct impact on the listed building and therefore it is the setting of the house which must be considered.

The gardens comprise several character areas. Nearest to the house are formal lawns and mature trees. There is a former walled garden area to the west, a woodland area to the south and the former orchard to the south-west. The current setting of the house has already been affected by modern development and activity. There is a busy road to the north and new development to the west. These new houses are glimpsed in views from the house (largely because the current owners have established a 4 metre high hedge to screen the new development). However, when looking out from the house to east, west and south the setting is largely free from the intrusions of modern development because the garden is well stocked with trees, hedges and shrubs.

The gardens would have been laid out at the time the house was built. They were romantic and picturesque in style (as is the house) with woodland walks and a key vista down to a viewing platform which afforded views of the sea beyond. The key axial walkway still survives within the Blackbrook grounds (although I understand that the viewing mound, which is beyond this property boundary no longer exists). There was and is a strong association in historical design terms between the house and its gardens, they were constructed for use and enjoyment together (as the axial walkway illustrates) and therefore it can be concluded that the setting of the listed building contributes to its significance. In this case the gardens are not the incidental surroundings to the house; they were conceived as a whole.

In the English Heritage guidance The Setting of Heritage Assets under key principles for understanding setting there is a definition of setting given:

"Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral."

The Guidance also explains that "Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset."

Having visited the site I would conclude that the gardens to Blackbrook Grove make a positive contribution to the significance of the listed building and therefore a development which harms the setting would harm the significance of the listed building.

The orchard area is much diminished in terms of its historic interest and the contribution it makes to the significance of the house or the garden. Nevertheless it does retain some significance by being a surviving part of the former layout and it is still a green, undeveloped and open space. It would also be very easy to restore this area of the garden if so desired.

The proposed development is for two substantial houses (2 storeys and attics), surmounted by railed 'roof decks'. The design is vaguely Edwardian in style but is more an incoherent conglomeration of features rather than a concept which employs a style consistently and with understanding. The design also fails to respond to the context of the proposal both in terms of style but also character. If development is to be successful in this location it must relate to the setting (the orchard and the wider garden) and the main house. This is a point I raised in previous comments but has not been addressed in this amended scheme. Although the scale of the development is reduced overall the individual houses are still large (in particular they are high) and are not clearly subservient to the principle house.

In a garden to a large historic house such as Blackbrook Grove it is not unusual to find ancillary buildings which relate to the maintenance of the garden (potting sheds, glass houses etc) or, in some cases, smaller domestic buildings which may have, in the past, housed outside staff such as a gardener. However, in these instances the garden residence would be obviously subservient to the main house and would have been no more than a cottage. It is this idea and relationship which this development needs to respond to. So although I have no in principle objection to one or perhaps two small dwellings in this location they should be smaller and less grandiose. The two buildings proposed would still be visible from the main house as glimpsed views, mainly because of their height (accentuated by the roof-top viewing deck) meaning one would be conscious of the existence of development in an area currently perceived as an open space. This could be overcome by a much lower design and the use of materials such as natural timber.

The area which would be taken up by this new development is still a significant portion of the garden area. There is no screening or subdivision shown within the orchard area to contain the impact of this development in this part of the garden (or to indicate how ownership might be subdivided). As a consequence the development on the southern part of the orchard site has an unnecessarily high impact on the area as a whole. This is compounded by a generous and extensive lay out of driveways and garaging. The layout could be much more compact and better landscaped to reduce the impact on the site and the setting of the listed house.

The development of houses in this form in the former orchard would mean that this section of the garden could no longer be considered to be part of the setting of the listed building. In this regard the setting would be much reduced and (as stated above) the enjoyment of the house and the rest of the gardens would also be impinged upon by this intrusive development.

Taking the extent, scale and design of development into account along with the loss of garden area and the visibility of the houses from the listed building I would conclude that this development would harm the setting of the Blackbrook Grove.

The National Planning Policy Framework (NPPF) requires that 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require a clear and convincing justification.' (Para. 132).

This is a grade II* listed building and therefore a proposal which would affect its setting must be given especially careful consideration. As set out above I conclude that the proposal would cause harm to the setting and therefore, as required by the NPPF, this harm must be weighed against the public benefits of the proposal.

The benefits of the proposal would be the erection of two houses. Unless there is a need for such houses in the Fareham district and that this is reflected in your housing policies I would suggest that this would be a private benefit, not a public one. This is a matter for the planning authority to consider and weigh up.

My pre application comments suggested that there may be the opportunity to build some houses within the orchard site, but there were several key considerations:

- the number of units be reduced to say one or two
- the development be confined to the southern half of the site, furthest from the house
- the screening between the listed house and any new development be thickened
- the northern part of the orchard could be restored to enhance the setting of the house
- the access road required little change to the existing gravelled drive

The current proposal is a significant improvement on the earlier application and that also proposed initially at pre application stage. The two key points raised above have been satisfied but my last letter stated the need for the houses to be clearly subservient to the main house and questioned the design. These aspects have not been addressed. This proposal does not address bullet points 3 and 4 above; but I acknowledge that if necessary this could be addressed through condition.

Recommendation

I consider that the current proposal would cause a less than substantial level of harm to the setting of the grade II* listed building. This degree of harm should, therefore, be outweighed by some public benefit to meet the requirements of the NPPF, but I see no public benefit in this proposal and therefore I would recommend that this application be refused. I still maintain that development could be accommodated within the orchard, if sensitively designed, which would have a negligible adverse impact on the setting of the listed building. Such a negligible impact might be outweighed by restoration of the remaining part of the orchard.

Director of Planning and Development (Conservation) - Blackbrook Grove is a grade II* listed building, a designation which places it in the top 5.5% of listed buildings nationally and makes it a particularly important building of more than special interest. The house is an example of a thatched early C19 picturesque cottage ornee that sits within extensive grounds. Historically the grounds of the house comprised a number of parts. A formal picturesque garden, including inner and outer circuit walks with a woodland path leading south to the site of a raised viewing mound, a kitchen garden subdivided by paths into four beds, and an orchard. The house surviving with its picturesque garden is uncommon and adds to its significance.

The different parts of the grounds have remained largely intact although the avenue walk and the site of the former viewing mound are now in separate ownership. The house and grounds are included on the Hampshire List of Historic Parks and Gardens and are a local designation in the Fareham Borough Local Plan Review (2000); the local plan boundary includes the house, its formal picturesque garden, and the former kitchen garden and orchard. The former orchard has remained open and undeveloped, it survives as such as part of the former grounds of the house, and in that respect in my view its character

contributes to the wider setting of the listed house and grounds.

The National Planning Policy Framework advises that as an irreplaceable resource heritage assets, including listed buildings, should be conserved in a manner appropriate to their significance and that great weight should be given to their conservation; the more important the asset the greater that weight should be. It also advises that the significance of a heritage asset can be harmed by development within its setting and that if any such harm is to be considered acceptable it must require clear and convincing justification in the form of public benefit. Policy CS17 of Fareham Borough Council Core Strategy (2011) expects development to respond positively to and be respectful of heritage assets. Saved policy HE10 of the Fareham Borough Local Plan Review is also relevant and resists development that would harm a local historic park and garden or its setting. The English Heritage Historic Environment Planning Practice Guide (March 2010) and the Guidance document -The Setting of Heritage Assets (2011)- both define setting as 'the surroundings in which an asset is experienced'. They advise that when assessing the impact of development on the setting of a heritage asset views, spatial associations and the historic relationship between places should all be considered. In my view, in considering this proposal it is important to recognise that the established character of the grounds of Blackbrook Grove as a whole provide the surroundings and setting in which it is experienced. As a substantial part of the undeveloped grounds, and one of a number of distinct areas that comprise its gardens, the existing character of the orchard is significant to the integrity and history of the site and the wider setting of the listed house.

This application follows refusal of a recent application for 4 substantial 4 & 5 bedroomed detached houses P/13/0891/FP within the Orchard. This revised application for 2 houses partially overcomes those objections. The prospect of some form of residential development within the Orchard site has not been ruled out either by Hampshire Garden's Trust or English Heritage subject to resolving appropriate layout and design and I would agree with this view. However, although reduced in number and confined to the southern part of the orchard the formal mock Victorian/ Edwardian design does not in my view respond well to the historic context of the site and wider setting of the listed house. English Heritage advice expects new buildings in a historic context to be carefully designed and in my view a successful residential scheme in this location needs to respond better to its historic context, be recessive in size, design and material within the historic garden and grounds and subservient to the scale and architecture of the principle listed building in these respects. Retention and conservation of the character of the northern part of the orchard needs to be ensured.

Proposed changes to the existing access onto Redlands lane would result in a formal access arrangement with kerbs, radii and realigned fencing for sightlines, a more informal approach would be appropriate. The proposed gates which have moved into the site in my view are unnecessarily ornate for the character of the informal driveway through the grounds; retaining the informal low key character of the entrance and driveway is important.

Although reduced from the previous application in my view there is still harm to the setting of the grade II* house and the character of the historic park and garden designated in the local plan which is not outweighed by any public benefit, a view that is supported by English Heritage, and the application should be refused.

Director of Planning and Development (Ecology) - Previous comments remain valid. The following comments were raised in respect of the previous application for 4 dwellings.

"Further clarification of ecological impacts is required, principally:

A habitat map is not included in the ecological report and therefore the areas and extents of habitats discussed are not completely clear.

Historic aerial photography suggests the site was previously a mosaic of rough grassland, scrub and trees. It seems to have been at least historically highly suitable for reptiles, and therefore the potential for low numbers of reptiles to be present, especially at margins, should be considered in the context of historic, current, and future management.

I understand there to be remaining orchard trees. Consideration should be given as to whether the site or any part of the site meets the criteria of priority habitat - traditional orchards. It is not clear to what extent tree removal will be necessary.

It is not clear whether works to the existing access track are proposed. Impacts to the woodland should be considered, including in the context of dormice. It should be confirmed that the inspection for badger evidence extended throughout and beyond the site boundaries including the wooded area.

I understand that it is intended to retain the boundary hedgerow, however any application should discuss boundary treatments during construction and operation, and thus the construction and operational impacts on these features, including in the context of potential for dormice. Ecological enhancements should be demonstrated in any application and the recommendations set out within the report are welcomed. Any application should make clear what measures will form part of the proposals.

The report highlights that a proposal for four dwellings is not considered to pose a significant threat to the designated sites of Portsmouth Harbour. However, the site is within the area where additional residential units are considered to contribute, at least in combination, to likely significant effects on the Solent European Marine sites. As this proposal will result in net residential increase within the area within which it is considered that new development, at least in combination with other schemes, will result in a likely significant effect on the Solent European designated sites, I would recommend that Natural England are consulted on this scheme for advice, should they not already have been. The schemes may need to secure measures coming forward through the Solent Disturbance Mitigation Project."

Planning Considerations - Key Issues

The key issues in this case are:

- The principle of development
- The impact on the setting of the grade II* listed building
- Access
- Nature Conservation
- Trees

1. The Principle of the Development -

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may be permitted, provided it does not adversely affect the character of the surrounding area or amenity of existing residents.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness.

2. The impact on the setting of the grade II* listed building -

The National Planning Policy Framework (NPPF) in relation to "Conserving and enhancing the historic environment" states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

The relevant statutory bodies have been consulted on the application. The applicant has provided no information with the application to provide justification for the development proposal but in respect of the previously refused proposal for 4 dwellings raised the following matters with Officers on site and it is assumed that these matters remain pertinent to the current application:

- Security - the orchard is set a significant distance from the dwelling and is adjacent to land owned by Fareham College. There have been trespasses arising and it would be easy for damage to be caused to the listed building, not least, fire, given its thatched roof.

- Setting - The setting of the listed building is already compromised more significantly by the visual incursion of Romyns Court (which was constructed on land previously part of the grounds of the listed building), flats off Redlands Lane to the southeast and not least the College.

- The axial way - this continues beyond the site to the south and is in a poor state where it is within the grounds of the College. The impact of the proposed development on this is therefore overstated.

- Maintenance - the scale of the grounds is disproportionate to the dwelling and are a burden that make the upkeep of this important building difficult. Development of the orchard would assist in securing the future of the listed building.

- Design - the design and detail of the proposed dwellings has been carefully considered and the scale is considered appropriate to the scale of the site. The scale and bulk of the buildings is no greater than that already permitted in Romyns Court.

- Condition of Orchard - many of the orchard trees have been lost and it the site is no longer suitable for this use leaving a stark and underused area.

Both English Heritage and the Director of Planning and Development (Conservation) continue to raise objection to the proposed development although those objections have

been refined to take account of the reduced amount of proposed development.

In summary, the concerns raised continue to be in respect of the impact of the development on the setting of the Grade II* Listed Building. Whilst it is acknowledged that the reduction in dwelling numbers represents an improvement over the previous application nonetheless it is considered that the form and layout of the development and the scale and design of the proposed dwellings remain harmful to the setting of the Listed Building with no identified public benefit. In particular English Heritage have drawn attention to the extensive form of the driveway in front of the proposed dwellings; the lack of any enhanced planting to add to the screening of the development but most significantly to the scale and design. English Heritage have indicated how large dwellings such as Blackbrook Grove might have seen ancillary buildings and possibly dwellings in their grounds associated, perhaps, with staff but that these would not have been of the scale of the proposed dwellings. They have indicated that if development of the site is to be permitted then the development will need to in some way reflect the scale and design of dwellings that might otherwise be seen in this setting. The proposed development does not achieve this element of harmony with its surroundings.

Furthermore the Council can demonstrate at least a 5.25 year supply of housing as required by paragraph 47 of the NPPF such that there is no identified 'need' to allow the dwellings as proposed contrary to the advice of English Heritage and third party comments regarding affordable housing.

3. Access -

It is considered that the principle of accessing the site in the manner proposed via an existing access on to Redlands Lane is acceptable. Although the Director of Planning and Development (Transport) has raised concern over extent of the junction works, the access point is existing as is the drive and proposed improvements previously put forward as part of the refused application were not objected to. The proposed gates have been set further into the site than on the previous proposal where they were located close to the road frontage. The Director of Planning and Development (Transport) did not raise issue with the form of the access as submitted with the previous application and, with the exception of the repositioning of the gates, this has not changed.

The Director of Planning and Development (Conservation) has suggested that the proposed access might best be more informal (including the gates), however, the gates are now set within the wooded area of the site and would not be visible from either the public highway or from the Listed Building. No reason for refusal was included with the previous application which proposed gates on the frontage with Redlands Lane. English Heritage have not raised objection to this element of the proposals.

4. Nature Conservation -

Natural England have concluded that all new residential development within 5.6km of the coastal Special Protection Areas will have a significant impact upon the nature conservation interests of those sites. Consequently, in the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of the designated sites or mitigation measures then the proposed development would not be acceptable.

It is also considered that the level of ecological information provided with the application is insufficient to ascertain whether or not there would be harm arising to protected species on the site itself. A Phase 1 Ecological Survey, which was considered deficient in certain areas,

was submitted with the previously refused application but has not been submitted with the current application.

5.Trees

The third party objection has raised concern that the increase in the use of the drive would adversely affect the health of adjacent trees. The Director of Planning and Development (Arboriculture) has been consulted and has raised not objection to the development.

Conclusion

It is the view of Officers that the application site does have potential for a small scale residential development, however, the layout and design of the proposed dwellings has little changed from the previously refused development in that (with minor alterations to the drive, position of carports, and the elevational orientation of the dwellings) the proposals effectively involve simply the removal of the northern two plots. Whilst the impact of the proposed development upon the setting of this important Grade II* Listed Building is lessened over that of the previously refused proposals, nonetheless it is still considered that the development would be sufficiently harmful to that setting, with no recognised public benefit, to still justify refusal of permission. The applicant has offered no further justification in support of the application.

REFUSE

The proposed development would be contrary to the guidance set out in the National Planning Policy Framework, to Policies CS6 and CS17 of the Fareham Borough Core Strategy, Policies DG4, C18 and HE10 of the Fareham Borough Local Plan Review and Policies DSP2, DSP6, DSP13 and DSP15 of the draft Fareham Borough Local Plan Part 2: Development Sites and Policies and is otherwise unacceptable in that:

(i) by reason of the form of layout and the bulk and design of the proposed dwellings, the development would be harmful to the setting of this important Grade II* Listed Building;

(ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour Site Site of Special Scientific Interest (SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

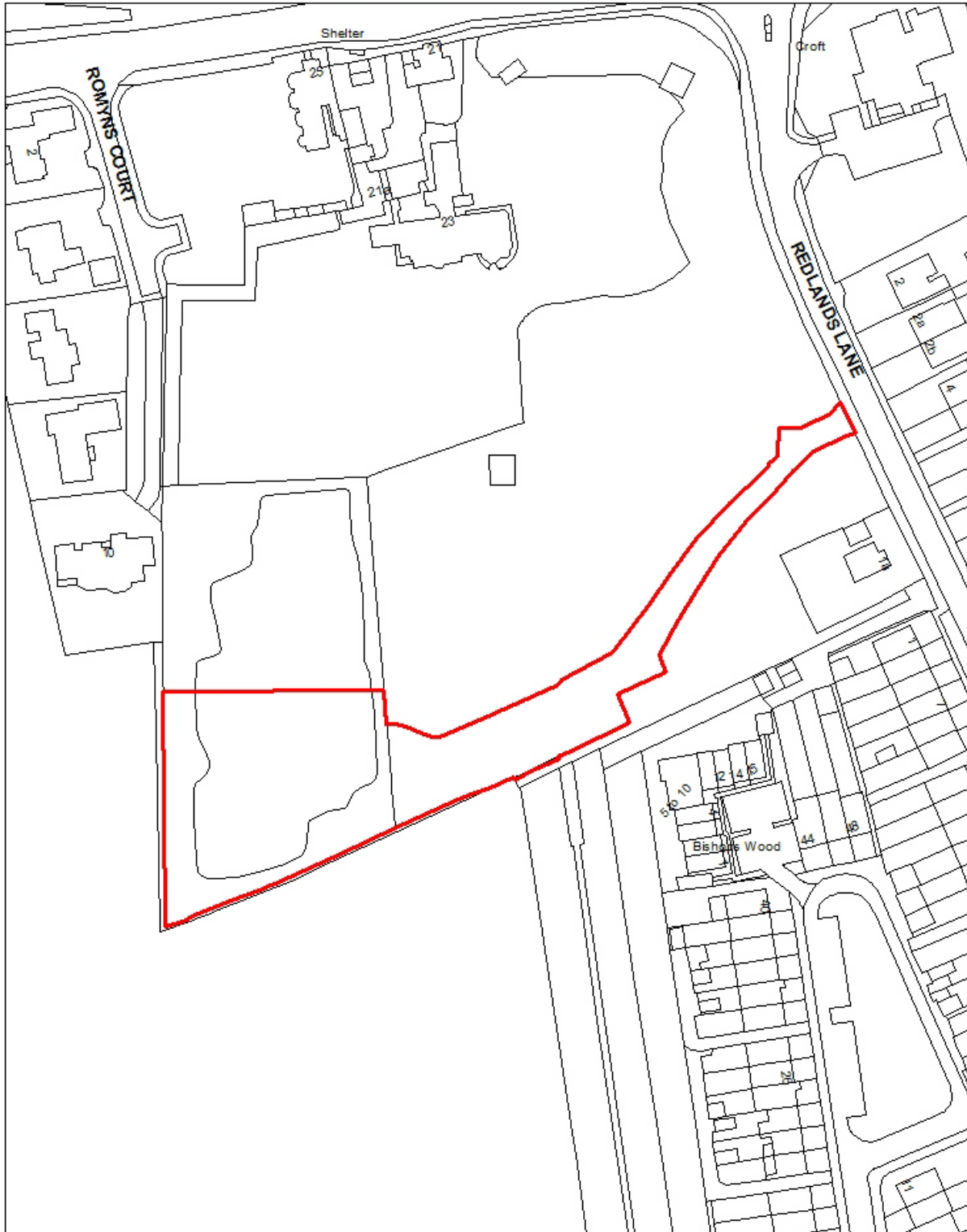
(iii) insufficient information has been provided to demonstrate that any protected species that may be present on the site will not be harmed or that adequate mitigation will be provided if necessary.

Background Papers

P/13/0891/FP; P/14/0203/FP

FAREHAM

BOROUGH COUNCIL



23 The Avenue
Scale 1:1,250



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