4. The landscaping scheme, submitted under Condition 3 above, shall be implemented 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. Unless otherwise agreed, 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 in accordance with the approved designs in accordance with Policies DG4(C), DG5(A) and DG6 of the Fareham Borough Local Plan Review.

5. Before Phase 1 (Units 1-4) is brought into use a minimum of 30 car parking spaces shall be provided and marked out within the curtilage of the site in accordance with the approved plans, and before Phase 2 (Units 5-10) is brought into use the remaining 42 spaces shall be provided and marked out within the curtilage of the site in accordance with the approved plans. Thereafter these spaces shall be retained and kept available for car parking only.
REASON: To ensure adequate parking provision within the site in accordance with the adopted standards of the local planning authority and in the interests of highway safety in accordance with Policies DG5(D) and T5(C) of the Fareham Borough Local Plan Review.

6. The premises shall only be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification), unless first approved by the local planning authority in writing on an application made for that purpose.
REASON: To ensure that the use of the site remains in keeping with the character and amenities of the area in accordance with Policies DG1(A) of the Fareham Borough Local Plan Review.

7. No development shall take place until details showing the existing and proposed ground levels on the site together with the ground floor levels of any buildings, existing and proposed, in relation to those levels, have been submitted to and approved in writing by the local planning authority. The approved development shall be carried out strictly in accordance with the approved details.
REASON: To ensure the satisfactory appearance and relationships of buildings both within and adjoining the site in accordance with Policies DG3(A)(B), DG4(B) and DG5(B) of the Fareham Borough Local Plan Review.

8. The footway adjacent to the proposed building containing Units 1-4 along the south-west edge of the site as shown on the approved plans shall be constructed before the occupation of the fourth unit in Phase 1 and retained thereafter. Any variation from this requirement shall be agreed in writing beforehand with the local planning authority.
REASON: In order to meet sustainable transportation aims of Policies T4 and T12 of the Hampshire Structure Plan Review and T5(A)(B) of the Fareham Borough Local Plan Review.

Alan Wells.
CHIEF DEVELOPMENT CONTROL OFFICER