

P/16/0959/OA

FOREMAN HOMES LIMITED

WARSASH

AGENT: WOOLF BOND
PLANNING

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT OF UP TO 180 DWELLINGS, ASSOCIATED LANDSCAPING, AMENITY AREAS & ACCESS FROM BROOK LANE.

LAND EAST OF BROOK LANE WARSASH FAREHAM SO31 9FE

Report By

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Site Description

The site is situated on the eastern side of Brook Lane, Warsash and lies outside the urban settlement boundary as defined within the Local Plan Part 2;

The site effectively consists of two co-joined rectangular areas of land measuring approximately 6.82 hectares (16.8 acres) in total. The site slopes gently southwards and forms part of a larger area of undeveloped and former nursery land which extends to the west and south;

The site is bounded to the north by Brookside Drive, a private road and the Strawberry Fields development beyond; to the west by open land subject to a separate planning application reported elsewhere on this agenda and residential properties fronting Brook Lane; to the south by properties fronting Greenaway Lane and open land and to the east by a wooded buffer with Lockswood Road beyond;

The south western part of the site comprises Littlebrook Nursery, still in operation for strawberry production. The nursery houses large glasshouses, poly tunnels, residential caravans, offices and commercial buildings which serve the business;

The central part of the site comprises derelict glasshouses, a number of corrugated storage buildings and the land is overgrown;

The eastern extent of the site is heavily wooded with a number of buildings in disrepair scattered amongst the trees;

The application site is in close proximity to the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. The sites are also listed as Solent and Southampton Water Ramsar site and also notified at a national level as Lee on the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI);

The nearest protected trees are located on the northern side of Brookside Drive, outside of the application site;

There is an active badger sett on the edge of the central part of the site, with outlying setts and badger activity across the central and western part of the site;

The undeveloped parts of the site are predominantly Grade 1 Agricultural Land (the south

western corner of the site is Grade 2 and 3b);

Public Right of Way no. 14 passes adjacent to the south western corner, connecting Greenway Lane to Brook Lane.

Description of Proposal

Outline planning permission is sought for up to 180 dwellings on the site, together with vehicle access from Brook Lane, amenity areas and landscaping;

All matters are to be reserved except for means of access which would be from the existing access which currently serves Littlebrook Nursery;

The masterplan illustrates amenity open space including a play area and woodland areas taking into account the existing features and topography of the site;

The masterplan has been submitted demonstrating how 180 dwellings could be laid out on the site. Dwellings would be sited essentially within the two rectangular parcels of land with the larger area of open space between. A pedestrian link is shown onto the public right of way in the south western corner and to Brookside Drive to the north;

A mixture of dwelling types and sizes are proposed, including 40% affordable units (up to 72 dwellings).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP6 - New residential development outside of the defined urban settlement boundaries

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

P/16/1049/OA - Outline application for up to 85 dwellings - land east of Brook Lane and south of Brookside Drive - see following report on the agenda

Representations

One hundred and sixty objections have been received raising the following issues:

Site is outside of the urban settlement boundary and therefore contrary to a number of planning policies;

Continual filling of green spaces when Welborne was supposed to prevent this;

This is not a brownfield site - the Nautical College closes in 2017, this would be a prime site for development;

This is not a sustainable location;

This development, coupled with the Taylor Wimpey application will totally over stretch the facilities in the village;

This is a valuable countryside gap;

Overdevelopment of the site;

Loss of semi-rural feel; impact on the landscape character;

Impact on the landscape character;

Additional traffic resulting in significant congestion; highway infrastructure cannot cope now;

The proposed access is dangerous;

One single point of access onto Brook Lane is not a good idea;

Not enough parking on the site resulting in cars parking on surrounding roads;

Traffic congestion even worse during the construction phase;

The access is opposite a popular nursing home;

The new Taylor Wimpey, Strawberry Fields development has added an enormous amount of traffic to local roads;

Bungalows should be built to buffer existing properties, with houses further into the estate;

Loss of business and employment;

Loss of wildlife and their habitat;

The application was timed during the holiday period;

The submission is lacking detail;

Increase in light and air pollution;

Increased danger to school children using Brook Lane to cycle and walk;

Flooding and pressure on existing ditches;

Impact on local services; already oversubscribed;

Affordable housing is a necessity, but it must have the support network to accommodate the residents;

Loss of light, outlook and privacy enjoyed by existing residents;

Air pollution;

The sewerage system is not adequate;

Fareham Borough Council can demonstrate a land supply of 5.4 years, as such the NPPF should not overrule;

There is an enormous implication of precedence;

There is no need for open market housing like this in Brook Lane;

Health issues associated with living near busy roads.

Objection received from the Fareham Society raising the following points:

The proposal contravenes planning policies, in that it is for development outside the defined urban settlement boundary for which there is no over-riding need;

At this time Fareham Borough Council can demonstrate in excess of a 5 year land supply;

Fareham's Local Plan is up to date although it is being reviewed at the present time. The democratic processes should be strictly followed for the release of development land.

Consultations

EXTERNAL

Hampshire County Council (Archaeology) - No objection subject to conditions

Hampshire County Council (Lead Flood Authority) -

The general principles for the surface water drainage proposals are acceptable; we would recommend that further information on the proposals be submitted as part of a more detailed design phase.

Hampshire County Council (Highways Development Planning) -

The Highway Authority has considered the Transport Assessment accompanying the application and all relevant guidance and policy documents, both local and national, including the NPPF and guidance on Transport Assessment.

The proposed development will be accessed by vehicles via a proposed bellmouth junction. This will be located at the same point as the existing vehicles crossover. There is an agricultural access immediately to the north. The Highway Authority is satisfied that appropriate amendments can be made to the proposed access to better accommodate the agricultural access through a Section 278 Agreement following a detailed design check.

Junction modelling for the Brook Lane/Lockswood Road/Headland Drive and Brook Lane, A27 Bridge Road/Station Road junctions have been modeled using revised traffic data for 2017 plus 2022 along with remodelling of the previous junctions using the revised traffic data.

The Highway Authority notes the impact the increase in traffic on the adjoining road network and its junctions resulting from the development will have. It is considered that a suitable mechanism to mitigate this specific impact is through a financial contribution towards improving the operation of the affected network.

There is no highway objection subject to a transport contribution towards improvements at the A27 Bridge Road/Brook Lane junction and the A27 corridor, and submission of a Travel Plan, including a monitoring fee and bond secured through a Section 106 legal agreement.

Police and Crime Commissioner (Crime Prevention Design Advisor) -

As proposed the layout works fairly well. Connectivity needs improving to the north and

south, including providing greater surveillance of open space. This can be dealt with at the detail stage.

Environment Agency - No objection

Natural England -

The application site is within or in close proximity to a European designated site (Natura 2000 sites) and to the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. The sites are also listed as Solent and Southampton Water Ramsar sites and notified at a national level as Lee on the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI).

In considering the European site interest, the Council, as a competent authority under the provisions of the habitats Regulations, should have regard for any potential impacts that a plan or project may have.

This application is within 5.6km of Solent and Southampton Water SPA and will lead to a net increase in residential accommodation. Natural England is aware that Fareham Borough Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Provided that the applicant is complying with the SPD or policy, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Chichester and Langstone Harbours SPA and Ramsar Site - no objection.

Solent Maritime ASC - no objection.

SSSI - no objection.

Southern Water Services - No objection subject to condition

INTERNAL

Trees - No objection

Refuse and waste - No objection

Environmental Health (Pollution) - No objection

Environmental Health (Contamination) - No objection, subject to condition

Ecology -

The application is supported by final reports for reptiles, dormice, bats and an updated extended phase 1 habitat survey report and an badger bait-marking study report.

Bats - Roosting

The updated information provides an account of the Phase 2 emergence surveys which were completed for all buildings and trees which support suitable bat roosting features. The surveys were completed in accordance with the Bat Conservation Trust's good practice survey guidelines. No bats were seen to emerge from or return to any of the surveyed trees or buildings during these surveys.

In view of the survey findings the development is unlikely to result in a breach of the law protecting bats.

Bats - Foraging

Bat foraging activity around the site was typical of such sites, and the bat assemblage largely comprised pipistrelle bats. Serotine, noctule, long-eared and Myotis bats were also recorded in small numbers. The proposal will result in the loss of habitat which is utilised by foraging and commuting bats however the Outline Landscape Strategy Plan Ref: DD126.L01A shows that the areas of the site which support the greatest levels of activity will be retained in a substantial and functional form. In particular, the woodland blocks which are located centrally between the two development blocks retain a belt of suitable foraging habitat between the northern and southern areas of suitable habitat outside of the development.

There are no concerns over impacts on foraging and commuting bats subject to the implementation of the outlined avoidance, mitigation and compensation strategy which comprises a combination of habitat retention, habitat creation and sensitive lighting. It is recommended that detailed lighting, landscape and habitat management schemes are designed with bats (and other protected species) in mind and are submitted to secure these measures.

Dormouse

Surveys have confirmed that the site does not support dormice.

Reptiles

Reptile populations will be translocated to an off site receptor area which should be identified in order to demonstrate that the proposed strategy is deliverable and enforceable.

Breeding Birds

Breeding bird surveys have confirmed that the site supports small number of red listed bird species including starling, song thrush and house sparrow. The recorded assemblage is not unusual given the habitats supported by the site and the proposed mitigation strategy which comprises habitat retention and bird box provision is appropriate. It is recommended that these measures are secured by a suitably worded condition.

Badgers

A detailed study of badger activity at the site has confirmed that two social groups of badgers occupy the site. A total of seven badger setts have been recorded comprising two main setts, two annexe setts and three outlier setts of which all are active and therefore afforded protection. A comprehensive mitigation strategy has been provided in outline form to allow for any changes in badger activity and design prior to commencement. It is

recommended that an updating badger survey is undertaken to inform a final mitigation strategy prior to commencement.

Habitats

Lowland mixed deciduous woodland, a priority habitat, is located within the site. This feature will be retained within the development; however, it is likely that increased public access will lead to its gradual degradation. In addition, indirect impacts could arise during construction works if dust is deposited on the woodland areas. In order to ensure that indirect impacts do not arise, it is recommended that a Construction Environment Management Plan (CEMP) is produced prior to commencement, secured by a planning condition. In addition, the proposed landscape strategy should be designed to reduce pressure on the retained woodland through managing access and protecting sensitive habitats in order to ensure the longevity of this priority habitat for its intrinsic biodiversity interest and for the species it supports.

Internationally Designated Sites

The application site is in close proximity to the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Ramsar site.

The development will result in a net increase in residential dwellings within 5.6 km of the Solent and Southampton Water SPA. It has been demonstrated and agreed by Natural England that any increase in dwellings would have a significant effect on the SPAs when considered in combination with other plans and projects.

Fareham Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues, which can be secured through planning conditions and a Section 106 Obligation.

Planning Considerations - Key Issues

Principle of development

Land supply

Design

Landscape character

Loss of agricultural land

Affordable housing

Highways

Ecology

Effect on neighbouring properties

Effect on local infrastructure

Conclusion

PRINCIPLE OF DEVELOPMENT

Policy CS2 (Housing Provision) of the adopted Core Strategy states that priority should be given to the reuse of previously developed land within the urban areas. Policies CS6 (The Development Strategy) goes on to say that development will be permitted within the settlement boundaries.

The application site lies within an area which is outside of the defined urban settlement

boundary. Policy CS14 of the Core Strategy states that:

'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.'

Policy DSP6 of the Local Plan Part 2: Development Sites and Policies states - there will be a presumption against new residential development outside of the defined urban settlement boundary (as identified on the Policies Map).

The site is clearly outside of the defined urban settlement boundary and the proposal is therefore contrary to Policies CS2, CS6, and CS14 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

LAND SUPPLY

The Council's current five year housing supply position is based upon the housing requirements in the Borough's adopted Local Plan; Part 2 - Development Sites and Policies (adopted June 2015) and Part 3 - Welborne (adopted June 2015). Over the five year period from 1st April 2016 to 31st March 2021, Fareham's housing requirement is 1,932 dwellings. In accordance with paragraph 47 of the NPPF, this requirement includes a 5% buffer brought forward from later in the plan period to ensure choice and competition in the market for land.

It is acknowledged that the Council's adopted housing requirement is not based on Objectively Assessed Need (OAN), as required by the NPPF. In light of this and in accordance with the Inspector's Report on Local Plan Part 2, the Council has committed to and commenced a review of the adopted Local Plan, in order to plan positively for meeting Objectively Assessed Housing Need. This figure was published in evidence to support the PUSH Spatial Position Statement in June 2016, to enable each PUSH Council to review its Local Plan and identify specific sites and locations for development to meet OAN. To reaffirm this commitment, the Council has recently adopted a new Local Development Scheme which provides the timetable for the production and adoption of the new Fareham Local Plan 2036.

The appeal decision in December 2014 for the site adjacent to The Navigator public house (reference P/13/1121/OA) is acknowledged, however since that decision, the approaches of both Local Plan Part 2 and Local Plan Part 3 have both been found sound by a Planning Inspector and adopted by the Council. In addition, the ministerial letter on Strategic Housing Market Assessments (dated 19th December 2014) states that "the outcome of a SHMA is untested and should not automatically be seen as a proxy for a final housing requirement in Local Plans. It does not immediately or in itself invalidate housing numbers in existing Local Plans". Therefore in accordance with this statement and the Planning Practice Guidance, the housing requirement figure used to calculate the Council's five-year housing supply position is based on the Council's adopted Local Plan. As such, until the new Fareham Local Plan 2036 has been subject to consultation and examination and been adopted by the Council, it is the Council's view that it would be premature to adopt the Objectively Assessed Housing Need figure as the Borough's housing requirement.

Taking the positions on housing requirement and housing supply into account, Fareham Borough Council is therefore currently able to demonstrate a five-year housing land supply

position of 5.7 years.

The table demonstrating the five year lands supply position is appended to the report (Appendix 1).

DESIGN

The illustrative masterplan shows the overall layout and form of the development designed to be sympathetic with the existing properties in Brook Lane and Greenaway Lane and the wider landscape beyond.

Up to 180 houses are proposed which equates to an average net density of 34 dwellings per hectare. This level of density is comparable to the surrounding residential development. Furthermore, building heights will not exceed 2.5 storeys.

Based on the illustrative details provided officers are not fully satisfied that up to 180 dwellings can be accommodated on the site in a manner that accords with Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne). As a result, the number of dwellings may need to be reduced when a detailed reserved matters application is submitted for determination in order for the proposal to comply with the Council's Design Guidance. Officers have sought legal advice in relation to this issue and have been advised that as the description of the development states 'up to 180 units' this number is not set in stone and can be varied at the detailed application stage.

LANDSCAPE CHARACTER

The site comprises a combination of commercial glasshouses, polytunnels, former nursery land, open and wooded areas. The site is currently viewed from residential properties in Brook Lane and Greenaway Lane and from limited public vantage points, including the public right of way crossing the south western corner of the site. Glimpsed views of the commercial buildings can be seen between properties along Brook Lane. The site cannot be seen in longer distance views due to the existing built form and vegetation.

Whilst the development might not be seen easily from public vantage points the proposal would introduce built form and associated infrastructure including lighting and planting which would affect the character of the landscape and visual amenity. The illustrative layout demonstrates that where possible valuable landscape features would be retained and the development could be further mitigated by reinforcing green corridors of vegetation and greenspace. Furthermore the presence of a good structure of woodland, hedgerows and trees provides opportunities for integration of new buildings within the existing landscape.

Notwithstanding the existing site features, Policy CS14 of the Core Strategy states that built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Residential development on the site would affect its existing landscape character, appearance and function.

LOSS OF AGRICULTURAL LAND

The undeveloped parts of the site are predominantly Grade 1 Agricultural Land (the south western corner of the site is Grade 2 and 3b).

Paragraph 112 of the National Planning Policy Framework states: 'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'

Policy CS16 of the adopted Core Strategy states: 'New development will be expected to safeguard the use of natural resources by preventing the loss of the best and most versatile agricultural land (Grades 1, 2 or 3a of the Natural England Agricultural Land Classifications System).'

The loss of Grade 1 and 2 agricultural land is a material planning consideration and the proposal is therefore contrary to policy CS16 of the adopted Core Strategy and the NPPF.

AFFORDABLE HOUSING

The applicant is proposing to deliver 40% affordable homes in accordance with Policy CS18 of the adopted Core Strategy.

The affordable dwellings will comprise a mixture of sizes, including both affordable rented and shared ownership properties.

Since the original application was submitted the Highway Authority has indicated they would be seeking a highway contribution. Officers also question whether 180 dwellings can be satisfactorily accommodated on the site.

Planning Officers requested a viability appraisal from the applicant to demonstrate that the development would be able to deliver affordable housing at 40%; only a high level appraisal has been forthcoming. Without a detailed viability appraisal it is not possible for officers to establish whether the proposal would be fully compliant in respect of affordable housing bearing in mind the highway contribution and the questions raised in respect of housing numbers.

HIGHWAYS

The Highway Authority has considered the application in detail; the submitted Transport Assessment has specifically dealt with the following matters:

- Accessibility (walking and cycling; public transport);
- Personal injury accident data;
- Vehicular access junction;
- Travel plan (consultation and partnership; targets; measures; monitoring; funding and section 106 Agreement);
- Travel demand (trip generation; traffic distribution; traffic assignment);
- Highway impact.

The Highway Authority notes the impact the increase in traffic on the adjoining road network and its junctions resulting from the development will have. It is considered that in the event that planning permission is granted a suitable mechanism should be put in place to secure a financial contribution for improvements to the A27 Bridge Road/Brook Lane junction and the A27 corridor.

ECOLOGY

Under the consultation section of this report the potential effects on wildlife have been set out.

There are no concerns relating to Dormouse, birds and bats, and reptiles can be relocated. Natural England has confirmed that measures can be built into the proposal that seek to avoid all potential impacts on the European Sites, including contributions towards the Solent Recreation and Mitigation Partnership.

In the event that planning permission is granted, the above matters could be secured through planning conditions and/or a Section 106 Obligation.

EFFECT ON NEIGHBOURING PROPERTIES

A number of properties close to the site in Brook lane and Greenaway Lane have an outlook across the application site. The outlook from these properties into the site would change from commercial nursery buildings including glasshouses and polytunnels to a housing estate if the proposal were to go ahead. However subject to ensuring suitable separation distances this change is not considered to materially harm the living conditions of the occupiers of adjoining properties. Furthermore local residents are likely to be very sensitive to changes in views so careful design and boundary landscaping will help to mitigate these effects and to an extent improve views

A number of dwellings are under construction to the north of the site (Strawberry Fields development) however they sit behind a 15 metre wide planting buffer.

The illustrative layout demonstrates how up to 180 dwellings could be sited on the site. In the event that outline planning permission were granted the detailed application would need to ensure that this number of dwellings would be built in a manner which meets this Council's requirements in respect of light, outlook and privacy as set out in the recently adopted Fareham Borough Council Design Guidance (excluding Welborne) SPD.

IMPACT ON LOCAL INFRASTRUCTURE

A number of residents raise concern about the effect 180 further homes would have on what are already perceived as strained schools, doctors and other services in the area. When developments of this scale come forward on individual sites, the expectation is that the needs of future residents should be met by the providers of those services. Whilst Officers acknowledge the strong local feeling on these issues, Officers do not believe that a reason for refusal can be substantiated on these grounds.

CONCLUSION

Officers acknowledge the proposal could deliver up to 180 dwellings, including affordable housing which is a material planning consideration which needs to be given due weight.

Officers further acknowledge that through careful design and management, appropriate measures can be put in place to ensure that ecological interests are fully and appropriately safeguarded.

The Highway Authority notes the impact the increase in traffic on the adjoining road network and its junctions resulting from the development will have. It is considered that in the event that planning permission is granted a suitable mechanism is put in place to secure a financial contribution for improvements to the A27 Bridge Road/Brook Lane junction and the A27 corridor;

The Highway Authority has highlighted that a Travel Plan secured through a Section 106 Obligation would assist in mitigating the impacts upon the highway network.

The application site is upon land which is entirely outside the defined urban settlement boundary where there is an in principle objection to new residential development except in exceptional cases. None of the exceptions set out within the adopted policies have been claimed here. This in principle policy objection weighs heavily against granting planning permission. Furthermore, the nature of the proposed development would introduce built form and associated infrastructure, including lighting and planting which will affect the character of the landscape and visual amenity. The proposal would urbanise the existing site and affect its landscape character, appearance and function;

The application site is a part of a much larger area of predominantly undeveloped former nursery land between the developed areas of Locks Heath and Warsash. The development of this land will result in a change in the environment for a number of properties which presently overlook the site, and will result in further 'urban creep' southwards towards Warsash. However, subject to the retention and further enhancement of established trees and landscaping this change will not materially harm the living conditions of occupiers of nearby residential properties;

The application site also comprises predominantly Grade 1 and Grade 2 Agricultural Land; these are the best grades of Agricultural Land. Both national and local planning policy seeks to avoid the loss of the highest grades of agricultural land.

The applicant has challenged whether this Council has a five year supply of housing land. Details of the Council's housing land supply have been provided earlier in the report and confirm there is in excess of a five year housing land supply.

Officers conclude that the benefits that would arise from the proposal do not outweigh the harm caused by developing land outside the defined urban settlement boundary and the loss of areas of Grade 1 and 2 Agricultural Land. The proposals would be contrary to policies contained within the adopted Fareham Borough Core Strategy and Local Plan Part 2: Development Sites and Policies

Officers therefore recommend that the planning application should be refused for the reasons set out below.

Recommendation

REFUSE:

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for

which there is no justification or overriding need and would adversely affect its landscape character, appearance and function;

(b) the proposal would result in the loss of Grade 1 and Grade 2 agricultural land;

(c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

(d) in the absence of a financial contribution or legal agreement to secure such, the proposal would result in an increase in traffic on the adjoining road network and its junctions to the detriment of the users of the highway;

(e) in the absence of a legal agreement securing a Travel Plan, the proposed development would not make the necessary provision to ensure 'reduce and manage measures' are in place to assist in reducing the dependency on the use of the private motorcar;

(f) in the absence of a legal agreement securing provision of open space and facilities and their associated management, the recreational needs of residents of the proposed development would not be met;

(g) had it not been for the overriding reasons for refusal the Council would have sought ecological mitigation, compensation and enhancement measures to ensure that all protected species are taken into account during and after construction. These would include alternative provision for habitats, including networks and connectivity and future management and maintenance arrangements;

(h) had it not been for the overriding reasons for refusal the Council would have sought details of the SuDS strategy including the mechanism for securing its long-term maintenance.

Note for information:

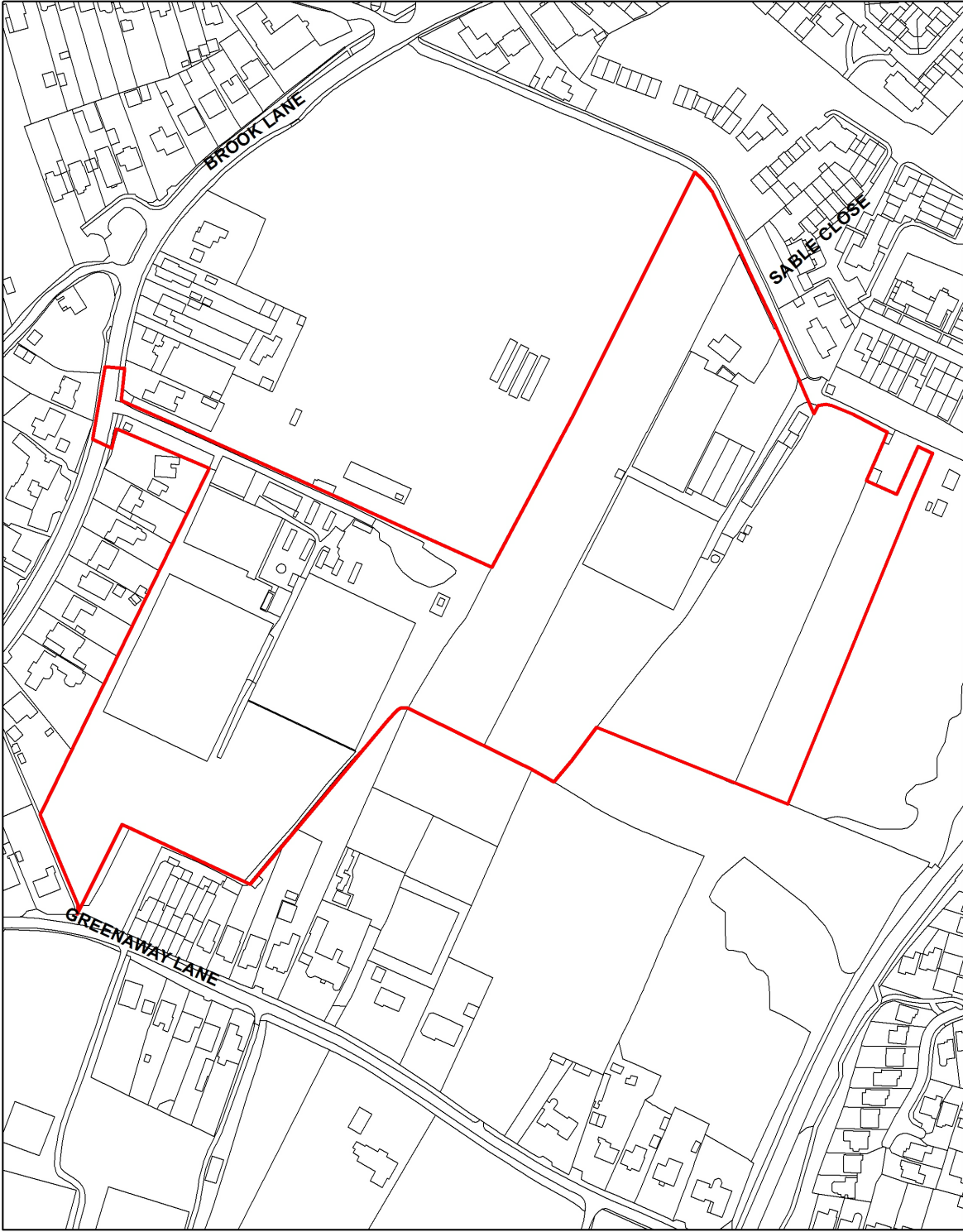
Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points c - h of the above by the applicant entering into legal agreements with Fareham Borough Council and Hampshire County Council.

Background Papers

See planning history above.

FAREHAM

BOROUGH COUNCIL



Land East of Brook Lane
Scale 1:2500



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