

**N/17/0001**

**WINCHESTER**

WINCHESTER CITY COUNCIL

AGENT: WINCHESTER CITY  
COUNCIL

RESIDENTIAL DEVELOPMENT OF THE SITE BY THE ERECTION OF 44 DWELLINGS  
WITH ACCESS AND OPEN SPACE

FULCRUM 6 SOLENT WAY WHITELEY PO15 7FT

***Report By***

Susannah Emery - direct dial 01329 824526

***Introduction***

This authority has been consulted on a major outline planning application (16/03553/OUT) for the erection of 44 dwellings on land within Whiteley which lies adjacent to the Fareham Borough boundary within the administrative area of Winchester City Council. Whilst Winchester City Council will be the determining authority, Fareham Borough Council has been formally invited to express views of the submitted application as a neighbouring authority.

***Site Description***

The triangular shaped site is approx. 1.7ha and is located to the south of Rookery Avenue on the northern edge of the Solent Business Park. There is an existing access to the site from Solent Way which runs along the eastern boundary and also provides access to the adjacent commercial units off the Solent Hotel roundabout. The site is screened along the north and east boundaries by tree planting. The western site boundary also demarks the borough boundary and the adjacent land to the west forms the Solent 2 Employment Site (E1) within Fareham Borough. The application site is allocated for employment purposes (light industry/offices) by Winchester City Council and is referred to as Fulcrum 6.

***Description of Proposal***

Outline planning permission is sought for the erection of 44 dwellings. All matters are reserved with the exception of access which is proposed to be taken from the existing access off Solent Way.

***Planning Considerations - Key Issues***

The planning considerations relating to this application will largely be assessed by Winchester City Council. However this Authority does need to consider whether the proposal would have any consequences on the Borough's own housing/employment land allocations and prospective developments within the vicinity of the site. Highway implications are also a primary consideration.

With regards to the first matter the views of the Council's Planning Strategy team have been sought and these will be provided within an update to this report. With regards to the highway implications the Council's Highways Engineer concludes that the proposed development would generate significantly less traffic than the allocated business use of the site. Consequently, it is considered that the impact on the surrounding road network, including that within this Borough, would be very limited.

***Recommendation***

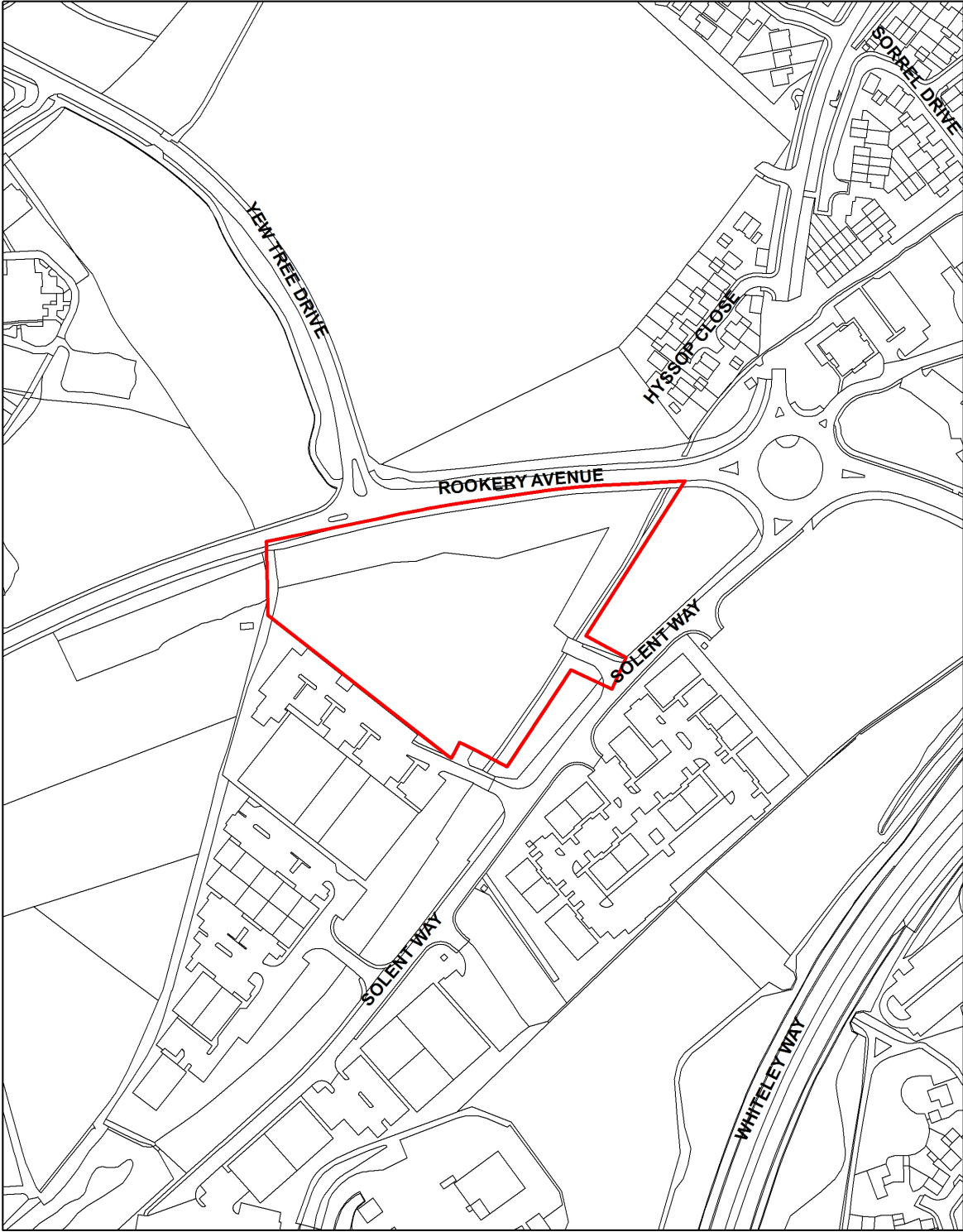
Update to be provided for Members at the meeting.

***Background Papers***

N/17/0001

# FAREHAM

BOROUGH COUNCIL



Fulcrum  
6 Solent Way  
Scale 1:2,500



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2015