

# Statement of Common Ground

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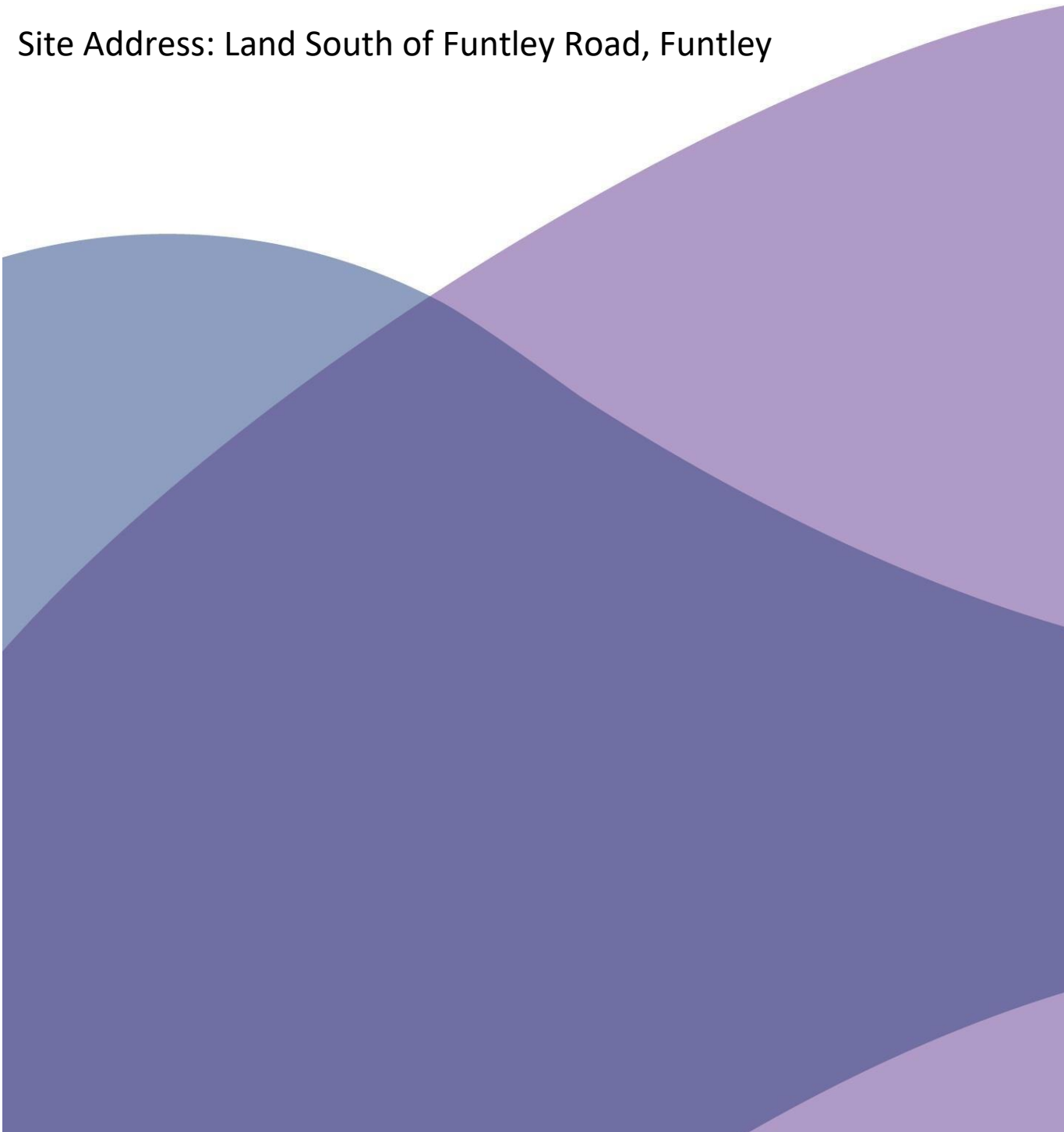
Appeal Reference: 3283643 & 3284532

LPA Reference: P/20/1168/OA

Appellant: Reside Developments Ltd, and Atherfold Investments Ltd

Local Planning Authority: Fareham Borough Council

Site Address: Land South of Funtley Road, Funtley



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# 1. Introduction and Background

- 1.1 This Statement of Common Ground ('SoCG') sets out those matters upon which Fareham Borough Council in its role as Local Planning Authority (the 'LPA') and Reside Homes and Atherfold Investments Ltd (the 'Appellant') have common ground and identifies those areas where disagreement lies.

## **Background to the Appeals**

- 1.2 These appeals were submitted following the LPA's failure to determine an outline application (ref: P/20/1168/OA) for residential development (*'the residential development'*) and a full application (ref: P/20/1166/CU) for a community park (*'the community park'*) on Land to the South of Funtley Road Fareham (the 'Appeal Site') within the agreed time period. For clarity these appeals will be referred to as Appeal 1 (3283643) and Appeal 2 (3284532) respectively.

- 1.3 The outline residential planning application forming the subject of Appeal 1, was validated by the LPA on 6<sup>th</sup> October 2020 and given the application reference P/20/1168/OA (herein referred to as *'the residential application'*). The agreed description of development with the LPA was as follows:

*"Outline application to provide up to 125 one, two, three and four-bedroom dwellings including 6 Self or Custom build plots, Community Building or Local Shop (Use Class E & F.2) with associated infrastructure, new community park, landscaping and access, following demolition of existing buildings".*

- 1.4 This application was made in parallel with an application for the change of use of land to the south of the outline application site for it to become a community park following the demolition of existing buildings (the subject of Appeal 2). That application was given reference P/20/1166/CU (herein referred to as *'the community park application'*). and seeks planning permission for:

*"Change Of Use Of Land From Equestrian/Paddock To Community Park Following Demolition Of Existing Buildings"*

- 1.5 It is anticipated that the implementation of the community park can be tied to the outline application as part of a legal agreement, as occurred previously.

## Statement of Common Ground

1.6 This Statement of Common Ground covers the following matters:

- *Description of the Site and Surrounding Area*
- *The Proposed Development and Application Material*
- *Relevant Planning Policy*
- *Matters Not in Dispute*
- *Matters in Dispute*

1.7 This SoCG is prepared jointly and agreed by:

**Signed:**



Tim Burden, Turley (on behalf of Reside Developments Ltd and Atherfold Investments Ltd)

**Date:** 7<sup>th</sup> January 2022

*And*

**Signed:**



Richard Wright (on behalf of Fareham Borough Council)

**Date:** 7<sup>th</sup> January 2022

## 2. Description of the Site and Surrounding Area

### The Appeal Site – Appeal 1

- 2.1 The site is located within the Fareham North ward of Fareham Borough in Hampshire. The site area is 6.09 hectares.
- 2.2 The site is on Funtley Road and is enclosed within a triangle of land bounded by the M27 to the south, a railway line to the east and a disused railway spur to the west, now a bridleway.
- 2.3 The site broadly comprises semi-improved grassland, woodland and hardstanding / made ground, with hedgerows and tree lines located predominantly on the borders and small parcels of ruderal vegetation and scrub present. The majority of the grassland is short grazed, forming a number of paddocks used by horses, a number of existing buildings, and a manege.
- 2.4 The site currently sits outside of the defined urban settlement boundary of Funtley.
- 2.5 The Appeal 1 site is proposed as a residential allocation (HA10) for 55 dwellings in the emerging Revised Publication Fareham Local Plan 2037, which has recently been submitted for Examination.
- 2.6 The site generally slopes from south-west to north-east with the lowest point of the site on the north-west corner of the site near Honey Lane. The slopes vary with an upper, flatter plateau area to the south-west at around 55mAOD, steeper slopes in the middle and lower flatter paddock areas in the north and north-west at approx. 19mAOD. The Deviation line to the west is embanked, whilst the M27 on the southern boundary is in cut. The railway line to the east enters a tunnel via a cutting through the higher ground just east of the site.
- 2.7 Access is currently taken from Funtley Road to the north. This road links the site to Fareham in the south and Wickham to the north via Titchfield Lane. Land cover across the site consists predominantly of paddocks. There are a collection of agricultural / equestrian buildings towards the north-east of the site and stabling and manege toward the centre.
- 2.8 There are no landscape or heritage designations within or adjacent to the site according to the adopted local plan proposals map.
- 2.9 The north-eastern part of the site includes an area of Ancient Replanted woodland known as Great Beamond coppice. Hook House Coppice lies just outside the site to the south-west. The north western part of the site is identified in the adopted local plan as being designated Existing Open Space (Policy CS21 of the adopted local plan is relevant).
- 2.10 Dense tree blocks and tree belts are apparent alongside the ancient re-planted woodland of Great Beamond Coppice located toward the eastern boundary, which is also designated as a Site of Importance for Nature Conservation (SINC).

## **The Appeal Site – Appeal 2**

- 2.11 The Appeal 2 site is located on the south-western fringe of Funtley village and extends to 9.89ha. Its topography falls from the M27 in the south toward the north / north-west corner of the site. The site is bounded to the west by Honey Lane and almost meets the Fareham / Eastleigh railway line to the east.
- 2.12 The Adopted Policies Maps illustrates that the site sits outside of the defined urban settlement boundary of Funtley.
- 2.13 Land to the south of the site is predominately paddocks and includes a small collection of equestrian / agricultural buildings. The emerging local plan identifies part of this area as new open space to be delivered as part of the HA10 allocation.
- 2.14 The change of use subject of Appeal 2 will deliver this land (and additional land to the east) as a new community park, alongside the demolition of the existing buildings. A new pedestrian and cycle access across an existing bridge over the M27 has been constructed and is open to the public to allow access to services and facilities south of the motorway.
- 2.15 The site broadly comprises semi-improved grassland, woodland and hardstanding / made ground, with hedgerows and tree lines located predominantly on the borders and small parcels of ruderal vegetation and scrub present. The majority of the grassland is short grazed, forming a number of paddocks used by horses.
- 2.16 Towards the south east of the site there are a number of buildings associated with the current equestrian use of the site. A Site of Importance for Nature Conservation (SINC) is located toward the centre of the site. Ancient Woodland and further SINC's are located to the north-east boundary.

## **Surrounding Context**

- 2.17 Funtley village is to the east of the railway line and Fareham is to the south of the M27. Land to the west, beyond the railway embankment, is small scale, well wooded agricultural land.
- 2.18 To the east and north-east are larger scale agricultural fields, beyond Funtley village, earmarked for the 6000+ house settlement of Welborne. The Welborne development is proposed as a strategic allocation within the draft local plan. Further to the north, is the former Knowle hospital site, which has been converted and redeveloped for housing.
- 2.19 The land immediately to the north of Funtley Road (Roebuck Avenue, Deer Leap, Stag Way) was developed in the 1990's for residential development on a site which was, historically, brickworks, clay pits and an abattoir.
- 2.20 Planning permission has recently been granted for 27 homes to the north of Funtley Road, secured by the Appellants. This is currently being built out by Vivid Homes and is nearing completion.

- 2.21 An upgraded track provides a link (a permissive path for pedestrians and cyclists) through the proposed community park over the M27 to connect with the existing footpath network and the urban area of Fareham south of the M27. This link has now been constructed and is open to the general public.

#### **Statutory and Other Designations**

- 2.22 The Appeal Site contains the majority of the Great Beamond Coppice SINC, including the area of ancient woodland.
- 2.23 There are no statutory designated sites of nature conservation interest located within or immediately adjacent to the Appeal Site.
- 2.24 The closest statutory designated site is Botley Wood and Everett's and Mushes Copses Site of Special Scientific Interest (SSSI), located approximately 1km north-west of the Appeal Site.
- 2.25 Berry Coppice Local Nature Reserve (LNR) is located approximately 1.3km west of the Appeal Site.
- 2.26 Relevant European protected sites include, Portsmouth Harbour Special Protection Area (SPA) and Ramsar site and Solent and Southampton Water SPA and Ramsar site, which are located approximately 2.8km and 3.6km south of the appeal sites respectively. Additionally, the relevant part of the Solent & Southampton Water SPA is further designated as part of the Solent Maritime Special Area of Conservation (SAC). New Forest SPA, SAC and Ramsar lies approximately 13.1km west of appeal sites.
- 2.27 A separate Habitats Statement of Common Ground has been produced by the Appellant and the Council.

#### **Site History**

- 2.28 A change of use of land application from equestrian/paddock to Community Park was granted full planning permission in October 2018 (reference P/18/0066/CU). Following this consent, an outline planning application for 55 units was granted permission in September 2020 (P/18/0067/OA).
- 2.29 The applicant subsequently submitted a revised outline application to increase the homes on the site from 55 to up to 125 homes in October 2020.
- 2.30 Alongside this, a new full application for a community park was also submitted at the same time. The Community Park would be reduced in size by approximately 0.5ha in order to facilitate an additional 70 new homes (and respond to some ownership boundary amendments), and to allow for some minor amendments to the landownership boundary. The Community Park will provide a large area of publically accessible space for new and existing residents in the area.
- 2.31 A further full planning application (reference P/19/0290/FP) for the provision of a permissive footpath link and new surfacing from Funtley Road over the M27 Motorway connecting to footpath Public Right Of Way 91A and associated Bridge Improvement

Works was approved in 2019. These works were initially included within the community park consent, but following discussions with Highways England (now National Highways) were applied for separately in order to allow their early implementation. These works have now been implemented on site.

- 2.32 In this context, the relevant planning history is consequently summarised below:

**P/17/1539/EA**

*Request For Screening Opinion Under The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 For Proposed Residential Development Of Up To 55 Dwellings, Community Building, New Country Park And Associated Landscaping & Infrastructure on Land To The South Of Funtley Road, Funtley. January 2018. No Environmental Statement Required.*

**P/18/0067/OA**

*Outline application for residential Development of up To 55 Dwellings (Including 3 Custom-Build Homes) (Use Class C3), Community Building Incorporating a Local Shop 250 Sqm (Use Classes A1, A3, D1 & D2), Accesses And Associated Landscaping, Infrastructure And Development Works. Approved 02/09/2020.*

**P/18/0066/CU**

*Change of Use of Land from Equestrian/Paddock to Community Park Following Demolition of Existing Buildings. Approved 12/10/2018.*

**P/19/0290/FP**

*Provision of a Permissive Footpath Link and New Surfacing from Funtley Road over the M27 Motorway Connecting to Footpath Public Right Of Way 91A and associated Bridge Improvement Works. Approved 20/06/2019*

**P/20/0809/FP**

*Installation of Haul Road (Retrospective). Approved 09/11/2020*

**Environmental Impact Assessment (EIA) Screening**

- 2.33 It is agreed that the site falls within Schedule 2 to the 2017 EIA Regulations, however, does not exceed the thresholds for screening, of 150 dwellings, above 5ha in size or 1ha of non-residential development.
- 2.34 A request for a Screening Opinion was made by the Appellant and the Council issued a Screening Opinion on 1<sup>st</sup> February 2021 concluding the development was not EIA development and therefore no further assessment under the EIA regulations was required.



### 3. The Proposed Development and Application Material

- 3.1 The following Section establishes and explains the development proposed by Appeals 1 & 2.
- 3.2 Together the appeal development comprises of the following:
- Up to 125 homes
  - 40% affordable housing provision
  - 6 custom/self-build homes
  - A Community Park with access to new residents and residents in the surrounding area
  - On site open space and a children's equipped play area
  - Provision of a local shop/community hall
- 3.3 It is intended that the Community Park will be delivered in conjunction with the adjoining proposed residential led development, and its delivery is dependent on the permission being granted on appeal for the outline scheme. A similar community park was secured alongside the permission for 55 units granted in September 2020 (P/18/0067/OA).
- 3.4 The principle of the site being used as Community Park has been established with the granting of approval in 2018. The Council's position is set out at paragraphs 5.9 and 10.15 of its Statement of Case and it is content for the Inspector to allow Appeal 2. With that in mind the remainder of this statement relates to Appeal 1.
- 3.5 Both parties are content for similar planning conditions and obligations to be used to secure further details and management provisions for the community park in a similar way to the previous approval in 2018. It is agreed that the approach previously undertaken regarding these proposals can be taken again in the context of these appeals. For example, the final design and management of the park, including the layout of new paths, ecological areas and landscaping/planting can be secured via appropriately worded planning obligations. A condition can also secure details of the access to the park, which will follow the approval of the detailed layout for the adjoining residential proposal when the position of appropriate pedestrian and cycle connection points will be known.
- 3.6 It is anticipated that the implementation of the Community Park can be tied to the outline application through a planning obligation with its delivery linked to the occupation of the adjoining housing.

- 3.7 Following implementation of the planning permission, the land can be transferred to the Council with an appropriate sum to cover the maintenance and management of the park for a specified period of time provided by the appellant through a S106 obligation.

#### **Development Parameters, Access and Development Areas**

- 3.8 The submitted Design and Access Statement and other supporting information explains the proposals, providing details of proposed parameter plans, as well detailed access drawings from the public highway. Such details can be secured through appropriately worded planning conditions.
- 3.9 It is normal practice with outline planning applications where all matters other than means of access are reserved, to establish a set of development parameters to both guide the development and aid the assessment of impacts.
- 3.10 The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be. A Parameters Plan was submitted in support of the application and the description of development is “up to” 125 dwellings.
- 3.11 Improvements are proposed as part of this application to increase pedestrian permeability with the surrounding road network. This includes linking the proposed site access with the existing network to the east, as well as introducing crossing points for connections to the northern side of the carriageway.
- 3.12 The proposals will also make use of the route over the M27 motorway, which was secured as part of the previous full planning consent and has now been implemented forming a permissive path for pedestrians and cyclists. This route enables both pedestrians and cyclists to access facilities to the south without needing to detour east or west to pass over the M27. It also provides improved connectivity for existing residents living in Funtley.
- 3.13 Access to the development site will be provided via a priority junction to the eastern extent of the site onto Funtley Road. The access design has been agreed with the highways authority, and these agreed drawings can be secured through an appropriate planning condition.
- 3.14 The proposal will include sufficient land for up to 125 new houses, including a proportion of affordable homes and self-build plots.
- 3.15 Although a detailed matter, it is envisaged that the development could deliver a mix of 2, 3, 4 and 4 bed houses of a variety of types, tenures and sizes taking into account evidence of local need and demand.
- 3.16 The proposal also includes a new 250sqm community building or local shop (Use Classes E and F.2).

### **Open space and biodiversity net gain**

- 3.17 The development will also provide new areas of formal open space and landscape buffers, which incorporate SUDS features and a new equipped children's play space. It will provide a sufficient buffer from Great Beamond Woodland SINC and Ancient Woodland.
- 3.18 This open space provision would be in addition to the new community park that can be secured as part of the change of use application.
- 3.19 Ecological improvements are proposed, as set out in the submitted documentation.

### **Submitted Documentation**

- 3.20 The outline residential application was submitted to the LPA in October 2020, and comprised a number of plans and reports. A list of all the submitted documents can be found at **Appendix 1**.
- 3.21 Following the receipt of consultee comments, further information was submitted to the LPA by the Appellant's Agent. This Appeal is based upon these documents and the material they contain. These are as follows:

#### ***21<sup>st</sup> December 2021***

- Education Briefing Note

#### ***1st February 2021***

- Design Response Letter
- Updated Masterplan
- Illustrative Layout Plan 'Parcel C'
- Travel Plan
- Highway Response
- NMU Audit Report

#### ***3rd February 2021***

- Highways Response Note

#### ***16th February 2021***

- Ancient Woodland Impact Assessment

#### ***16th March 2021***

- Revised NMU Audit
- Proposed Site Access Junction drawing
- Highway Response Note

**26th March 2021**

- Illustrative Layout Plan (Drawing No. RD1731-F3-L100 P2)
- Parameters Plan (Drawing No. RD1731-F3-L107 P2)
- Overlay Plan of the previously parameter plan (Drawing No. D2546\_032\_REVI) approved under the outline planning application reference P/18/0067/OA and the proposed Parameter Plan (Drawing No. RD1731-F3-L107 P2)
- Landscape Rebuttal Letter
- Benefits and Tilted Balance Case Letter

**20th April 2021**

- Woodland Management and Monitoring plan

**30th April 2021**

- Proposed Site Access Junction with Visibility Splays (Drawing Reference 1908016-01C)
- Existing Footway Measurements (Drawing Reference 1908016-02A)
- Existing Footway Measurements Drawing Reference (1908016-03)
- Proposed Footway Improvement (Drawing Reference 1908016-04)
- Swept Path Analysis (Drawing Reference 1908016-TK03B)

**21st May 2021**

- Proposed Site Access Junction with Visibility Splays (Drawing Reference 1908016-01E)
- Existing Footway Measurements (Drawing Reference 1908016-02B)
- Existing Footway Measurements Drawing Reference (1908016-03A)
- Proposed Footway Improvement (Drawing Reference 1908016-04A)
- Swept Path Analysis (Drawing Reference 1908016-TK03B)

**18th August 20201**

- Overall Parameter Plan - RD1731-F3- L107-P3
- Illustrative Masterplan - RD1731-F3-L100 P4
- Height Parameter Plan - RD1731-F3-L128-P1
- Density Parameter Plan - RD1731-F3-L114-P1

**07th August 2021**

- Highway Response in Respect of Mitigation Measures Note

## 4. Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan, so far as material to the application, comprises of the adopted Local Plan Part 1: Core Strategy (August 2011) (LPP1), the Local Plan Part 2: Development Sites and Policies (June 2015) (LPP2), and the Local Plan Part 3: The Welborne Plan (LPP3) (June 2015). It is common ground that the LPP3 is relevant to the appeal only insofar as to the delivery of housing at Welborne being a component of the Council's five year housing land supply position.
- 4.3 Other material planning policy considerations include the National Planning Policy Framework (2021) (the 'NPPF'), the Planning Practice Guidance and the National Design Guide (2021).

### **Adopted Development Plan**

#### ***Local Plan Part 1: Core Strategy (August 2011) ('LPP1')***

- 4.4 It is agreed that the following policies are relevant to the appeal scheme:
- *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: Affordable Housing*
  - *CS20: Infrastructure and Development Contributions*
  - *CS21: Protection and Provision of Open Space*

## ***Fareham Local Plan Part 2: Development Sites and Policies Plan ('LPP2')***

4.5 It is agreed that the following policies are relevant to the appeal scheme:

- *DSP1: Sustainable Development*
- *DSP2: Environmental Impact*
- *DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries*
- *DSP13: Nature Conservation*
- *DSP 15: Recreational Disturbance on the Solent Special Protection Areas*
- *DSP40: Housing Allocations*

### **Emerging Development Plan**

#### **Fareham Local Plan 2037**

- 4.6 The Council commenced the review of its Local Plan in 2016. It considers housing and employment needs for the plan period 2021 to 2037 and it will supersede LPP1 and LPP2 when it is adopted.
- 4.7 It is agreed that the Appeal 1 site has been proposed for allocation through policy HA10 of the Regulation 19 Publication Draft Fareham Local Plan 2037 (and the Revised Regulation 19 Publication Plan submitted to PINS on 30<sup>th</sup> September 2021). The draft allocation has an indicative yield of up to 55 dwellings.
- 4.8 It is agreed that this proposed allocation policy follows on from the site's inclusion as a draft allocation through policy HA10 in the Regulation 18 Draft Local Plan published in October 2017, and which has continued in all more recent iterations. The Council supports the allocation of this site for residential development.
- 4.9 The current timetable for the review of the Local Plan moving forward is set out in the Local Development Scheme (2021) as follows:
- *Consultation on Revised Publication Plan – Summer 2021*
  - *Submission of Plan to Secretary of State – Autumn 2021*
  - *Examination – Winter / Spring 2022*
  - *Adoption - Autumn / Winter 2022*
- 4.10 The Council considers that some weight can be attached to the Fareham Local Plan 2037 and its policies, with the amount of weight being governed by the tests under paragraph 48 of the NPPF. The Council considers the relevant emerging plan policies are:

- DS1 – Development in the Countryside
- DS2 – Development in the Strategic Gaps
- DS3 - Landscape
- H1 – Housing Provision
- HP1 – New Residential Development
- HP4 – Five-Year Housing Land Supply
- HP5 – Provision for Affordable Housing
- CC1 – Climate Change
- CC2 – Managing Flood Risk and Sustainable Drainage Systems
- NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE2 – Biodiversity Net Gain
- NE3 – Recreational Disturbance on the Solent Special Protection Areas (SPAs)
- NE4 – Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent
- NE8 – Air Quality
- NE10 – Protection and Provision of Open Space
- TIN4 – Infrastructure Delivery
- D1 – High Quality Design and Place Making
- D2 – Ensuring Good Environmental Conditions
- D4 – Water Quality and Resources

## 5. Matters not in dispute

Topic: Planning Policy	
1.	The relevant parts of the Development Plan to this Appeal are the Fareham Borough Council adopted Local Plan Part 1: Core Strategy (August 2011) (LPP1), the Local Plan Part 2: Development Sites and Policies (June 2015) (LPP2).
2.	The Council's Local Plan Part 1: Core Strategy and Local Plan Part 2: Site allocations are both over 5 years old.
3.	The NPPF requires Local Planning Authorities to identify a five year supply of specific deliverable sites to meet housing needs.
4.	In line with the Housing Delivery Test published in January 2021, a 20% buffer should be added to the borough's supply.
5.	The Council is unable to demonstrate a 5 -years' worth of deliverable sites. Please see separate Housing SoCG.
6.	It is agreed that the LPA is currently unable to demonstrate a five-year land supply and that as a result the presumption in favour of sustainable development of paragraph 11d applies for the determination of this appeal, provided that in undertaking an appropriate assessment, the Inspector concludes that the proposal will not adversely affect the integrity of the habitats site (with reference to paragraph 182 of the NPPF).
7.	The Proposed Development would not constitute EIA development and an Environmental Statement was not required to accompany the application in accordance with the Regulations (2017)
8.	The principle of residential development on the Appeal 1 site has already been established by the granting of planning permission for application P/18/0067/OA for up to 55 dwellings (including 3 custom-build homes, a community building incorporating a local shop, accesses and associated landscaping, infrastructure and development works.
Topic: Housing	
9.	The provision of up to 50 affordable dwellings (40%) will assist in meeting a significant need for affordable housing within the Borough.
10.	The provision of 75 market housing will assist in meeting an identified significant shortfall within the Borough.



11.	The proposal will provide 6 custom/self-build homes, addressing an identified need in the Borough.
<b>Topic: Open Space</b>	
12.	A Section 106 Agreement or other appropriate legal mechanism can be entered into, to ensure the appropriate level of open space and to secure its long-term maintenance and management.
<b>Topic: Archaeology</b>	
13.	The County Archaeologist considers it unlikely that archaeological issues will emerge as an overriding constraint to development, as such a planning condition can be utilised to secure a written scheme of investigation.
<b>Topic: Environmental Health</b>	
14.	Contamination - The Environmental Health Officer raised no objection subject to securing appropriate planning conditions.
15.	Internal/External Noise Levels - the Environmental Health Officer raised no object subject to planning conditions.
<b>Topic: Trees</b>	
16.	Subject to further consideration at the reserved matters stage, when the overall layout is to be considered, the Tree Officer raises no objections to the Proposed Development.
17.	Additional arboricultural detailing can be reasonably secured by a planning condition.
<b>Topic: Highways</b>	
18.	<p>As set out within the separate Agreed Statement on Transport Matters (ASoTM) with HCC, in summary the scheme proposes the following highway mitigation measures:</p> <ul style="list-style-type: none"> <li>- Footway widening along Funtley Road to the north-east of the site to aid connections into Funtley;</li> <li>- Footway widening to enable cycle access from the M27 bridge to Thames Drive;</li> <li>- Providing a PRow;</li> </ul>

	<ul style="list-style-type: none"> <li>- Vouchers for cycle purchase and bus travel secured through the Travel Plan;</li> <li>- Contributions towards school Travel Plans in the vicinity of the site; and</li> <li>- A commitment to provide turning facilities for a bus, inclusive of a bus stop, within the development site.</li> </ul>
<b>Topic: Nitrates</b>	
19.	As set out within the separate Habitats SoCG, a Nitrate Budget has been submitted in support of the application. The appellant has an agreement with the Warnford Estate and its proposal for reducing nitrogen across the estate. In combination with taking existing land on Appeal 2 site out of agricultural use in perpetuity, the 'nitrogen credits' will be used to achieve nitrogen neutrality.
<b>Topic: Benefits of the Scheme</b>	
20.	Economic benefits including direct local employment opportunities, indirect benefits through demand for goods and services to support the construction phase, increased local use of retail and other services, maximising the viability of local businesses and additional Council Tax revenues which will provide further benefits to the local economy and Fareham Borough Council.
21.	The environmental benefits of the Proposed Development potentially include opportunities for improvement and creation of habitats and biodiversity net gain; also the provision of new footpath links to Funtley.
22.	The Proposed Development would provide social benefits including contributing to the local economy.

## 6. Matters in dispute

1.	Whether the appeal development is sensitively designed to reflect the character of the neighbouring settlement of Funtley.
2.	Whether the appeal development responds positively to and is respectful of the key characteristics of the area.
3.	Whether the appeal development is harmful to the character and appearance of the countryside.
4.	Whether the appeal development would be sustainably located.

## Appendix 1: List of Plans and Reports for consideration

### RESIDENTIAL APPLICATION

- Covering Letter
- Planning Application Forms/Certificates
- Design and Access Statement
- Site Location Plan
- Parameter Plan (Drawing Reference RD1731-F3-L107 P3)
- Density Parameter Plan (Drawing Reference RD1731-F3-L114-P1)
- Height Parameter Plan (Drawing Reference RD1731-F3-L128-P1)
- Masterplan (Illustration only) Drawing Reference RD1731-F3-L100 P4)
- Layout parcel C (Illustration only) (Drawing Reference RD1731-F3-210129-SK03)
- Planning Statement (Including Affordable Housing Statement and Heads of Terms
- Flood Risk Assessment and Drainage Strategy (dated 02/10/20)
- Archaeological Desk Based Assessment (dated 30/09/2020)
- Transport Assessment (dated 01/10/2020)

- Travel Plan (25/01/2021)
- Ecological Assessment (Including Nitrate Budget Calculation) (dated 02/10/20)
- Landscape and Visual Appraisal
- Arboricultural Assessment
- Sustainability Statement
- Flood Risk Assessment and SUD's Assessment
- Phase 1 Desk Study
- Utilities Statement
- Statement of Community Involvement
- Noise Assessment
- Meon Valley Village Study
- Economic Infographic
- Design Response Letter (date 01 February 2021)
- Great Beamond Coppice SINC / Ancient Woodland Management and Monitoring Plan (dated April 2021)
- Ancient Woodland Impact Assessment (Dated February 2021)

- Landscape Rebuttal Letter (dated 26/03/21)
- Education Briefing Note (18<sup>th</sup> December 2021)
- Benefits and Tilted Balance Case Letter
- Non-Motorised User (NMU) Audit (Dated 12/03/21)
- Hampshire County Council – Highways Response Note (Dated 15/03/21)
- Highway Note (dated 02/02/2021)
- Proposed Site Access Junction with Visibility Splays (Drawing Reference 1908016-01E)
- Existing Footway Measurements (Drawing Reference 1908016-02B)
- Existing Footway Measurements Drawing Reference (1908016-03A)
- Proposed Footway Improvement (Drawing Reference 1908016-04A)
- Swept Path Analysis 1908016-TK03B
- Highway Response in Respect of Mitigation Measures Note (Submitted 07/09/21)
- Nitrate Mitigation Proposals – Notice of Purchase Letter (plus Appendices 1 – 6)
- Education Briefing Note

## COMMUNITY PARK APPLICATION

- Covering Letter
- Planning Application Forms/Certificates
- Site Location Plan RD1731-C1-L003 P2
- Parameter Plans (For consideration)
- Masterplan (Illustration only)
- Access Arrangements Drawing (for consideration)
- Design and Access Statement
- Planning Statement
- Flood Risk Assessment and Drainage Strategy
- Archaeological Desk Based Assessment
- Transport Assessment
- Travel Plan
- Ecological Assessment (Including Nitrate Budget Calculation)
- Landscape and Visual Appraisal

- Arboricultural Assessment
- Sustainability Statement
- Flood Risk Assessment and SUD's Assessment
- Phase 1 Desk Study
- Utilities Statement
- Statement of Community Involvement
- Noise Assessment