

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 14 October 2020

Time: 2.30 pm

Venue: Microsoft Teams Virtual Meeting

Members:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors F Birkett
T M Cartwright, MBE
P J Davies
K D Evans
M J Ford, JP
L Keeble
R H Price, JP

Deputies: K A Barton
J S Forrest
Mrs C L A Hockley
Mrs K Mandry
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 10)

To confirm as a correct record the minutes of the Planning Committee meeting held on 16 September 2020.

3. Chairman's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Local Information Requirements (Pages 11 - 37)

To receive a report by the Director of Planning and Regeneration on the local information requirements.

7. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 38)

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

ZONE 1 - WESTERN WARDS

- (1) **P/20/0506/OA - LAND AT EYERSDOWN FARM QUARANTINE KENNELS
285 BOTLEY ROAD SO31 1ZJ (Pages 40 - 59)**

ZONE 2 - FAREHAM

ZONE 3 - EASTERN WARDS

8. Planning Appeals (Pages 62 - 65)



P GRIMWOOD
Chief Executive Officer
Civic Offices

www.fareham.gov.uk

06 October 2020

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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 16 September 2020

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, K D Evans,
M J Ford, JP, L Keeble and R H Price, JP

Also Present: Councillor Miss S M Bell (Item 6 (2))



1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of Planning Committee meeting held on 19 August 2020 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman used the Chairman's announcements to inform the Committee how he intended to run the Virtual Planning Committee meeting.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct the following Councillors declared the following interests on the items identified:-

Councillor N J Walker declared a Personal Interest in item 6 (3) – Lake Works, Unit C1, Cranleigh Road as the applicant is known to him.

Councillor R H Price, JP declared a Personal Interest in Item 6 (3) – Lake Works, Unit C1, Cranleigh Road as he had previously employed the applicant to undertake some work on his property.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

| Name | Spokesperson representing the persons listed | Subject | Supporting or Opposing the Application | Minute No/ Application No/Page No | Type of Dep |
|------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------|----------------|
| | | | | | |
| ZONE 1 – 2.30pm | | | | | |
| | | | | | |
| ZONE 2 – 2.30pm | | | | | |
| Mr and Mrs Copperwheat | | 4 JUSTIN CLOSE FAREHAM – GARAGE CONVERSION TO HABITABLE ROOM & FRONT SINGLE STOREY EXTENSION, DRIVEWAY TO FIT 4 | Supporting | 6 (1) P/20/0635/FP Pg 12 | Written |

| | | | | | |
|----------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------|----------------|
| | | CARS & DROP KERB | | | |
| ZONE 3 – 2.30pm | | | | | |
| Mr S Carrington (Agent) | | LAND TO SOUTH OF ROMSEY AVENUE – OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 225 DWELLINGS, BIRD CONSERVATION AREA AND AREA OF PUBLIC OPEN WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS | Supporting | 6 (2) P/18/1073/FP Pg 21 | Written |
| Mr R Tutton | | -Ditto- | Opposing | -Ditto- | Written |
| Ms C Martin | | -Ditto- | -Ditto- | -Ditto- | Video |
| Ms G Marshall | | -Ditto- | -Ditto- | -Ditto- | Video |
| Mr M Townson | | -Ditto- | Opposing | -Ditto- | Video |
| Mr R Tutton (Agent) | | 84 MERTON AVENUE PORTCHESTER PO16 9NH – REMOVAL OF CONDITION 6: (LIMITING USE OF GARAGE) OF APPROVED PLANNING P/09/0797/FP – ERECTION OF DETACHED GARAGE | Supporting | 6 (4) P/20/0656/VC Pg 54 | Video |
| Mr & Mrs Penny | | -Ditto- | Opposing | -Ditto- | Written |
| Mr S Freeman | | | Opposing | -Ditto- | Written |
| Ms P Freeman | | | Opposing | -Ditto- | Written |
| Ms P Clark | | | Opposing | -Ditto- | Written |
| Ms L Burtenshaw | | | Opposing | -Ditto- | Written |
| Mr R Tutton (Agent) | | 84 MERTON AVENUE PORTCHESTER PO16 9NH – TEMPORARY CONSENT FOR A TAKEAWAY COFFEE SHOP | Supporting | 6 (5) P/20/0811/CU Pg 64 | Video |
| Mr & Mrs Penny | | -Ditto- | Opposing | -Ditto- | Written |

| | | | | | |
|--------------------|--|--|-----------------|---------|----------------|
| Mr S Freeman | | | Opposing | -Ditto- | Written |
| Ms P Freeman | | | Opposing | -Ditto- | Written |
| Ms P Clark | | | Opposing | -Ditto- | Written |
| Ms S Tyson | | | Opposing | -Ditto- | Written |
| Mr R Hatton | | | Opposing | -Ditto- | Written |
| Mrs K Wiltshire | | | Opposing | -Ditto- | Written |
| Ms L Burtenshaw | | | Opposing | -Ditto- | Written |

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regeneration on development control matters, including information regarding new appeals and decisions.

(1) P/20/0635/FP - 4 JUSTIN CLOSE FAREHAM PO14 1SY

The Committee received the deputation referred to in minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

A complete set of amended plans were received altering the finished external materials from a rendered finish to brick finish, with bricks to match those on the existing property.

As such Condition 2 is amended as follows:

2. The development shall be carried out in accordance with the following approved documents:

- a) Location Plan (Drawing: 08);*
- b) Existing and Proposed Site Plan (Drawing: Design 5d – 08.09.20: 01);*
- c) Existing GF Plan (Drawing: Design 5d – 08.09.20: 02);*
- d) Existing F Plan (Drawing: Design 5d – 08.09.20: 03);*
- e) Existing FF Plan (Drawing: Design 5d – 08.09.20: 04);*
- f) Proposed FF Plan (Drawing: Design 5d – 08.09.20: 05);*
- g) Existing Elevations (Drawing: Design 5d – 08.09.20: 06);*
- h) Proposed Elevations (Drawing: Design 5d – 08.09.20: 07).*

REASON: To avoid any doubt over what is permitted.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and amended condition 2 in the update report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the amended condition 2 in the update report, PLANNING PERMISSION be granted.

**(2) P/18/1073/FP - LAND TO THE SOUTH OF ROMSEY AVENUE
FAREHAM**

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

A further five objections have been received raising no additional material planning considerations than those detailed in the Officer report. In total 494 objections have been received from 308 residents.

(During the debate on this item Councillor P J Davies lost his connection to the meeting, and, as he was unable to take part in the full debate on this item he took no further part in this item and did not vote on the application)

At the invitation of the Chairman, Councillor Miss S Bell addressed the Committee on this item.

A additional reason for refusal was put forward to Members as follows:

“The proposal would result in extra parking restrictions being places on Beaulieu Avenue and Romsey Avenue and on-street parking being displaced from the access road into the development site onto Romsey Avenue. As a result the development would lead to an increase in car parking on both Beaulieu Avenue and Romsey Avenue which would be inconvenient to user of the highway and harmful to highway safety;”

Upon being proposed and seconded the officer recommendation to refuse the application, for the reasons in the report and the above mentioned reason for refusal, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17 & CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP2, DSP6, DSP13 & DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan,

And paragraph 170 of the National Planning Policy Framework (NPPF), and is unacceptable in that:

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- b) The proposal fails to appropriately mitigate the likely effects on the integrity of European Protected Sites which would arise as a result of

the effect of the development on, and loss of part of, a Primary Support Area for Brent geese and waders;

- c) The proposal would result in extra parking restrictions being placed on Beaulieu Avenue and Romsey Avenue and on-street parking being displaced from the access road into the development site onto Romsey Avenue. As a result the development would lead to an increase in car parking on both Beaulieu Avenue and Romsey Avenue which would be inconvenient to users of the highway and harmful to highway safety;
- d) The proposal fails to provide sufficient information to demonstrate that protected and priority species would be protected and enhanced;
- e) The proposal fails to provide sufficient information to demonstrate the satisfactory disposal of surface water;
- f) The proposal would result in the loss of best and most versatile agricultural land;
- g) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure financial contributions towards off-site highway improvements to mitigate the impact of the development on the strategic highway network; improvements and measures to promote sustainable modes of travel; measures to mitigate the increase in traffic in the vicinity of Wicor Primary School; the introduction and/or amendment of traffic regulation orders in Beaulieu Avenue and Romsey Avenue, and; travel plan approval and monitoring fees;
- h) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;
- i) In the absence of a legal agreement to secure the provision of public open space and contributions towards the associated management and maintenance of the open space, the recreational needs of residents of the proposed development would not be met;
- j) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;
- k) In the absence of a legal agreement to secure contributions to education, the needs of residents of the proposed development would not be met;
- l) In the absence of a legal agreement to secure a financial contribution towards improvements to the local public rights of way network, the proposal fails to mitigate the harm from the increased usage of public rights of way as a direct result of the development.

Notes 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 g) – l) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town & Country Planning Act 1990.

(3) P/20/0738/VC - LAKE WORKS UNIT C1 CRANLEIGH ROAD PORTCHESTER PO16 9DR

The Committee's attention was drawn to the Update Report which contained the following information:-

An amended site plan has been received to clearly indicate the location of staff and customer parking and to increase overall provision.

Additional Consultation Response.

Environmental Health – Further to the consultation for pollution and suitability of use matters, I can advise that there are no adverse comments in respect of this application.

One additional representation has been received raising no further material planning considerations.

Councillor N J Walker declared a Personal Interest in this item as the applicant is known to him.

Councillor R H Price, JP declared a Personal Interest in this item as he had previously employed the applicant to undertake some work on his property.

Members agreed to delegate to the Head of Development Management authority to reword condition 3, to ensure that the use of the site remains in line with the state business model of the applicant in relation to vehicle sales, and authority to reword condition 7 to require the submission of an ecologically sensitive external lighting scheme at the site in order to minimise disturbance to bats.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and delegating authority to the Head of Development Management conditions 3 and 7, was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that, subject to the conditions in the report and delegating authority to the Head of Development Management to amend conditions 3 and 7, PLANNING PERMISSION be granted.

(4) P/20/0656/VC - 84 MERTON AVENUE PORTCHESTER PO16 9NH

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

One further comment in support of the application has been received. No additional planning considerations were raised.

Upon being proposed and seconded , the officer recommendation to refuse planning permission was voted on and CARRIED.
(Voting 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposal is contrary to Policies CS5 of the Adopted Fareham Borough Core Strategy 2011 and DSP2 of the Adopted Local Plan Part 2: Development Sites and Policies, and is unacceptable in that the removal of condition 6 of P/09/0797/FP may result in the garage being used for ancillary uses which in turn may harm the living conditions of occupants of nearby residential properties and the safety of highway users.

(5) P/20/0811/CU - 84 MERTON AVENUE PORTCHESTER PO16 9NH

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:-

Four further comments in support of the application have been received. No additional planning considerations were raised.

Comments from the Council's Environmental Health Officer have been received as follows:

Further to our discussion today regarding application P/20/0811/CU and in particular the potential for noise arising from the use of a commercial coffee machine, I do not anticipate that the use of the coffee machine and milk steamer associated with this, is likely to be of a volume that would give rise to noise levels that would materially affect neighbouring residential premise. In considering this, the orientation of any openings in proximity to neighbours, distance to neighbouring properties, the construction of building in which the activity would be undertaken and the proposed times of operation have all been taken into account.

In order to be sure that this is the case I would suggest that the applicant submits to the LPA the coffee machine manufacturers specifications for sound levels associated with this equipment being used so that we can better determine any likely impact on neighbours.

I would also add that most commercial coffee machines are pressurised systems and as such are required to be checked periodically, normally every 14 months. This should ensure that the equipment used is working as it should be and does not lead to excess noise being created. If you are minded to grant permission I would suggest a condition to require the maintenance and servicing of equipment in line with manufacturers guidelines.

In light of the above comments the Officer recommendation is amended to include a further condition (no.8) relating to the coffee machine as follows:

8. The use hereby permitted shall not be carried out until details of the coffee machine to be used on the premises have been submitted to and approved by the local planning authority in writing. Such details shall include the technical specification of the coffee machine including associated sound levels when in use. At no time shall any coffee machine, other than that expressly authorised by this condition, be used on the premises unless otherwise first agreed in writing by the local planning authority.

REASON: To protect the occupiers of nearby residential properties from possible disturbance from the permitted use.

The comments regarding maintenance of the coffee machine are noted, however given that the applicant is requesting consent for the use over a temporary period of 12-months a condition relating to this matter is not considered necessary.

A motion to refuse the application was proposed and seconded, and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposal is contrary to Policies DSP2, DSP3, DSP37 and DSP38 of the Adopted Local Plan Part : Development Sites and Policies, and is unacceptable in that:

- a) The proposed use would lead to noise and disturbance from the coffee machine at the premises, visiting customer, an increase in vehicles on the road and deliveries to the site which would be harmful to the living conditions of occupants of neighbouring properties;
- b) Customers of the proposed use would overlook neighbouring properties harmful to the privacy of the occupants of those properties;
- c) The proposed use is a main town centre use which would be located in an out-of-centre, residential area. The proposal fails to provide a full sequential test to demonstrate that there are no more centrally located sites that are available, suitable and viable. The proposed use is not a local shop intended to meet the day-to-day shopping needs of the immediate locality.

(6) Planning Appeals

The Committee noted the information in the report.

(7) UPDATE REPORT

The Update Report was circulated prior to the meeting and was considered along with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 7.08 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date **14 October 2020**

Report of: **Director of Planning and Regeneration**

Subject: **LOCAL INFORMATION REQUIREMENTS**

SUMMARY

Before planning applications can be registered there is a need for applicants to provide a minimum level of information. Some of the information requirements are set nationally whilst others can be set by local planning authorities. The information requirements set locally are known as 'Local Information Requirements'.

The following report sets out the review which has been undertaken by Officers and recommends changes to Fareham's existing Local Information Requirements.

If Members agree with the proposed changes to the Local Information Requirements they will then need to be subject to public consultation.

RECOMMENDATION

Members are invited to agree the proposed changes to the Fareham Borough Council's Local Information Requirements for public consultation.

INTRODUCTION

1. Before planning applications are registered, they go through a process of 'validation'. The validation process involves ensuring that all applications are supported by information which is required both nationally and locally.
2. The Government prescribes the National Requirements for planning applications. Fareham Borough Council is able to set out what additional information it requires to be submitted with planning applications. The additional information sought by Fareham Borough Council at the planning application registration stage is known as 'Local Information Requirements'.
3. If planning applications are not accompanied by all the National and Locally required information then the planning application will be treated as invalid and the applicant/agent notified. The planning application cannot be registered until the required information has been provided.
4. Local planning authorities are required to publish a list of their information requirements for applications in a formally adopted list on their websites. The list should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.
5. Whilst there is a statutory requirement to review this Council's 'Local Information Requirements' there are other key reasons to do so at this time.
6. Members will be aware that applications for new dwellings must demonstrate that they will not result in an increase in the level of nitrates that will enter The Solent because of the impacts upon the European Protected Sites. To enable the case officer to ascertain whether development will be 'nitrate neutral' it is recommended that applicants provide key pieces of information upon submission.
7. Currently applicants for major planning applications are required to consult with the local community and consider any feedback received provided prior to submission. A number of the consultation events in the past have included staffed exhibitions.
8. Given the current government guidance relating to social distancing to prevent the spread of Covid 19, it is recognised that the way in which community consultation is carried out will not always be able to include face to face contact with members of the public for the time being. The local requirements list therefore includes a statement that allows for greater flexibility in the way in which community consultation is carried out.
9. The Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) requires new dwellings to accord with the National Minimum Technical Space Standards to ensure that living accommodation meets a minimum size. It is recommended that a statement is required to be submitted by applicants

for all applications for new dwellings, which confirms the floor areas/ room sizes of new dwellings.

10. Reviewing the Local Information Requirements also gives the opportunity to further clarify the information which must be submitted, particularly with householder and minor applications, which form the majority of the applications this Council receives. There are therefore minor amendments recommended regarding the submission of ecological and arboricultural information to ensure that the case officer can make an informed decision regarding the application.

11. No changes are proposed to the validation requirements for applications within the policy boundary for Welborne.

REVIEW OF FAREHAM'S LOCAL INFORMATION REQUIREMENTS

12. The review of Fareham's Local Information Requirements effectively has three stages:

- i. Review the Local List
- ii. Consultation on Proposed Changes
- iii. Finalising and Publishing the Revised List

13. In the first instance Fareham Borough Council needs to clearly identify the reasons for requesting each item on its existing list of Local Information Requirements. These reasons can be statutory requirements, policies in the National Planning Policy Framework or adopted development plans, or published guidance that explains how adopted policy should be implemented.

14. Officers believe there is scope to further clarify when certain information requirements must be submitted in association with some planning applications before they can be registered.

15. With the increased dialogue between planning officers, applicants and agents, the best way of identifying the information essential to accompany planning applications is through pre-application conversations and discussions.

16. It should be stressed that if information that is essential to deciding a planning application is not received at the date of initial registration, it can still be subsequently requested by the planning case officer. The most significant consequence of this will be potential delays in the time it takes to make a decision on the application. It is therefore in the applicants' and agents' best interests to agree in advance what information needs to be submitted with applications where there are any doubts.

NEXT STEPS

17. At Appendix A, Officers have attached Fareham Borough Council's current list of Local Information Requirements. The list incorporates additions (which are shown in italics) and deletions (which are shown crossed through) so that it is clear what changes are being recommended. The first part of the Appendix sets out what the

Local Information Requirement is and when it is needed; the second part of the document sets out in greater detail what the applicant needs to provide.

18. Members are invited to approve the proposed changes to the Local Information Requirements list for consultation. If Members approval is granted, a four week period of consultation will be undertaken on the revised list. The consultation will include local agents and developers who regularly use Fareham's planning service.

19. At the end of the consultation period Officers will consider any comments received and where appropriate look at what further changes could be made the Local Information Requirements list.

20. A further report will be brought before Members at the Committee Meeting on 16th December 2020. This will set out details of any comments received and what further changes (if any) are recommended to be made to the Local Information Requirements list.

21. Following final approval by Members on 16th December 2020 the agreed Local Information Requirements will then be used in the validation of planning applications after that time.

CONCLUSION

22. Members are requested to agree the proposed changes to Fareham's Local Information Requirements for a four week period of consultation as set out in the attached list.

RISK ASSESSMENT

23. There are no significant risk considerations in relation to this report.

Background Papers:

Town and Country Planning (Development Management Procedure) (England) (Order) 2015 Town and Country Planning Act 1990 (amended by the Growth and Infrastructure Act 2013)

National Planning Policy Framework Planning Practice Guidance – Validation requirements

Enquiries:

For further information on this report please contact Rachael Hebden (Ext 4424)

Appendix A - Local Information Requirements

Local list of additional information that must be submitted to Fareham Borough Council with certain types and scales of applications, or in particular locations.

Affordable housing statement

Required for:

- Full planning applications
- Outline planning applications

In the event that the proposal is not fully policy compliant, then a viability assessment must be submitted with the application.

When

- Residential schemes of 10 units and above or which have a maximum combined gross floorspace of more than 1000 square metres (gross internal) or if the site is part of an allocated site or a larger area capable of development.

Air Quality Assessment

Required for the following types of major applications*

- Full planning applications
- Outline planning applications

When

- Where the development would be likely to result in a significant increase in traffic on the following routes:

A27, between Downend Road to the east of Delme Roundabout and Redlands Lane to the west of Station Roundabout, (inclusive of Delme Roundabout, Quay St Roundabout and Station Roundabout); and the A32 Gosport Road Air Quality Management Area.

Community Involvement

Required for the following types of major applications*

- Full planning applications
- Outline planning applications

- Reserved matters**

**Community Involvement should take place on reserved matters submissions where local interest in them is known to exist or is reasonably foreseeable.

When a revised planning application is submitted following a refusal, or an amended planning application is submitted making substantial changes to a previously approved scheme, further community involvement must be undertaken.

Contamination Assessment

Required for the following types of major applications*

- Full planning applications
- Outline planning applications

When

- All sites within 250 metres of a currently [licensed or historic landfill site](#) or where former uses may have contaminated land and/or the land is known to be contaminated.

Ecological Assessment

Required for the following types of major applications*

- *Householder applications*
- Full planning applications
- Outline planning applications

When*:

- any development that may affect a nationally designated habitat. You can see these sites on the website of [Natural England](#)
- any development that may affect a locally designated nature conservation habitat. You can see these sites in the Fareham Borough Local Plan Proposals map at the [planning portal](#).
- any development that may have an impact on a protected species.

Visit [Hampshire biodiversity information centre](#) for information and help.

**The [Hampshire Biodiversity Information Centre checklist](#) can be used to ascertain whether ecological/ protected species assessments need to be undertaken.*

If a phase 1 survey (also referred to as a preliminary ecological assessment) is undertaken and identifies that a further survey is necessary, then this must be carried out and submitted with the application.

Flood Risk Assessment

Required for

- Householder applications

When:

- Development is at ground level in Flood Risk Zones 2 and 3

And

- Full planning applications for major development
- Outline planning applications for major development

When:

- All sites within Flood Risk Zones 2 & 3
- Sites of 1 hectare or more in area in Flood Risk Zone 1

Foul Sewage and Utilities Assessment

Required for the following types of major applications*

- Full planning applications

When:

- If the proposed development results in any changes or replacement to an existing system or the creation of a new one. All applications in areas where existing sewage flooding takes place.

Heritage Statement (including historical, archaeological features and scheduled ancient monuments)

Required for the following types of major applications*

- Full planning applications
- Outline planning applications
- Full planning application with listed building consent
- Listed building consent

When:

- Where archaeological or historical features or remains may be affected and development within a Conservation Area or affecting a Listed Building either directly or its setting.

Landscaping Scheme (Detailed)

Required for the following types of major applications*

- Full planning applications
- Outline planning applications where landscaping to be considered

Lighting Assessment

Required for the following types of *major applications

- Full planning applications

When:

- Only where significant external lighting is proposed, i.e. flood lighting, lit areas of car parking, new street lighting.

Nitrate Mitigation Statement

Required for the following types of applications

- *Full planning applications*
- *Outline planning applications*
- *Reserved Matters*

When:

- *The applications will result in a net gain in overnight accommodation*

Noise Assessment

Required for the following types of *major applications

- Full planning applications
- Outline planning applications

When:

- Noise generating development such as Class B2 Uses are located near to noise sensitive areas i.e. residential; and all noise sensitive developments eg, housing, nursing home etc., located near to a potential sources of noise e.g. licensed premises, busy urban road, motorway, industrial site.

Open Space Assessment

Required for the following types of applications

- Full planning applications including change of use
- Outline planning applications

When:

- Where the proposed development is on existing public open space.

Parking Provision

Required for the following types of *major applications

- Full planning applications
- Reserved matter applications for layout

When:

- Where new dwellings and/ or floorspace is proposed; where a loss of existing car parking is involved.

Planning Statements

Required for the following types of major applications

- Full planning applications
- Outline applications

Playing Field Checklist

Required for the following types of applications

- Full planning applications
- Outline applications

When


- The application involves the loss/partial loss of playing fields

Retail Impact Assessment

Required for the following types of applications where main town centre uses are proposed and the floor exceeds 500 square metres

- Full planning applications (including change of use)
- Outline planning applications

When

- Where proposed at edge of centres and out of centre locations [National Planning Policy Framework](#) 

Refuse and Recycling Plan

Required for the following applications:

- Detailed Planning applications for residential development including applications for changes of use

Space Standards Checklist

Required for the following applications:

- *Full planning applications*
- *Reserved Matter applications*
- *Change of use applications*

When

- All new residential development

Transport Assessment (TA)

Required for the following types of major applications*

- Full planning applications
- Outline planning applications

When

- Where the development has significant transport implications. The detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal.

Travel Plan

Required for the following types of *major applications

- Full planning applications
- Outline planning applications

When

- Where the development has significant transport implications, subject to following thresholds ([National Planning Policy Framework](#)):

Tree Survey/Arboricultural Assessment

Required for the following types of major-applications*

- *Householder applications*
- Full planning applications
- Outline planning applications

When

- There are trees on the site or immediately adjacent that are subject to a TPO or within a Conservation Area and may be affected by the proposed development.

Ventilation/Extraction (impact) report

Required for

- Full planning applications including Change of Use
- Reserved matter applications for layout and appearance

When

- All A3/A4/A5 and B2 uses

*Major applications are those which involve: 10 or more dwellings; where the site has an area of 0.5 hectares or more and the number of dwellings is unknown; the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; development carried out on a site having an area of 1 hectare or more.

For all residential, commercial and community related planning applications submitted within the policy

boundary of Welborne (as shown on the Policies Map in Appendix B.2 of the Welborne Plan), the following Local Information Requirements apply in addition to those set out above

Comprehensive Masterplans

Required for:

- Initial planning application(s) for Welborne

Ecological Assessment

Required for:

- Initial planning application(s) for Welborne

Employment and Training Plan

Required for:

- Initial planning application(s) for Welborne

Energy Strategy

Required for:

- All planning application(s) for Welborne

Flood Risk Assessment

Required for:

- Initial planning application(s) for Welborne

Framework Travel Plan

Required for:

- Planning application(s) for all or part of Welborne

Heritage Strategy

Required for:

- Initial planning application(s) for Welborne

Infrastructure Delivery Plan

Required for:

- Initial planning application(s) for Welborne

Landscaping Scheme (detailed)

Required for:

- Detailed Planning application(s) and Reserved Matter submissions for all or part of Welborne

Landscaping Scheme (Structural)

Required for:

- Initial planning application(s) for Welborne

Open Space and Green Infrastructure strategy

Required for:

- Initial planning application(s) for Welborne

Phasing Plan

Required for:

- Initial planning application(s) for Welborne

Site wide Viability assessment

Required for:

- Any application(s) for Welborne that include a reduced or delayed provision of infrastructure

Strategic Design Codes or Design Principles Documents

Required for:

- Initial planning application(s) for Welborne

Structuring Plan (including parameter plans)

Required for:

- Initial planning application(s) for Welborne

Transport Framework and Transport Assessment

Required for:

- Planning application(s) for all or part of Welborne

Waste Water Strategy

Required for:

- All planning applications for Welborne

Definitions:

Affordable Housing Statement

Affordable Housing is an aim of the National Planning Policy Framework and is required through Policy CS18 of the Fareham Borough Core Strategy which is further amplified through the [Affordable Housing Supplementary Planning Document](#). We may need information about both the affordable housing and any market housing for example, the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units, plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. The affordable housing statement should include details of any registered social landlords acting as partners in the development.

In the event that the proposal is not fully policy compliant, then a viability assessment needs to be provided with the planning application.

Air Quality Statement

An air quality statement should be proportionate to the scale of the development. For minor development the statement should demonstrate how the development will reduce its impact on air quality. For major development the statement should demonstrate how emissions will be minimised and the way in which the local air quality will be improved. It should explain the measures proposed to minimise the impact of the development on air quality in the following area: A27, between Downend Road to the east of Delme Roundabout and Redlands Lane to the west of Station Roundabout (inclusive of Delme Roundabout, Quay Street Roundabout and Stain Roundabout) and the A32 Gosport Road Air Quality Management Area.

In the case of large scale developments which are likely to result in a significant increase in traffic movements, it may be necessary to assess the predicted concentration of pollutants of concern at appropriate dates and sensitive locations, the predicted change in air quality and the extent of the area affected.

Guidance is available:

Planning for Air Quality

<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> 

Air Quality Management Areas

https://www.fareham.gov.uk/licensing_and_inspections/air_quality/aqmapage.aspx

Community Involvement

Prior to submitting any major planning applications, applicants must write to and consult with the local community. The extent of consultation will need to be determined on a case by case basis having regard to the scale of the proposals and the likely extent of local interest.

In addition to this, and subject to the prevailing national advice on holding public meetings, exhibitions would be appropriate in publicly accessible local locations setting out proposals for the community to be able to view and comment upon. There is an expectation that exhibitions will be arranged for all major applications unless it has been agreed with Fareham Borough Council in advance that there is not likely to be sufficient public interest in the proposals.

These exhibitions should be staffed by developers/ their representatives and/or consultants in order to assist the community with their questions upon the proposals. Fareham Borough Council recognises that where exhibitions are undertaken over a long period of time it may not be possible to staff the exhibition for the whole period. In these cases, the applicant should endeavour to staff the exhibition at least in part, at times which are likely to attract the greatest level of interest from the community.

The Council also recognises that in some instances it may be appropriate for applicants to create websites which display key plans and documents and enable interested parties to ask questions and provide comments on proposals.

Major planning applications will need to be supported by a statement setting out how the applicant has consulted with the local community, details of the views expressed by the local community and demonstrating how their views have been taken into account in the formulation of development proposals.

Comprehensive Masterplans (Welborne)

Comprehensive Master Plans propose the layout and location of land uses, buildings, public and private spaces, streets, pedestrian and cyclist routes. A Comprehensive Master Plan adds a further level of detail to the Structuring Plan.

The Comprehensive Master Plans must:

- Define the distribution of land-uses and activities;
- Define the heights, massing and bulk of buildings including average densities and maximum building heights;
- Define the public spaces, including the streets and open spaces;
- Define the nature of the relationships between buildings and public spaces (i.e. nature of boundaries between private and public spaces);
- Identify the network of streets and routes for people moving by foot, cycle, car or public transport, service and refuse vehicles, as well as access points and connections off-site;
- Identify the provision of key infrastructure elements, such as supply of electricity and disposal of foul water, sustainable drainage measures, green infrastructure, structural landscaping etc;

- Demonstrate an understanding of how well the new community is integrated with the surrounding landscape context and how this is reflected in the character areas of the development.

Contamination Assessment

Sufficient information should be provided to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. Where contamination is known or suspected or the proposed use would be particularly vulnerable, the applicant should provide such information with the application as is necessary to determine whether the proposed development can proceed. To identify whether a site could be affected by contaminants in the ground it will be necessary to consider the following;

All submissions should include an assessment of the risks to humans, buildings and services, ground and surface water and the environment based upon preliminary findings. Commercial property searches that identify environmental risk are available over the internet, although it should be noted that these may not have access or refer to all available information relating to the previous use of a site and may not assess the site in the context of a new planning use. The pollution section of Environmental Health may be able to provide advice and help. Please contact us to discuss this in more detail.

Ecological Assessment

Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of them. Where proposals are being made for mitigation and/or compensation measures information to support those proposals will be needed. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation of *Habitats and Species* Regulations 2010 or the Protection of Badgers Act 1992. Applications for development in the countryside that will affect areas designated for their biodiversity interests are likely to need to include assessments of impacts and proposals for long term maintenance and management. This information might form part of an environmental statement, where one is necessary. Certain proposals which include work such as the demolition of older buildings or roof spaces, removal of trees, scrub, hedgerows or alterations to water courses may affect protected species and will need to provide information on them, any potential impacts for them and any mitigation proposals for such impacts. Government planning policies for biodiversity are set out in [National Planning Policy Framework](#). The Council has developed a biodiversity [checklist](#) to give detailed validation requirements for biodiversity and geological conservation.

Energy Strategy (Welborne)

The Energy Strategy must demonstrate how the development will:

- i. Optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials;
- ii. Achieve high energy efficiency standards for all buildings, including meeting the Passivhaus Standard if appropriate; and
- iii. Secure energy supply, maximising the use of low or zero carbon technologies including district energy networks

Flood Risk Assessment

A flood risk assessment (FRA) will be required for development proposals of 1 hectare or greater in flood zone 1 and for all proposals for new development located in flood zones 2 and 3 as designated by the Environment Agency . A FRA will be required for any development other than minor development in a designated critical drainage area which has been notified to the local planning authority by the [Environment Agency](#) . The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including sustainable drainage systems (SUDs) and address the need for safe access to and from the development in areas at risk of flooding. The FRA should be prepared by an applicant in consultation with the local planning authority with reference to their published local development documents and any strategic flood risk assessment. The FRA should form part of an environmental statement when one is required by The [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011](#) . [National Planning Policy Framework](#) provides guidance for both local planning authorities and applicants in relation to the undertaking of FRAs and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Flood Risk Assessment (Welborne)

In addition to the above guidance:

Initial or outline planning applications for Welborne must include a site-specific flood risk assessment for the development site, to demonstrate that the proposed development will not increase flood risk on the Welborne site or elsewhere.

The development of Welborne shall manage flood risk, in accordance with the findings of the site-specific flood risk assessment through the integration of Sustainable Drainage Systems (SuDS). A comprehensive SuDS Strategy showing the principles of delivery, future management and maintenance across Welborne, shall be prepared and submitted with the initial planning applications.

Foul Sewage and Utilities Assessment

All new buildings need separate connections to foul and storm water sewers. If your application proposes to connect a development to the existing drainage system, you should show details of the existing system on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to

the public foul sewers¹. Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal.

Framework Travel Plan (Welborne)

An area wide Framework Travel Plan in accordance with Highway Authority Guidance agreed between the Council, Highway Authority and the developers which will demonstrate how modal shares by walking, cycling and public transport and the encouragement of more sustainable transport will be achieved.

Heritage Statement (including historical, archaeological features and scheduled ancient monuments)


The scope and degree of detail needed in a heritage statement will vary depending on the circumstances of each application. You are advised to discuss proposals with either a planning officer or a conservation officer before making an application. The following is a guide to the sort of information that we may need for different types of application.

For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent.

For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required.

For all applications involving the disturbance of ground within an area of archaeological potential as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an assessment of existing archaeological information and submit the results as part of the heritage statement.

Guidance on Planning and Heritage Assets is available as part of the National Planning Policy Framework and advice on formulating a Heritage Statement is provided the Council's [Advice Note Design and Access Statements to Accompany Applications for Listed Building Consent](#)  (112 KB).

Heritage Strategy and Historic Environment Management Plan (Welborne)

Initial or outline planning applications shall be accompanied by a heritage strategy and an historic environment management plan, which sets out the broad principles and options for how the following might be addressed:

- i. How the heritage assets will be assessed and identified;
- ii. The significance of the known heritage assets and their setting;
- iii. How the heritage assets will be preserved and enhanced;
- iv. The positive contribution that the conservation of heritage assets will make to a sustainable new community;
- v. How the heritage assets have influenced the layout and design of the development should be clearly set out in the supporting documentation;
- vi. The methodology for recording and storing any archaeological finds of lesser importance;
- vii. How the results of any archaeological investigations and the retained heritage assets will be presented to the public.

Infrastructure Delivery Plan (Welborne)

The Infrastructure Delivery Plan will set out what infrastructure is required to support the scale of development envisaged at Welborne, and at what point that infrastructure will need to be delivered or completed by.

The applicants will be expected to base their Infrastructure Delivery Plan on the Plan produced by Fareham Borough Council as part of the evidence for the Welborne Plan. The IDP must be produced to at least the same level of detail as that produced by this Council.

Landscaping Scheme (Detailed)

Applications may be accompanied by landscaping details and include proposals for long term maintenance and landscape management. There should be reference to landscaping and detailed landscaping proposals which follow from the design

concept in the design and access statement, if required. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

Landscaping Scheme (Structural) (Welborne)

Structural landscaping schemes must identify how the existing landscape features on and around the site can be strengthened and used to create a unique 21st century model for a new garden community.

Structural landscaping schemes will show how they respond positively to areas of high landscape quality to the north and east of the site and take into account any material impact upon long distance views of the site from Portsdown Hill to the east and across the site from the south.

All structural landscaping schemes should include a detailed phasing and management plan, with the emphasis on bringing forward the structural planting elements in the early phases of the development.

Lighting Assessment

Proposals involving provision of publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, or open countryside, where external lighting would be provided or made necessary by the development, should be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation and a schedule of the equipment in the design. [Lighting in the countryside: towards good practice \(1997\)](#) and The Institution of Lighting Engineers '[Guidance Notes For The Reduction of Obtrusive Light](#)' are valuable guides for local planning authorities, planners, highway engineers and members of the public. It demonstrates what can be done to lessen the effects of external lighting, including street lighting and security lighting. The advice is applicable in towns as well as the countryside.

Nitrate Mitigation Statement

The Solent coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl. Natural England has advised that there is likely to be adverse effects on the integrity of European Protected Sites resulting from new housing around the Solent unless mitigation is carried out. Applications for residential development within the Borough therefore need to identify the measures to mitigate the direct impacts of their development upon the European Protected Sites in The Solent.

The following key pieces of information should be submitted as part of any Nitrate Mitigation Statement:


-Confirmation of the way in which the site has been used during the 10 years preceding the submission of the application. If the land has had more than one land use (as specified in [Natural England's guidance](#)) a plan is required to confirm the

location of each land use. Each parcel of land must have the area annotated and be provided with a detailed chronology confirming when each parcel of land was used for each separate use.

-The land uses and areas must be used to complete a Nutrient Budget using [Natural England's Nutrient Calculator](#)

-The mitigation statement should also confirm the form of mitigation proposed for example the provision of a financial contribution towards a strategic project off-site or on-site mitigation. Full details of the mitigation are not required for validation purposes but will be required for the case officer to undertake an appropriate assessment prior to the determination of the application.

Noise Assessment

Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise should be supported by a noise assessment prepared by a suitably qualified acoustician. Further guidance is provided in the [National Planning Policy Framework](#) 

Open Space Assessment


For development within open spaces, application proposals should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site. In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to local requirements. Any such evidence should accompany the planning application.

Open Space and Green Infrastructure Strategy (Welborne)

The strategy shall identify the exact location, quantity, nature and quality standards of each type of on-site green infrastructure required, together with adequate changing, storage and parking facilities, where appropriate.

Specifications for the layout and construction of the relevant facilities together with details of the required level of parking and floodlighting (where appropriate), and boundary treatment shall be included.

Parking Provision

Applications must provide details of existing and proposed parking provision. These details should be shown on a site layout plan. Advice on residential car parking requirements is set out in [Residential Car & Cycle Parking Standards Supplementary Planning Document November 2009](#)  (732 KB). Non-residential car parking requirements are set out in [Fareham Borough Council's Non-Residential Parking Standards Supplementary Parking Document](#) adopted in September 2015.

Phasing Plan (Welborne)

The Phasing Plan will set out what areas of land within Welborne will be developed and in what order. The way in which development comes forward at the site will have a direct link to what infrastructure needs to be delivered and when.


The applicants will be expected to base their Phasing Plan on the Plan produced by Fareham Borough Council as part of the evidence for the Welborne Plan. The Phasing Plan must be produced to at least the same level of detail as that produced by this Council.

Playing Field Checklist

The Playing Field Checklist must contain all of the information required by Sport England's Playing Fields Policy and Guidance Annex B Information Requirements:


[Playing Fields Policy and Guidance Annex B Information Requirements](#) 

Retail Impact Assessment

[National Planning Policy Framework](#)  provides up to date advice concerning the application of the sequential test for town centre uses. The level and type of evidence and analysis required to address the key considerations should be proportionate to the scale and nature of the proposal.

Refuse and Recycling Plan

A refuse and recycling plan needs to show the proposed route (tracked) for the refuse vehicle (if appropriate) together with bin collection and storage points.

For information relating to the detailed access and refuse storage requirements see the [Refuse Storage Design Guidance](#)  (11 MB) (Contained within the Technical Annex of the Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne))

Space Standards Checklist

The [Fareham Borough Design Guidance SPD](#) recommends that the internal dimensions of dwellings meet the minimum sizes set out in the [Nationally described space standards](#).

The space standards checklist needs to confirm and demonstrate that all proposed dwellings comply with the Nationally described space standards. The checklist needs to include the gross internal floor area of all rooms and built in storage together with the floor to ceiling height.

Strategic Design Codes or Design Principles Document (Welborne)

Strategic Design Codes are technical documents that illustrate the detailed design rules and requirements for the area of Welborne, which they control.

Strategic Design Codes will provide details of the nature of the overarching and consistent character of the whole Welborne site, within which character areas sit. They provide details of each character area, where they are located and how they vary to reflect the site conditions, the different use(s) and spaces proposed. They will include an explanation of each character area and how it relates to the overall character of Welborne. The rationale for the design will be supported by an analysis of the site and surrounding area to demonstrate how the character of the landscape and surrounding area has influenced the design options within the code. Each Strategic Design Code will contain a plan showing where each character area applies, and which sections of the code (i.e. the rules) apply. For each character area covered by the code, an illustrative design with supporting text explaining the type of place proposed will be provided.

For each character area, the Strategic Design Codes will illustrate:

Typical street design including how highway, footpaths, cycling routes, servicing/refuse, boundaries, planting, lighting and 'on street' parking will be provided;

Typical housing types with boundary treatments, parking, bin/cycle provision and storage (including corner plots);

Typical planting species for trees, shrubs and ground cover;

Treatment of areas of public space;

Treatment of key views and non residential buildings; and

Palette of main materials

The Strategic Design Codes should include elevations of the front or side view of a building, and cross sections that slice through a building and the entire street which services the property. They must also clearly show how necessary green and physical infrastructure and utilities can be accommodated, such as underground servicing.

If no Strategic Design Codes are submitted with initial outline planning application(s), then High-Level Development Principles to be submitted with the Structuring Plan, in accordance with this SPD. High-Level Development Principles (which accompany the Structuring Plan) will set out what the design objectives for Welborne will be; the Design Codes will provide detailed instructions on how these principles will be delivered.

Structuring Plan (including parameter plans) (Welborne)

The Structuring Plan is a plan with a supporting evidence base that both shows and explains how the development can come forward on a comprehensive basis at

Welborne. It will need to reflect the phasing and delivery guidelines set out in the adopted Plan.

The purpose of the Structuring Plan is to ensure that Welborne is developed comprehensively and the design process is co-ordinated across site ownership boundaries. It is essential that a Structuring Plan is prepared for all of the land within the Welborne Plan policy boundary as shown on the 'Policies Map'.

The Structuring Plan must show and justify the following:

The disposition of the main land-uses, the location of Welborne's schools, the District and Local Centres and the Community Hub (with a rationale for the location, distribution and amount of different land uses, as well as average densities and maximum building heights shown), together with an agreed land budget (i.e. breakdown of each land use by measured area);

The main pedestrian and cycle routes throughout Welborne, the access points and primary road network, including the Bus Rapid Transit (BRT) route (with a rationale for the transport network and hierarchy, including street design/dimensions details to ensure consistency throughout the development);

The areas proposed for SANGs (Suitable Alternative Natural Greenspaces) and strategic green infrastructure, including the green corridors linking them (with a rationale for the location, distribution, type and amount of green infrastructure, including structural landscaping); and

The location of strategic utilities, infrastructure, including for the supply of electricity and disposal of foul water (with a rationale for the location, utility network and nature of provision).

Parameter plans should support the Structuring Plan for the Welborne site; they should also be accompanied by a written explanation of the rationale behind the plans.

Further details and guidance on these elements are contained within pages 11-17 of the adopted Welborne Design Guidance SPD.

Transport Assessment

[National Planning Policy Framework](#) provides up to date advice concerning the status of Transport Assessments. The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.

Transport Framework (incorporating a Public Transport Plan) and Transport Assessment for Welborne

Demonstration of how the following will be achieved:

- i. The delivery of high quality sustainable public transport system, including the extension of the existing Bus Rapid Transit network to serve the new community;
- ii. Implementation of Travel planning to reduce the reliance on the private car;
- iii. A development which is southwards-facing in transport terms through the masterplan layout and delivery of access via the A32 and an improved junction 10 of the M27;
- iv. The rate of development linked to the funding and provision of necessary transport infrastructure;
- v. The incorporation of transport interventions to mitigate traffic impacts on the local and strategic road network and to mitigate any environmental impacts.

Travel Plan

A travel plan should be submitted alongside planning applications which are likely to have significant transport implications. The need for a travel plan is based upon the scale of the proposed development as set out above. Initially a Framework Travel Plan may need to be submitted, as the detail will be subject to agreement with Hampshire County Council as Highway Authority.

Tree Survey/ Arboricultural Implications

Where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees), information will be required on which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist. Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current BS5837:2012 ; Trees in relation to design, demolition and construction - Recommendations. Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.

Ventilation/Extraction Statement

Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes within use classes A3 (i.e. restaurants and cafes – use for the sale of food and drink for consumption on the premises), A4 (i.e. drinking establishments – use as a public house, wine-bar or other drinking establishment), A5 (i.e. hot food takeaways – use for the sale of hot food for consumption off the premises), B1 (general business) and B2 (general industrial). This information (excluding odour abatement techniques unless specifically required) will be required for significant retail, business, industrial, leisure

or other similar developments where substantial ventilation or extraction equipment is proposed to be installed.

Viability Assessment

In the event that applicants consider infrastructure should be reduced or delayed, this will need to be fully justified through a viability assessment undertaken by a suitably qualified person. The scope and methodology of the viability assessment must be agreed with the Council before the assessment is undertaken and submitted.

In line with National Planning Practice Guidance advice, any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures. Where an exemption from publication is sought, this Council must be satisfied that the information to be excluded is commercially sensitive.

As a minimum, the government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in this guidance where applicable, and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

Waste Water Strategy (Welborne)

Planning application(s) for development will be accompanied by details of a comprehensive waste water conveyance and treatment solution for Welborne, including details on the phasing of new waste water infrastructure.

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 14 October 2020

Report of: Director of Planning and Regeneration

Subject: PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

SUMMARY

This report recommends action on various planning applications.

RECOMMENDATION

The recommendations are detailed individually at the end of the report on each planning application.

AGENDA

All planning applications will be heard from 2.30pm onwards.

ZONE 1 – WESTERN WARDS

Park Gate

Titchfield

Sarisbury

Locks Heath

Warsash

Titchfield Common

| REFERENCE NUMBER & WARD | SITE ADDRESS & PROPOSAL | ITEM NUMBER & RECOMMENDATION |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| P/20/0506/OA SARISBURY | LAND AT EYERSDOWN FARM QUARANTINE KENNELS 285 BOTLEY ROAD BURRIDGE SO31 1ZJ DEMOLITION OF AGRICULTURAL BUILDINGS AND ERECTION OF UP TO 38 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS. | 1 REFUSE |

Agenda Item 7(1)

OFFICER REPORT FOR COMMITTEE

DATE: 14/10/2020

P/20/0506/OA

WORKHAM EUROPEAN PROPERTY
LTD

SARISBURY

AGENT: LUKEN BECK MDP LTD

DEMOLITION OF AGRICULTURAL BUILDINGS AND ERECTION OF UP TO 38 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS

LAND AT EYERSDOWN FARM QUARANTINE KENNELS, 285 BOTLEY ROAD,
SOUTHAMPTON SO31 1ZJ

Report By

Richard Wright – 01329 824758

1.0 Introduction

- 1.1 This application is being presented to the Planning Committee due to the number of third-party representations received.
- 1.2 Members will note from the 'Five Year Housing Land Supply Position' reported to the Planning Committee meeting on 24th June 2020 this Council currently has a housing land supply of 4.03 years (a shortfall of 522 dwellings within the 5-year period).

2.0 Site Description

- 2.1 The planning application site comprises 2.65 hectares (approximately 6.5 acres) of pasture fields and a number of buildings used for agricultural purposes, commercial cattery and kennels.
- 2.2 The land is located on the western side of Botley Road and occupies two sections of road frontage and a significant area behind the ribbon development along the road. The cattery, kennels and agricultural buildings are grouped together close to the eastern edge of the site with Botley Road alongside the existing farmhouse (which is not part of the red edged application site and is to be retained). A further cluster of low level, dilapidated poultry sheds are located in the southern part of the site. The land slopes downhill away from Botley Road.
- 2.3 The site is located outside of the defined Urban Settlement Boundary, the urban area being approximately 200 metres away at its closest point to the east (as the crow flies). To the immediate north of the application site, separated by a mature boundary hedgerow, is Burr ridge Recreation Ground and Burr ridge Village Hall.

2.4 An existing private track into the southern part of the site from Burrige Road is not included within the red edge of the application site.

3.0 Description of Proposal

3.1 Outline planning permission is sought for up to 38 dwellings along with associated landscaping and access (although all matters, including access, are reserved).

3.2 In support of the application the applicant has submitted an illustrative masterplan showing how 38 dwellings could be arranged on the site. The masterplan also shows a proposed retention pond within the red edged site and an area identified as to be used for nitrate mitigation purposes on land edged blue between the housing and the existing recreation ground.

3.3 Despite access not being for consideration at this stage, detailed information has been provided by the applicant including access drawings.

4.0 Policies

4.1 The following policies apply to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Adopted Fareham Borough Core Strategy

CS2: Housing Provision

CS4: Green Infrastructure, Biodiversity and Geological Conservation

CS5: Transport Strategy and Infrastructure

CS6: The Development Strategy

CS9: Development in the Western Wards & Whiteley

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

Adopted 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

DSP13: Nature Conservation

DSP15: Recreational Disturbance on the Solent Special Protection Areas
DSP40: Housing Allocations

5.0 Relevant Planning History

None

6.0 Representations

6.1 A total of 76 objections have been received from 69 local residents raising the following material planning considerations:

General

- Contrary to local plan policy
- Impact on schools, doctors, dentists and other local services
- Too much development in the area already (e.g. North Whiteley)
- Loss of countryside for housing
- Harmful to rural character of the village
- Absence of local amenities meaning reliance on private vehicles
- More housing is not needed

Design

- Visual impact
- Out of keeping with other houses in area
- Tight knit urban form with small gardens at odds with more spacious character of nearby dwellings in Botley Road and Burr ridge Road
- Backland development
- Cramped, overly dense development, small houses together with small gardens

Highways

- Increase in traffic along Botley Road (which will only get worse with traffic from North Whiteley)
- Speeding vehicles along Botley Road
- Botley Road is not suitable to cope with increased traffic
- Access is too close to existing entrances/exits onto Botley Road
- Mud on road will make it slippery and unsafe
- Makes it even more difficult for pedestrians and cyclists
- Access visibility is poor
- Pavement is narrow near to the site
- Access should not be provided along the private track from Burr ridge Road
- Lack of appropriate parking provision
- Poor public transport links

Environmental

- Loss of habitat
- Encroachment onto SSSI
- Harm to protected species
- Noise, light and air pollution
- Impact on wildlife
- Flood risk
- Foul water drainage problems
- Water supply problems

Amenity

- Overlooking
- Loss of privacy
- Noise and vibration from additional vehicles
- Security risk to rear of properties

7.0 Consultations

EXTERNAL

Natural England

7.1 No objection.

Highways (Hampshire County Council)

7.2 The visibility splays at the access have not been agreed as acceptable by the Highway Authority. Notwithstanding this, it is noted that the application is for outline permission with all matters (including access) reserved. Having reviewed the plans, it is possible the maximum required visibility splays to be provided within the land ownership of the application, albeit outside of the red line plan. The access is therefore allowable in principle and acceptable level of visibility can be achieved, however details of this are yet to be agreed.

7.3 The site is not considered to be in a sustainable location. Whilst it is noted that the site is adjacent to limited leisure facilities and a green space, it is not located within the recommended distance for access to existing healthcare, retail or education facilities.

7.4 In the opinion of the Highway Authority, the proposal involves development that cannot be reconciled with the National Planning Policy Framework in that it would result in the users of the development being unable to make use of sustainable transport opportunities and therefore users of the site will depend on the use of the private car.

Southern Water

- 7.5 No objection.

Flood and Water Management Team (Hampshire County Council)

- 7.6 No objection subject to conditions regarding surface water drainage scheme (and long-term management of such) and existing watercourse.

Archaeology (Hampshire County Council)

- 7.7 No objection.

Children's Services (Hampshire County Council)

- 7.8 Due to the small size of the development there is no requirement for an education contribution.

INTERNAL

Affordable Housing Strategic Lead

- 7.9 No objection assuming 15 affordable homes are provided on site (with the residual 0.2 equivalent as an in lieu contribution) with 10 of these homes being for social/affordable rent and the remaining 5 for shared ownership/intermediate.

Ecology

- 7.10 Awaiting final comments in response to latest ecological information provided by applicant. Previous concerns have been raised and further information requested regarding reptile relocation and biodiversity enhancement.
- 7.11 The submitted Ecological Appraisal by WYG (January 2020) confirms that the habitats on site have potential for a number of protected species. Subsequent phase 2 surveys confirmed the likely absence of GCNs (April 2020) and roosting bats within the surveyed buildings (May 2020). The Reptile Presence / Likely Absence Survey by WYG (May 2020) confirmed the presence of a low population of slow worms on site. The report recommends that reptiles are displaced to retained and enhanced areas of the site or suitable areas off-site. This is not acceptable as the exact area of the receptor site is required to ensure the suitability of the proposals and the long-term viability of the reptile population present on site. Therefore, further information is required.
- 7.12 The proposals will result in a net loss in biodiversity and therefore measures to ensure no net loss and a net gain in biodiversity will be required. There are numerous opportunities for biodiversity enhancement particularly in the northern/north-western section of the site and therefore further information is required.

- 7.13 There are concerns in relation to the site layout. A woodland forms the western boundary of the site. The private gardens are designed to face the woodland. Indirect impacts as a result of spread of non-native species, garden waste disposal, etc. is anticipated. Therefore, a suitable green buffer along the western boundary will be required. This buffer would need to be located outside the residential curtilage. This area could be linked with the proposed retention pond and nitrate mitigation area.

Trees

- 7.14 The development can be built out with no significant adverse impact on retained trees. However, of concern is the layout of the southern portion of the site which sets dwellings and garden spaces backing on the east, south and west boundaries, with relatively short gardens to existing trees. Ideally the layout should be front facing onto these treed areas using roads/driveways to increase the views of these features and reduce the impact in terms of dominance and shading on useable garden spaces.

Contaminated Land Officer

- 7.15 No objection subject to condition.

Environmental Health

- 7.16 No objection however the applicant is recommended to submit an initial risk assessment for noise.

8.0 *Planning Considerations*

- 8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Implication of Fareham's current 5-year housing land supply position;
- b) Residential development in the countryside;
- c) The impact on European Protected Sites
- d) Policy DSP40;
- e) Other matters;
- f) The planning balance

a) Implications of Fareham's current 5-year housing land supply position

- 8.2 A report titled "Five-year housing land supply position" was reported to the Planning Committee meeting on 24th June 2020. That report set out this Council's local housing need along with this Council's current housing land supply position. The report concluded that this Council currently has a

housing land supply of 4.03 years (a shortfall of 522 dwellings within the 5-year period).

8.3 Officers accept that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites.

8.4 The starting point for the determination of this planning application is section 38(6) of the Planning and Compulsory Purchase Act 2004:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

8.5 In determining planning applications there is a presumption in favour of the policies of the extant Development Plan, unless material considerations indicate otherwise. Material considerations include the planning policies set out in the NPPF.

8.6 Paragraph 59 of the NPPF seeks to significantly boost the supply of housing.

8.7 Paragraph 73 of the NPPF states that Local Planning Authorities should identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement including a buffer. Where a Local Planning Authority cannot do so, and when faced with applications involving the provision of housing, the policies of the local plan which are most important for determining the application are considered out-of-date.

8.8 Paragraph 11 of the NPPF then clarifies what is meant by the presumption in favour of sustainable development for decision-taking, including where relevant policies are "out-of-date". It states:

"For decision-taking this means:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
 - i. *The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed⁶; or*

- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

8.9 Footnote 6 to Paragraph 11 reads:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.”

8.10 The key judgement for Members therefore is whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies taken as a whole.

8.11 Members will be mindful of Paragraph 177 of the NPPF which states that:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

8.12 The following sections of the report assesses the application proposals against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case.

8.13 In the absence of a five-year supply of deliverable housing sites, officers consider that policy DSP40 is the principal development plan policy that guides whether schemes will be considered acceptable.

b) Residential Development in the Countryside

8.14 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. Policy 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.

8.15 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.'

8.16 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).

8.17 The site is clearly outside of the defined Urban Settlement Boundary and the proposal does not comprise one of the acceptable forms of development listed in Policy CS14. The proposal is therefore contrary to Policies CS2, CS6, CS9 and CS14 of the adopted Core Strategy and Policy DSP6 of the adopted Local Plan Part 2: Development Sites and Policies Plan.

c) The impact upon European Protected Sites

8.18 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate enhanced.

8.19 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within the Solent which are of both national and international importance.

8.20 In light of their importance, areas within the Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'European Protected Sites' (EPS).

- 8.21 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'competent authority' if it can be shown that the proposed development will either not have a likely significant effect on designated EPS or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated EPS. This is done following a process known as an Appropriate Assessment. The competent authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The competent authority is either the Local Planning authority or the Planning Inspectorate, depending on who is determining the application.
- 8.22 When considering the proposed development there are two main likely significant effects on EPS.
- 8.23 The first likely significant effect on EPS relates to deterioration in the water environment through increased nitrogen. Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering the Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the EPS.
- 8.24 Achieving nutrient neutrality is one way to address the existing uncertainty surrounding the impact of new development on designated sites. Natural England have provided a methodology for calculating nutrient budgets and options for mitigation should this be necessary. The nutrient neutrality calculation includes key inputs and assumptions that are based on the best-available scientific evidence and research, however for each input there is a degree of uncertainty. Natural England advise Local Planning Authorities to take a precautionary approach when addressing uncertainty and calculating nutrient budgets.
- 8.25 The applicant has submitted a nutrient budget for the development which seeks to demonstrate that the development would be nitrate neutral. The budget includes the adjacent blue-edged land in the calculations, however there is concern that in doing so the applicant's assessment does not follow the Natural England methodology. Officers have carried out a separate assessment of the application site alone which shows that the development would generate an additional 21.5 kg of nitrogen a year (kg TN/year). The adjacent blue edged land set aside for mitigation would provide a reduction of 18 kg a year meaning a shortfall of 3.5 kg would remain unmitigated. On the basis of this calculation the proposal fails to demonstrate nutrient neutrality and as a result the development would result in adverse effects on the

integrity of the EPS. The difference in the applicant's approach and that followed by Officers is down to a technical interpretation of how the Natural England methodology should be applied and further advice has been sought from Natural England on this matter. However, Officers acknowledge that the amount of additional mitigation land required is likely to be relatively small and, in the event the application had been looked on favourably in all other respects, the applicant would have been invited to amend the mitigation proposals accordingly.

- 8.26 The second of these likely significant effects on EPS concerns recreational disturbance on the Solent coastline through an increase in population. Policy DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies explains that planning permission for proposals resulting in a net increase in residential units may be permitted where the 'in combination' effects of recreation on the Special Protection Areas are satisfactorily mitigated through the provision of a financial contribution to the Solent Recreation Mitigation Strategy (SRMP). Had the proposal been found acceptable in all other regards the applicant would have been invited to make a financial contribution through the SRMS. In the absence however of a legal agreement to secure such a contribution, or the submission of evidence to demonstrate that the 'in combination' effects of the development can be avoided or mitigated in another way, the proposal is held to be contrary to Policy DSP15.

d) Policy DSP40

- 8.27 Policy DSP40: Housing Allocations, of Local Plan Part 2, states that:

"Where it can be demonstrated that the Council does not have a five-year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- i. The proposal is relative in scale to the demonstrated 5-year housing land supply shortfall;*
- ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;*
- iv. It can be demonstrated that the proposal is deliverable in the short term;*
and

v. The proposal would not have any unacceptable environmental, amenity or traffic implications”.

8.28 Each of these five bullet points are worked through in turn below:

Policy DSP40 (i)

8.29 The proposal for up to 38 dwellings is relative in scale to the 5YHLS shortfall and therefore bullet (i) of Policy DSP40 is satisfied.

Policy DSP40 (ii)

8.30 The site is not located adjacent to or well related to the existing Urban Settlement Boundary which lies approximately 200m to the southeast. It cannot therefore be said to be well integrated with that neighbouring settlement.

8.31 The applicant has argued that, whilst the site is not adjacent to the urban area, it is next to built development along Botley Road. The character of the area, is essentially one of single and two storey residential ribbon development set out and related to Botley Road and Burrige Road. The ribbon development comprises singular and generally large, deep plots that extend into the wider countryside to the rear. The ribbon development is a strong linear form with little in the way of development to the rear of the frontage dwellings and what little there is generally comprises outbuildings, agricultural structures and occasional single dwellings located off modest single track accesses. Not only is the surrounding area around the application site not designated as being within the urban settlement boundaries it also does not have the characteristics of the urban area. Officers do not consider this to be an exceptional case where the second limb of Policy DSP40 could be said to have been satisfied by virtue of the locality, for all intents and purposes, being like an urban area.

8.32 The site is located adjacent to the Burrige Village Hall and recreation ground (including sports pitches and children’s play area). However, with the exception of access to leisure and community facilities, the site is not located within reasonable walking distance from most other services and facilities. The shops and businesses of Park Gate Local Centre are some 2.5km from the application site whilst the centre of Whiteley is 2.8km away. The nearest primary school is currently 2km away and the secondary school considerably further than that. Swanwick railway station is a 2.3km walk and, whilst there are bus stops close to the entrance to the application site on Botley Road, Officers are not aware of any scheduled bus service along the road.

8.33 The applicant has suggested that new services being constructed as part of the North Whiteley development (within Winchester City Council’s authority

area) would be within easy reach of the application site for journeys by foot or cycle. They suggest Whiteley Lane as a potential route for such journeys however Officers do not consider that the lane, which is a private, unmade and unlit track, would be suitable for such a purpose. The applicant has also highlighted footpath 21, a public right of way on the eastern side of Botley Road, as a link route however the suitability of this track is also in doubt as is the exact nature of the services and facilities to be accessed this way or the distances involved. The outline planning permission granted by Winchester City Council (ref. 15/00485/OUT) provides for a primary school and local centre which would be accessible along footpath 21 (which becomes footpath 9 into North Whiteley) approximately 1.2 – 1.4km from the application site. Planning permission for the school was granted in 2019, the school is already under construction and is due to open in September 2021. The phasing and delivery of the local centre however is less certain, as are the services and facilities within that centre, and there remains questions as to what extent these would contribute to the sustainability of the application site as a location for further housing development.

- 8.34 In summary, the proposal is not sustainability located adjacent to, or well related to, the existing urban settlement area. The proposal fails to meet the second criteria of Policy DSP40.

Policy DSP40 (iii)

- 8.35 The third test of Policy DSP40(iii) is that the proposal is '*sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps*'.
- 8.36 As set out above, the character of the surrounding area is of ribbon development with deep plots often containing mature treed boundaries linking with wider woodland and trees belts of the Upper Hamble Valley. The topography and landscape characteristics of the site reflect the small scale mixed farmland and woodland identity of the Upper Hamble Valley Landscape Character Area as well as the fringe characteristics of land to the rear of the ribbon development, as part of the Burr ridge/Swanwick Landscape Character Area (as identified in the Fareham Landscape Assessment 2017). In the recent Landscape Character Assessment Review (Sep 2020), the northern part of the site is included as part of the inclusion of the Upper Hamble Valley as an Area of Special Landscape Quality.
- 8.37 The application is accompanied by an illustrative masterplan showing how the applicant envisages a development of up to 38 dwellings on the site could be achieved. The masterplan shows a standard suburban form of development which Officers consider is not of a form, scale or landscape character that would sit comfortably in the landscape context.

8.38 Policies CS14 and DSP6 both refer to the impact of development being reduced such as by grouping new replacement buildings around existing. There is a cluster of agricultural buildings, cattery and kennel structures on the site close to Botley Road at present. There is also a group of low-level poultry sheds in the southern part of the site. The design approach shown in the illustrative masterplan fails to utilise the unplanned farmstead clusters of buildings and instead sets out a comprehensive suburban development across the entire site and on land where no built form currently exists. The southern part of the site is enclosed by mature trees and woodland on multiple sides however the illustrative layout fails to address or acknowledge this setting, and instead turns its back to the woodland area without a suitable habitat buffer. The Council's ecologist and tree officer have commented that such a layout does not represent good practice and would lead to indirect impacts on those trees and biodiversity on the site.

8.39 It is noted that the masterplan is indicative and layout is proposed by the applicant to be a reserved matter for consideration at a later date should the principle of development be found acceptable and outline permission granted. It is also noted that it is not a policy requirement to limit new development purely to the footprint and scale of existing built form. However, the illustrative masterplan follows a design approach that is not suitably responsive to the character of the existing surrounding area and landscape. The proposal fails to demonstrate that up to 38 dwellings could be accommodated on the site in a way that minimises the impact of the development (the key test of Policy DSP40(iii)) or without adversely affecting the landscape character and appearance of the countryside (a requirement of Policy CS14).

Policy DSP40 (iv)

8.40 Officers consider that the proposal for 38 houses could be delivered within the short term. The proposal would therefore be in accordance with point (iv) of policy DSP40.

Policy DSP40 (v)

8.41 The final test of Policy DSP40 requires that the proposal does not have any unacceptable environmental, amenity or traffic implications. These issues are considered in turn below.

Environmental

8.42 The impact of the development on European protected sites has been set out earlier in this report.

8.43 The Council's Ecologist has raised concerns regarding the relocation of reptiles and the loss of biodiversity as a result of the development. The

applicant has provided further information on both of these points and an update will be provided to Members of the Planning Committee in advance of the meeting.

Amenity

- 8.44 The application is in outline meaning the layout of the site and therefore relationship and distance between dwellings is yet to be proposed. Consideration of the likely impact on light to, outlook from and privacy enjoyed by neighbouring dwellings is a reserved matter for a subsequent stage of the planning process.
- 8.45 There are no adjacent land uses which would be likely to materially affect the living conditions of future residents, for example by way of noise or odour.

Highways

- 8.46 The Highway Authority Hampshire County Council have raised no objection to the proposals in principle, acknowledging that the impact of traffic on Botley Road is not considered to be severe.
- 8.47 Access is a reserved matter; however it is nonetheless a material planning consideration at the outline stage whether safe and satisfactory vehicular and pedestrian access into the site could be provided. Detailed technical discussions have taken place between the Highway Authority and the applicant and Officers are satisfied that suitable access into the application site can be achieved to serve the proposed development.

e) Other matters

Affordable Housing

- 8.48 The proposal includes the provision of 40% affordable housing comprising a blend of affordable tenures. Subject to appropriate size, mix and tenure being agreed to meet the identified local need to comply with Policy CS18, Officers consider this acceptable and appropriate to secure via a Section 106 legal agreement.

Effect upon Local Infrastructure

- 8.49 Concerns have been raised over the effect of the number of dwellings on schools, doctors and other services in the area.
- 8.50 Hampshire County Council Children's Services have commented that due to the limited size of the development they do not consider a contribution towards improvements to local schools is necessary in this instance.

8.51 The difficulty in obtaining doctor's appointments and dental services is an issue regularly raised in respect of new housing proposals. It is ultimately for the health providers to decide how they deliver their services. A refusal on these grounds could not be substantiated.

f) Planning balance

8.52 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

8.53 As set out earlier within this report, the effect of Paragraph 177 of the NPPF is that:

"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site".

8.54 In this instance Officers have identified likely significant effects upon EPS through deterioration in the water environment as a result of increased nitrates and increased recreational disturbance. Officers have not undertaken an Appropriate Assessment at this time. Accordingly, the presumption in favour of sustainable development set out at Paragraph 11 of the NPPF does not apply.

8.55 The site is outside of the defined Urban Settlement Boundary and the proposal does not relate to agriculture, forestry, horticulture and required infrastructure. The principle of the proposed development of the site would be contrary to Policies CS2, CS6 and CS14 of the Core Strategy and Policy DSP6 of Local Plan Part 2: Development Sites and Policies Plan.

8.56 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations which is engaged as this Council cannot demonstrate a 5YHLS. Officers have also given due regard to the updated 5YHLS position report presented to the Planning Committee on 24th June 2020 and the Government steer in respect of housing delivery.

8.57 In weighing up the material considerations and conflict between policies; the development of a greenfield site weighted against Policy DSP40, Officers have

concluded that the proposal satisfies just two of the five policy tests (points (i) and (iv)).

- 8.58 The proposal is not located adjacent to, or well related to, the existing urban settlement area (DSP40(ii)). It also fails to demonstrate that the impact of the development on the countryside would be minimised (DSP40(iii)) or that it would not adversely affect the landscape character and appearance of the countryside. There would be adverse effects on EPS and the proposal fails to provide satisfactory detail on two further ecological points: mitigation measures to address the impact on reptiles known to be present on the site and how the development would achieve a net gain in biodiversity. For these reasons it fails the policy test at DSP40(v).
- 8.59 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver 38 dwellings in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply is a material consideration, in the light of this Council's current 5YHLS. In addition, the proposals include the provision of forty percent affordable housing. Added to this is the benefit of the additional jobs and expenditure in the locality arising from construction activity and the completed development itself.
- 8.60 Officers have carefully weighed the benefits which would be delivered by the proposals, having regard for the Council's 5 year housing land supply position, against the conflict with adopted local plan policies, the failure to comply with two key elements of Policy DSP40 and the adverse effects on the integrity of EPS.
- 8.61 In light of this assessment, and taking into account all other material planning considerations, Officers recommend that planning permission should not be granted for this application. A recommendation for refusal is set out below at paragraph 9.1.

9.0 Recommendation

- 9.1 Subject to the receipt of final comments from the Council's ecologist and Natural England and the inclusion of any further reasons for refusal raised in those comments;

REFUSE PERMISSION for the following reasons:

The development is contrary to Policies CS2, CS4, CS6, CS14, CS16, CS17 & CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan,

And Paragraphs 170 & 175 of the National Planning Policy Framework (NPPF), and is unacceptable in that:

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- b) The application site is not sustainably located adjacent to, well related to or well integrated with the existing urban settlement boundaries;
- c) The proposal fails to demonstrate that the development could be accommodated on the site in a way that minimises the impact of the development and without adversely affecting the landscape character and appearance of the countryside;
- d) The proposal would have likely adverse effects on the integrity of European Protected Sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation;
- e) In the absence of sufficient information, the proposal fails to provide satisfactory mitigation for the impact of the development on reptiles known to be present on the site;
- f) In the absence of sufficient information, it is considered that the proposal will result in a net loss in biodiversity contrary to national planning policy which requires a net gain in biodiversity;
- g) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan; and,
- h) In the absence of 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.

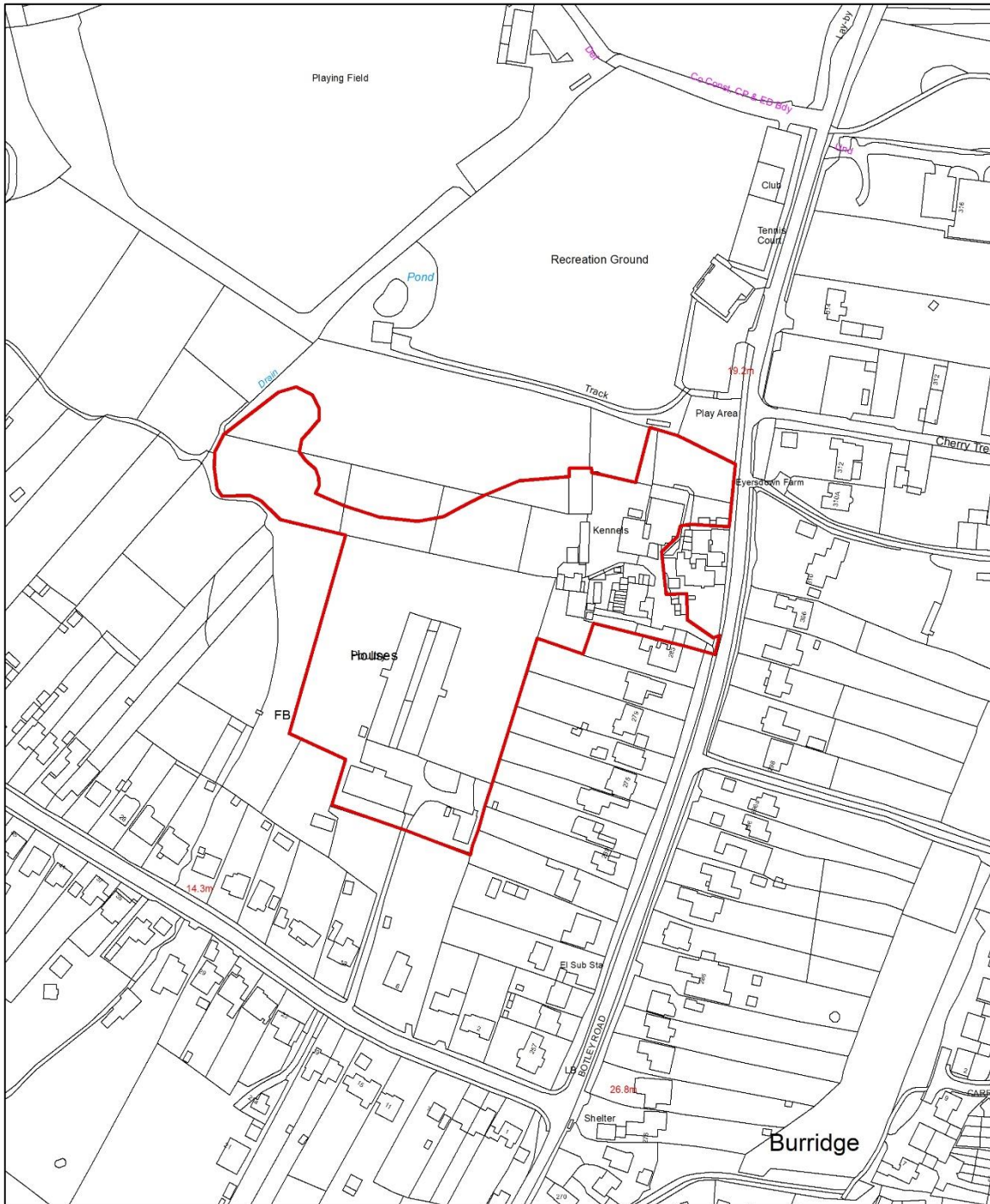
10.0 Notes for Information

- 10.1 Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points g) - h) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town & Country Planning Act 1990.

11.0 Background Papers
P/20/0506/OA

FAREHAM

BOROUGH COUNCIL



Eversdown Farm Quarantine Kennels

Scale 1:2,500

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Agenda Annex

ZONE 2 – FAREHAM

Fareham North-West

Fareham West

Fareham North

Fareham East

Fareham South

REFERENCE SITE ADDRESS & PROPOSAL
NUMBER &
WARD

ITEM NUMBER &
RECOMMENDATION

No items in this Zone

ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE SITE ADDRESS & PROPOSAL
NUMBER &
WARD

ITEM NUMBER &
RECOMMENDATION

No items in this Zone

Agenda Item 8

PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

| | | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PUBLIC INQUIRY | ENF/40/19 Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | PUBLIC INQUIRY MR KEVIN FRASER The Tithe Barn Mill Lane Fareham PO15 5RB 16 June 2020 AGAINST ENFORCEMENT Resurfacing of car park with tarmac |
| PUBLIC INQUIRY | P/18/1118/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | PUBLIC INQUIRY Fareham Land LP Land at Newgate Lane (North) Fareham Non Determined REFUSE PENDING PI DECISION 2 June 2020 NON DETERMINED Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved. |
| PUBLIC INQUIRY | P/18/1212/LU Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | PUBLIC INQUIRY Borderland Fencing Ltd Borderland Fencing New Road Swanwick Southampton Officer Delegated Powers REFUSE REFUSE 13 August 2019 AGAINST REFUSAL Lawful Development Certificate for mixed use of the glasshouse for storage & manufacturing (Use Class B8 & B2) |
| WRITTEN REPS | P/19/0069/LP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | WRITTEN REPS Mayfair Hampshire Ltd Ellerslie Touring Caravan Park Down End Road Fareham Officer Delegated Powers REFUSE 24 June 2020 AGAINST REFUSAL Application for a Lawful Development Certificate for a proposed use of the land for the siting of caravans for the purpose of human habitation including as a person's sole or main place of residence. |

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| PUBLIC INQUIRY | P/19/0316/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | PUBLIC INQUIRY MR K FRASER The Tithe Barn Mill Lane Titchfield Fareham NAC REFUSE REFUSE 16 June 2020 AGAINST REFUSAL Re-surface car park area with tarmac (retrospective application) |
| HEARING | P/19/0419/DA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | HEARING Mr Patrick Cash 137 Newgate Lane Fareham 11 May 2020 AGAINST ENFORCEMENT Unlawful development of two structures |
| PUBLIC INQUIRY | P/19/0460/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | PUBLIC INQUIRY Bargate Homes Ltd Land at Newgate Lane (South) Fareham Non Determined REFUSE PENDING PI DECISION 2 June 2020 NON DETERMINED Outline planning permission for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved. |
| WRITTEN REPS | P/19/0925/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | WRITTEN REPS Mr Anthony Lawrence Turret House Hospital Lane Portchester Fareham Committee REFUSE REFUSE 11 August 2020 AGAINST REFUSAL Detached dwelling with parking & access from Hospital Lane and associated landscaping & drainage works |
| WRITTEN REPS | P/19/1017/DA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal: | WRITTEN REPS Mrs Alicia Bayer Land at Woodcote Lodge 6 Bridgefoot Drive Fareham Officer Delegated Powers PENDING PI DECISION 23 April 2020 AGAINST ENFORCEMENT Unlawful material change of use of the land from residential use (use Class C3) to a mixed use comprising |

residential use and use for car sales and car storage (use Classes C3 and Sui Generis) - Enforcement Notice served on 15 April 2019

HH APPEAL SERVICE P/19/1073/TO
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

HH APPEAL SERVICE
Mr Moon
6 Alum Way Fareham
Officer Delegated Powers
REFUSE
REFUSE
4 December 2019
AGAINST REFUSAL
T14 Lime: Fell due to excessive shading and replant an Acer in its place.

HH APPEAL SERVICE P/19/1096/TO
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

HH APPEAL SERVICE
Mr Ian Collins
4 CROFTON LANE FAREHAM
Committee
REFUSE
REFUSE
20 March 2020
AGAINST REFUSAL
T1 Monterey Pine protected by TPO 545: Fell

WRITTEN REPS P/19/1319/FP
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

WRITTEN REPS
Mr G Uffendell
Westering Posbrook Lane Titchfield Fareham
Officer Delegated Powers
REFUSE
REFUSE
3 July 2020
AGAINST REFUSAL
Sever land and erect a detached bungalow with parking and shared vehicular access

PUBLIC INQUIRY P/20/0009/DA
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

PUBLIC INQUIRY
Borderland Fencing Ltd
Borderland Fencing New Road Swanwick Southampton

PENDING PI DECISION
17 July 2019
AGAINST ENFORCEMENT
Unauthorised expansion of site and breach of conditions

WRITTEN REPS P/20/0266/FP
Appellant:
Site:
Decision Maker:
Recommendation:
Council's Decision:
Date Lodged:
Reason for Appeal:

WRITTEN REPS
Mr & Mrs Miller
310 Botley Road Burrridge Southampton
Officer Delegated Powers

REFUSE
16 September 2020
AGAINST REFUSAL
Erection of Detached Bungalow & Use of Existing Annexe

as Ancillary Building

**WRITTEN
REPS**

P/20/0267/FP

Appellant:

Site:

Decision Maker:

Recommendation:

Council's Decision:

Date Lodged:

Reason for Appeal:

WRITTEN REPS

Mr & Mrs Miller

310 Botley Road Burrridge Southampton

Officer Delegated Powers

REFUSE

16 September 2020

AGAINST REFUSAL

Erection of Detached Two Storey Dwelling following
Demolition of Existing Annexe