



FOREMAN
HOMES



PLANNING STATEMENT

Land to the south of Romsey
Avenue, Portchester

August 2018



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1.0 INTRODUCTION

This statement has been prepared in support of the Hybrid planning application for 12.55 hectares of land seeking outline permission for the erection of 167 dwellings with all matters reserved (except for access) and full planning permission for 58 dwellings, associated landscaping, amenity areas and access from Romsey Avenue. Details of the proposal are set out within the Planning Statement, Design and Access Statement and within technical reports. This document should be read in conjunction with the application drawings and other technical documentation submitted in support of the planning application.

This Planning Statement identifies the context and justification for the proposed development in reference to relevant local, regional and national planning policy considerations including, but not limited to, the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF).

It is submitted that Fareham Borough Council (FBC) is unable to demonstrate an up to date five year supply of deliverable housing land as required by the NPPF and as a result the Council's housing policies and Local Plan are out of date (Para. 11 & 73 of the NPPF). In occasions such as this, and as established in the NPPF, planning permission should be granted in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits.

Of the wide ranging benefits of the scheme are the provision of both market and affordable housing, the sustainable location and the contribution towards identified housing need within Fareham Borough.



2.0 PLANNING POLICY FRAMEWORK

This section will explain the national and local planning policy considerations for the assessment of the planning application.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out the requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. Section 39 of the Act identifies the requirement for decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are to be considered in line with the National Planning Policy Framework (Para. 12).

At the local level the statutory development plan for the purpose of 38(6) comprises as below and covers the period to 2026;

- Local Plan Part 1: Core Strategy (August 2011)
- Local Plan Part 2: Development Sites and policies (June 2015)
- Local Plan Part 3: Welborne Plan (June 2015)
- Hampshire Portsmouth and Southampton, New Forest and South Downs Minerals and Waste Plan (2013).

A Local Plan Review is ongoing in which housing and employment requirements for the period up to 2036 are under consideration. Policy relevant to the proposed development is identified below and assessed in regard to the proposed works.

The National Planning Policy Framework (2018)

A material consideration in the determination of planning applications, relevant content of the NPPF includes;

The presumption in favour of sustainable development - The proposed scheme is located adjoining an urban settlement and provides residential development of a type and mix required to meet identified needs. The proposals would not result in significant adverse environmental impact but would enhance the natural, built and historic environment.



Decision taking - Development proposals that accord with the development plan should be approved without delay. Where the development plan is absent or silent or relevant policies are out of date, as in this instance, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, which is not the case in regard to the proposed development. Indeed the approved Outline Permission and the Council's own proposal to allocate the site for residential development within the proposed Local Plan illustrates the acceptability of proposals.

Delivering a wide choice of high quality homes - The supply of housing should be significantly boosted in the context of sustainable development.

Promoting healthy and safe communities – Decisions are required to aim to achieve healthy, inclusive and safe places. The Design and Access Statement demonstrates how the proposals would meet these objectives.

Promoting sustainable transport - The merits of the scheme in transport and sustainability terms are detailed in the accompanying Transport Statement. The NPPF makes it clear that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. This cannot be said to be the case.

Achieving well-designed places – The creation of high quality buildings and places is fundamental. The development will be of a high quality and influenced by a heavily informed design rationale. This is fully explored in the submitted Design & Access Statement.

Conserving & enhancing the natural environment - There are no long views into the site nor are there adverse ecological impacts. The site has been proven to be acceptable in landscape and ecological terms.

Implementation - The clear emphasis is on the need to significantly boost housing supply.



Local Plan Part 1: Core Strategy (August 2011)

CS2: Housing Provision - FBC is unable to demonstrate a five year supply of deliverable housing land.

CS4: Green Infrastructure, Biodiversity & Geological Conservation - Detailed Ecological & Arboricultural Assessments & a Landscape Proposal have been submitted in support of the application to ensure the biodiversity of the site is safeguarded and development results in a green and pleasant space.

CS5: Transport Strategy & Infrastructure - The site is in an accessible and sustainable location as explored in the comprehensive Transport Assessment and Travel Plan submitted in support of the application.

CS6: The Development Strategy - Whilst the application site is outside the defined urban settlement boundary, FBC's housing policies are out-of-date and the Council is lacking an adequate supply of housing land. Development in line with that proposed would assist in providing targeted levels of required housing.

CS14: Development Outside Settlements - Whilst outweighed by the presumption in favour of sustainable development proposals would not have adverse effect on the locality.

CS15: Sustainable Development & Climate Change- The application site is in a sustainable location with access to local transport links, facilities and services.

CS17: High Quality Design- Development will be of a high quality design, safe and accessible for prospective, and existing, residents. Full details of the design approach are laid out in the accompanying Design & Access Statement.

CS18: Provision of Affordable Housing - The development will comply with affordable housing policy requirements (See Statement).



Local Plan Part 2: Development Sites & Policies (August 2011)

DSP2: Environmental Impact - Technical reports submitted in support of the application succeed in establishing that no adverse impacts on the local environment will result from development of the site.

DSP3: Impact on Living Conditions - Neighbour amenity has been fully considered throughout the formation of the application. Whilst a matter to be scrutinised in full in the course of a subsequent reserved matters application, the Illustrative Layout and accompanying Design & Access Statement illustrate the acceptability of proposals in this regard.

DSP6: New Residential Development Outside of the Defined Urban Settlement Boundary – There is a presumption against residential development outside of defined settlement boundaries. However the presumption for Sustainable Development and Borough's need for housing supersede the aims of this policy.

DSP13: Nature Conservation - Extended surveys have been carried out and their findings accounted in the submitted Ecological Reports & Assessments.

DSP15: Recreational Disturbance on the Solent Special Protection Areas – Compliance with this policy is a matter to be secured through legal agreement.

Draft Local Plan (2036)

The Draft Local Plan has yet to be adopted by the council but is intended to supersede the Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites & Policies). The Draft Local Plan responds to the identified housing need within the Borough and includes the allocation of new sites for residential development.

The application site has been identified as suitable for residential development under the Development Allocation: HA5 (Romsey Avenue). The allocation states that the site has an indicative capacity of 225 dwellings and that “planning permission will be granted provided that

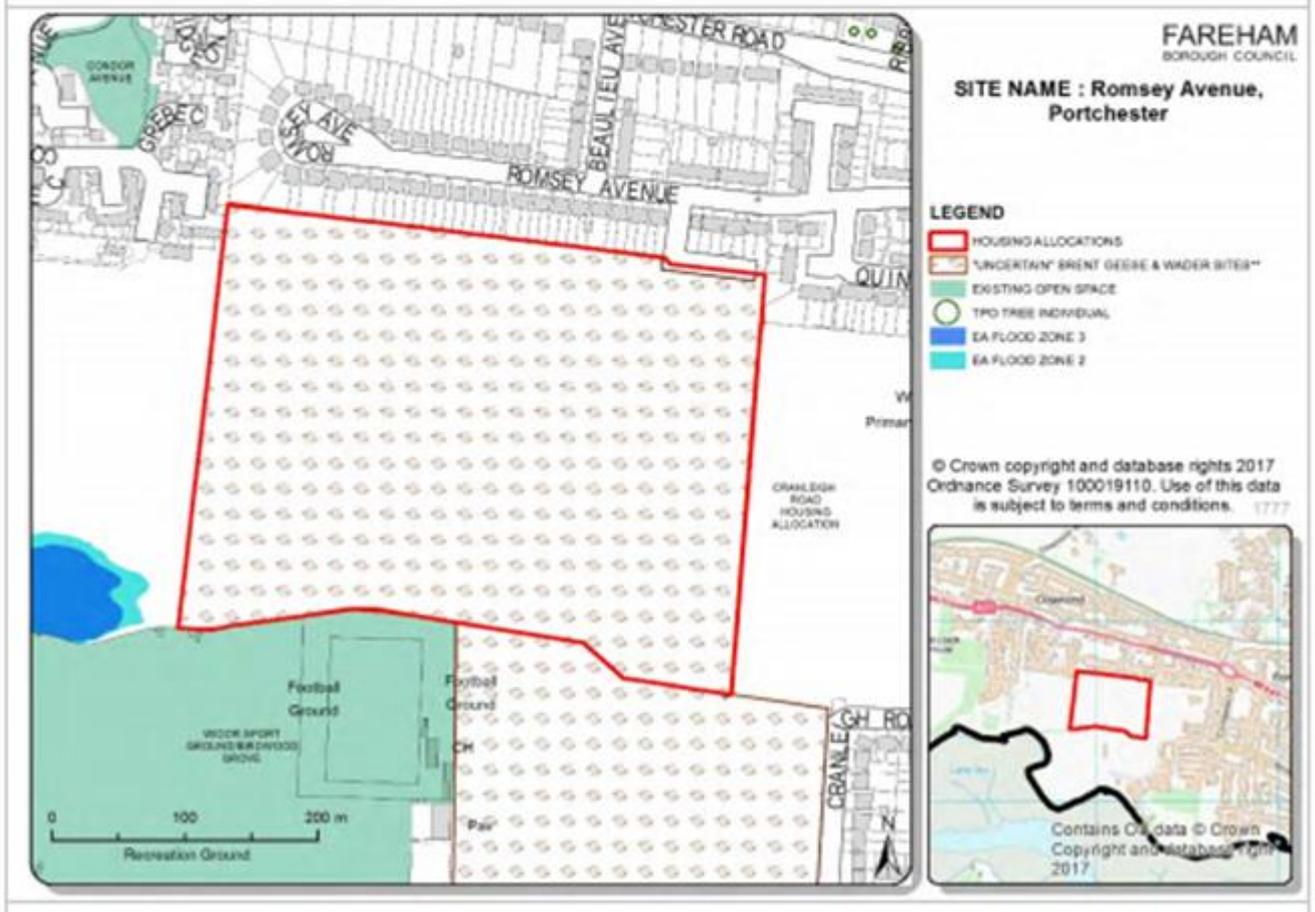


detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and

- a) Primary highway access shall be focused on Romsey Avenue; and
- b) Building heights shall be limited to a maximum of 2 storeys; and
- c) The creation of a loop road on the site and safe pedestrian and cycle crossing points on Romsey Avenue and to the adjoining Cranleigh Road housing allocation (HA6); and
- d) Retention and strengthening of the existing tree and hedgerow boundaries located around the western and southern perimeters of the site in contributing to the provision of a buffer for nearby SAC habitats; and
- e) Sufficient protection for the badger setts present on the site and on the adjoining site allocation (HA6), to the satisfaction of the Council; and
- f) Proposals shall have regard to the potential for Brent Geese and Waders, and shall undertake an overwintering survey to determine the presence and frequency of any Brent Geese and Waders that use the site (in accordance with Policy NE3), with mitigation identified as appropriate, to the satisfaction of Natural England; and
- g) Proposals shall either provide directly, or provide a financial contribution towards the delivery (and maintenance where deemed necessary) of the following infrastructure, in line with the Council's Planning Obligations SPD:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Open space on-site (to be considered in conjunction with the open space proposed at HA6: Cranleigh Road); and a Neighbourhood Area of Play (NEAP) on-site."

Housing Site: HA5	SHLAA Reference: 207
Name: Romsey Avenue	Proposed Use: Residential
Location: Portchester	Indicative Capacity: 225 dwellings
Size: 12.6 ha	Planning Status: Subject to EIA screening application (P/17/1068/EA)



The proposals would be in accordance with the requirements of this policy. Although the Draft Local Plan is not yet adopted it should be recognised that the Council's aspirations for the site would be fully met by the proposed development.



Fareham Borough Design Guidance (2015)

The guidance will continue to inform the design approach as fully explored in the submitted Design & Access Statement.

Planning Obligations Supplementary Design Guidance (2016)

Includes reference to the provision of on-site recreation and off-site financial contributions. The Council has adopted a CIL Charging Schedule at a sum of £105per sqm for market dwellings. Necessary contributions will be secured as part of the application.

Residential Parking Supplementary Planning Document (2009)

This document sets out the standards for parking and cycle spaces required on site. The proposed parking provision for the 58 dwellings for which full planning permission is sought will be in full accordance with the requirements of the SPD. The parking provision for the proposed 167 dwellings for which outline permission is sought is a matter for consideration through a subsequent reserved matters application. It is however intended that parking provision will also accord with policy.

Affordable Housing Supplementary Planning Document (2006)

The council's Affordable Housing SPD sets out the policy requirements, background, and justification for the requirements of affordable housing provision in new residential developments. In line with the above the application seeks full planning permission for 58 dwellings. Of these 58 dwelling the application will provide for up to 23 affordable dwellings (up to 40%). Of the 167 dwellings for which outline planning permission is sought, it is intended that up to 40% of the units will be provided as affordable housing comprising 40% of the overall scheme.

The proposed dwelling mix will provide for a range of dwelling styles that will meet needs in the surrounding area, including those requiring both smaller and family sized dwellings and is likely to be subject to negotiation throughout the application process.



Provision of affordable housing will be secured through a S.106 agreement to be agreed with the Council.

3.0 HOUSING LAND SUPPLY

The Council is unable to demonstrate a five year supply of deliverable housing land and shortfall is substantial. Paragraph 11 of the NPPF makes it clear that in instances where relevant policies of the development plan are out of date, planning permission should be granted unless any adverse impacts of doing so would not just materially, but significantly and demonstrably, outweigh the benefits.

Due to the scale of development proposed all 225 no. dwellings could be delivered comfortably within the next five years subject to planning permission. There is no physical, ownership, technical or environmental constraint to the granting of planning permission or to the delivery of housing on this site. The contribution the site would make in meeting identified needs for housing, set against the five year housing land supply position, represents a strong material consideration of significant weight in determining the merits of the proposal.

4.0 CONCLUSION

Policy set out in the NPPF allows for the release of sites in accordance with the provisions at paragraphs 11 and 73, where Councils are not able to demonstrate a 5-year supply of deliverable housing land. This is the case in Fareham.

The Development Plan compliant proposals have been set out. The proposed development is considered to achieve adopted policy objectives to include but not limited to: good quality design, delivery of affordable housing, safe means of access, sustainable form and location of development, acceptable impact on the character and appearance of the local area and nature conservation interests.

The application proposal provides for an entirely acceptable form of sustainable development and, for the reasons set out, the application should be supported and planning permission granted.