

Land South of Romsey Avenue, Portchester

Core Documents List

CDA Application Plans and Documents Considered by Council at point of determination

CDA.1	Covering letter
CDA.2	Location Plan (ref 16.140.01C)
CDA.3	Planning Application Form
CDA.4	Environmental Statement (and non-technical summary)
CDA.5	Statement of Community Engagement
CDA.6	Planning Statement
CDA.7	Affordable Housing Statement
CDA.8	Design & Access Statement
CDA.9	Agricultural Land Considerations (Kernon)
CDA.10	Archaeological Desk-Based Assessment (Allen Archaeology) (ref PORA16)
CDA.11	Flood Risk Assessment and Drainage Statement (Stuart Michael Associates) Volumes 1 – 3 (ref 5611-FRA&DS 02)
CDA.12	Proposal for Bird Conservation Area (Ecosupport)
CDA.13	Ecological Impact Assessment (Ecosupport)
CDA.14	Reptile Survey & Mitigation Strategy (Ecosupport)
CDA.15	Phase I Desk Study (Soils) (ref 15939/DS)
CDA.16	Phase II Ground Investigation Report (Soils) (ref 16020/GIR)
CDA.17	Soil-Gas Risk Assessment (Soils) (ref 16020/SGRA)
CDA.18	Residential Travel Plan (Stuart Michael Associates) (ref 5611 TP 02)
CDA.19	Illustrative Landscape Masterplan (Deacon Design) (ref DD151L01A)
CDA.20	Landscape General Arrangement (Deacon Design) (ref DD151L02)
CDA.21	Landscape Visual Appraisal (ref DD151R01)
CDA.22	Arboricultural Impact Assessment and Tree Survey (ref J99403)
CDA.23	Parking Schedule Plan) ref 16.140.21 G)
CDA.24	Air Quality Assessment (REC) (ref AQ106288R)
CDA.25	SW Drainage Technical Note (ref 5611)
CDA.26A	Drainage strategy (ref 5611.402 B)
CDA.26B	Existing Surface water flow paths (ref 5611.404)
CDA.26C	Soakaway trail pit locations (ref 5611.405)
CDA.26D	Surface water exceedance routes (ref 5611.406)
CDA.26E	Micro pipe Drainage Calculations 1,30,100 years
CDA.26F	Micro pipe Drainage Calculations Calcs 100yrs + 40%
CDA.26G	Micro pipe Drainage Calculations Calcs Soakaway A
CDA.26H	Micro pipe Drainage Calculations Calcs Soakaway B
CDA.26I	Micro pipe Drainage Calculations Calcs Soakaway C
CDA.26J	Micro pipe Drainage Calculations Calcs Soakaway D
CDA.26K	Micro pipe Drainage Calculations Calcs Soakaway E
CDA.26L	Micro pipe Drainage Calculations Calcs Soakaway F

CDA.26M	Infiltration testing
CDA.26N	Logs and Boreholes
CDA.26O	Soakaway evidence
CDA.26P	Storage Estimate Calculations (ref 5611.407)
CDA.26Q	Drainage Strategy Plan (ref 5611.407)
CDA.27	Topographical Survey (ref ENC/121216-6X5)
CDA.28	Trial Pit Plan
CDA.29	Walking Cycling Audit Rev A – May 2019
CDA.30	Road Safety Audit – April 2019
CDA.31	Technical note on review of existing on street parking & proposed parking restrictions – June 2019
CDA.32	Transport Assessment Addendum Volume 1 – 6 (ref 5611/TAA)
CDA.33	Letter outlining the sites land use to support N Budget Calculation
CDA.34	Land use evidence
CDA.35	Downend Road Signal Junction Tech Note
CDA.36	Site (Areas) plan (ref 16.140.28)
CDA.37	Revised Nitrogen Budget Calculation
CDA.38	Brent Goose Mitigation area & bird reserve proposal AUG 2020
CDA.39	Technical Note - Response to HCC Rev A
CDA.40	Transport Assessment (SMA)

CDA **Documents submitted by Appellant in June 2021**

CDA.1a	Covering Letter to Environmental Statement Update (Temple) (14 June 2021)
CDA.1b	Environmental Statement Update Volume 1: Non-Technical Summary (Temple) (June 2021)
CDA.1c	Environmental Statement Update Volume 2: Main Text (Temple) (June 2021)
CDA.1d	Environmental Statement Update Volume 3: Landscape and Visual Impact Assessment (Temple) (June 2021)
CDA.1e	Environmental Statement Update Volume 1: Technical Appendices (Temple) (June 2021)
CDA.2a	Covering Letter to LLFA (SMA) (28 May 2021)
CDA.2b	Updated Surface Water Drainage Technical Note (SMA) (March 2021)
CDA.3	Framework Construction Traffic Environmental Management Plan (SMA) (June 2021)
CDA.4	Framework Landscape & Ecological Specification Management Plan (FPCR) (June 2021)

CDB **Relevant Planning Application Consultation Responses and Correspondence**

CDB.1a	HCC Archaeologist, Sep 2018
CDB.1b	HCC Archaeologist, Oct 2019
CDB.2a	Affordable Housing Strategic Lead, Sep 2018
CDB.2b	Affordable Housing Strategic Lead, Nov 2019
CDB.2c	Affordable Housing Strategic Lead, Sep 2020

CDB.3a	Environmental Health – Contaminated Land, Sep 2018
CDB.3b	Environmental Health – Contaminated Land, Nov 2019
CDB.4	HCC Children’s Services, Oct 2018
CDB.5	Transport Planner FBC, Oct 2018
CDB.6a	HCC Flood & Water Management Team, Oct 2018
CDB.6b	HCC Flood & Water Management Team, Dec 2018
CDB.6c	HCC Flood & Water Management Team, Sep 2020
CDB.7	HCC Countryside Service, Oct 2018
CDB.8a	HCC Ecologist, Oct 2018
CDB.8b	HCC Ecologist, Nov 2019
CDB.8c	HCC Ecologist, Sep 2020
CDB.9a	Natural England, Oct 2018
CDB.9b	Natural England, Oct 2019
CDB.9c	Natural England, Sep 2020
CDB.10a	Southern Water, Oct 2018
CDB.10b	Southern Water, Dec 2018
CDB.10c	Southern Water, Nov 2019
CDB.11	Portsmouth City Council, Oct 2018
CDB.12	Urban Designer FBC, Oct 2018
CDB.13a	HCC Highways, Oct 2018
CDB.13b	HCC Highways, Dec 2019
CDB.13c	HCC Highways, July 2020
CDB.13d	HCC Highways, Sep 2020
CDB.14a	Police Designing Out Crime Officer, Nov 2018
CDB.14b	Police Designing Out Crime Officer, Oct 2019
CDB.15a	Tree Officer, Nov 2018
CDB.15b	Tree Officer, Nov 2019
CDB.16	Refuse and Recycling Coordinator FBC, Nov 2019

CDC **Application Committee Reports**

CDC.1	Land south of Romsey Avenue committee report
CDC.2	Committee Report update
CDC.3	Committee Minutes (Decisions)
CDC.4	Decision Notice

CDD **Statements of Common Ground**

CDD.1	Planning Statement of Common Ground (8 July 2021)
CDD.2	Five Year Housing Land Supply Statement of Common Ground (8 July 2021)
CDD.3	Agreed Statement of Highway Matters (Appellant and Hampshire County Highways) (June 2021)

CDE**Local Planning Policy and Guidance**

- CDE.1 Local Plan Part 1 - Core Strategy, 2011
- CDE.2 Local Plan Part 2 – Development Sites and Policies, 2015
- CDE.2a Adopted Local Plan Part 2 – Proposals Map
- CDE.3 Inspector's Examination Report to Core Strategy
- CDE.4 Inspector's Examination Report to DSP
- CDE.5 Planning Obligations SPD
- CDE.6 Fareham and Gosport Strategic Transport Infrastructure Plan (Autumn 2013)
- CDE.7 Local Plan Part 3 – The Welborne Plan (June 2015)

CDF**Emerging Local Planning Policy and Guidance**

- CDF.1 Draft Local Plan, published December 2017
- CDF.2 Issues and Options, published July 2019
- CDF.3 Supplement to the draft Local Plan, published January 2020
- CDF.4 Draft Local Plan ('Reg 19'), published November 2020
- CDF.5 Revised Publication Local Plan, published June 2021
- CDF.6 Local Development Scheme, June 2021
- CDF.7 Habitats Regulations Assessment for the Fareham Borough Local Plan 2037, May 2021

CDG**Evidence Base**

- CDG.1 OAHN Update for PUSH, April 2016
- CDG.2 Welborne Infrastructure Delivery Plan March 2017
- CDG.3 Welborne Infrastructure Delivery Plan December 2018
- CDG.4 Welborne Infrastructure Delivery Plan March 2019
- CDG.5 Strategic Housing and Employment Land Availability Assessment September 2020
- CDG.6 Affordable Housing Strategy 2019
- CDG.7 Interim Sustainability Appraisal, January 2020
- CDG.8 Background Paper: Accessibility Study 2018 for Local Plan
- CDG.9 SEA 2017
- CDG.10 SEA 2020
- CDG.11 Strategic Housing and Employment Land Availability Assessment April 2021

CDH**Other Documents**

- CDH.1 DfT's Manual for Streets
- CDH.2 DfT's Manual for Streets 2

- CDH.3 Lambeth Parking Survey Guidance Note 2012
- CDH.4 Natural England Advice on Achieving Nutrient Neutrality in the Solent Region – June 2020
- CDH.5 Solent SPA citation and conservation objectives
- CDH.6 Solent Waders and Brent Goose Strategy, 2020
- CDH.7 Solent Waders and Brent Goose Strategy – Guidance on Mitigation and Off-setting Requirements – Final Report October 2018
- CDH.8 Extract from website <https://solentwbgs.wordpress.com/page-2/> published by the Solent Waders and Brent Geese Strategy steering partners showing classification of Waders and Brent Goose sites.
- CDH.9 Solent Recreation Mitigation Definitive Strategy, Dec 2017 and developer contributions update (webpage) April 2021
- CDH.10 Lyndsey Carrington Ecological Services (August 2016 updated November 2016) Ecological construction and Management Plan Land at Cranleigh Road Fareham
- CDH.11 Hampshire County Council. Criteria for the selection of Sites of Importance for Nature Conservation in Hampshire
- CDH.12 Fareham Five Year Housing Land Supply Position (17 February 2021)
- CDH.13 Fareham Housing Delivery Test Action Plan (May 2021)
- CDH.14 Welborne Covering Letter, Buckland Development Ltd (8 June 2021)
- CDH.15 Independent review of build out: draft report (June 2018)
- CDH.16 Independent review of build out: final report (October 2018)
- CDH.17 SoS Consent Order in E Northants: CO/917/2020) (May 2020)
- CDH.18 SoS Consent Order in Bedford: CO/164/2020 (July 2020)
- CDH.19 Report to Committee upon the Welborne Outline Planning Application (16 Oct 2019), Officer Update & Member Resolution
- CDH.20 Report to Committee upon the Welbourne Outline Planning Application (27 January 2021)
- CDH.21 Background Paper: Updating the Welborne Plan (Oct 2017)
- CDH.22 Welborne Infrastructure Delivery Plan (2019 Update)
- CDH.23 Supplementary Planning Statement on Welbourne Planning Application
- CDH.24 Welborne Delivery Trajectory (2017)
- CDH.25 Report to Hampshire County Council’s Executive Member for Transport and Environment: Update on the M27 junction improvement scheme (14 Jan 2020)
- CDH.26 Report to Hampshire County Council’s Cabinet meeting of 9th February 2021 (including minutes).
- CDH.27 Hampshire County Council Cabinet Report: Welborne (15 July 2021)
- CDH.28 Start to Finish: How Quickly Do Large-scale Housing Sites Deliver (Nov 2016) (Nathaniel Lichfield & Partners)
- CDH.29 Council Supplementary Statement to Appeal on land at Newgate Lane East, Fareham (June 2021)
- CDH.30 FBC.8 – Respective positions on Deliverable Housing Supply within the Council’s submissions to the land at Newgate Lane East, Fareham appeal
- CDH.31 Welborne Garden Village Planning Viability Review, Addendum Report January 2021
- CDH.32 Welborne Garden Village Cost overrun review June 2021
- CDH.33 Fareham’s Affordable Housing Strategy 2019-2036, October 2019

CDH.34 Committee report re Welborne, 23rd July 2021

CDJ **Appeal Decisions**

CDJ.1 Land east of Downend Road, Portchester Appeal Decision (ref. 3230015, dated 5th November 2019)
Application of and weight to be given to LPP2 Policy DSP40

CDJ.2 Land east of Posbrook Lane (Appeal ref 3199119)
Application of and weight to be given to LPP2 Policy DSP40

CDJ.3 Land west of Old Street, Stubbington (Appeal ref 3200409)
Application of and weight to be given to LPP2 Policy DSP40

CDJ.4 Land north and south of Newgate Lane, Fareham (Appeal refs 3252180 & 3252185)
Application of and weight to be given to LPP2 Policy DSP40

CDJ.5 Great Bentley, Essex (Appeal refs: APP/P1560/W/17/3183678, 3183695 and 3183626, date: 31st May 2018)
The importance of the plan-led system

CDJ.6 Cranleigh Road Appeal Decision (14th August 2017)

CDJ.7 The Navigator Appeal Decision (20th January 2015)

CDJ.8 Sawmills Appeal Decision (10 Sept 2018)

CDJ.9 SoS Nantwich Appeal Decision (APP/R0660/A/13/2197532) (APP/R0660/A/13/2197529) (July 2020)

CDJ.10 Wheatley SoS Appeal Decision (APP/Q3115/W/19/3230827) (April 2020)

CDJ.11 Appeal decision for the erection of 60 dwellings on land to the west of Cody Road, Waterbeach, Cambridge (APP/W0530/A/13/2207961) allowed on 25th June 2014

CDJ.12 Appeal decision for the erection of 49 dwellings on land on east site of Green Road, Woolpit, Suffolk (APP/W3520/W/18/3194926) allowed on 28th September 2018

CDJ.13 Re-determination appeal decision for redevelopment to provide up to 29 dwellings (net increase of 27 dwellings) at Longdene House, Hedgehog Lane, Haslemere (APP/W/16/3165974) dismissed on 10th January 2019

CDJ.14 Appeal decision for 50 and 51 dwellings at Castlethorpe Road, Hanslope, Milton Keynes (26 September 2019)

CDJ.15 Little Sparrows, Sonning Common (APP/Q3115/W/20/3265861) (June 2021)

CDJ.16 Land off Station Road, Long Melford (APP/D3505/W/18/3214377) (April 2020)

CDK **Court Judgments**

CDK.1 High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin)
Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).

CDK.2 High Court Judgment of Gallagher Estates Ltd and Lioncourt Homes Ltd vs Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)
Clarifies the definition of a housing requirement (paragraph 37iii).

CDK.3 High Court Judgment of Wainhomes (South West) Holdings Limited vs Secretary of State [2013] EWHC 597 (Admin)
Clarifies how the term 'available now' should be interpreted (paragraph 34ii).

CDK.4 Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37
Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
AND
The tilted balance does not displace the statutory test set out at Section 38(6) (Paragraph 21).

CDK.5 Bloor Homes East Midlands Ltd v Secretary of State for Communities and Local Government, Hinckley and Bosworth Borough Council [2014] EWHC 754 (Admin) (Paragraph 186)
A policy does not require a balancing act to be compliant with NPPF

CDK.6 East Northamptonshire Council and the Secretary of State for Housing, Communities and Local Government and Lourett Development Ltd (Claim No. CO/917/2020) (Particular B)
Interpretation of the definition of deliverable in NPPF

CDK.7 Court of Appeal: Gladman Developments Limited v Daventry [2016] EWCA Civ 1146
The importance of the plan-led system

CDK.8 Hallam Land Management Ltd v SSCLG [2018] EWCA Civ 1808
Considering the extent of the housing land supply shortfall – paras 50 to 52.

CDK.9 Mynydd y Gwynt v SSBEIS [2018] P.T.S.R 1274
Proper approach to Habitats Regulations assessment – para 8

CDK.10 Monkhill v SSHCLG [2020] P.T.S.R 416

Proper approach to paragraph 11 of the NPPF – para 39 and 45

- CDK.11 Oxton Farm v Harrogate BC [2020] EWCA Civ 805
Weight to be given to out of date policies is a matter of judgement – para 52
- CDK.12 R v Cornwall County Council ex parte Jill Hardy [2001] Env LR 25
Need for full information to be complete before a planning decision can be made.
- CDK.13 Redhill Aerodrome Ltd v SSCLG [2015] P.T.S.R. 274
Clarifies the proper approach to what is now NPPF para 109 (para 32)
- CDK.14 R v Rochdale Metropolitan Borough Council ex parte Milne (31 July 2000)
- CDK.15 Corbett v Cornwall County Council 2020 EWCA Civ508) Case No. C1/2019/2179) (April 2020)
- CDK.16 R (An Taisce) v SSE&CC [2015] Env L.R 2
Proper approach to Habitat Regulations Assessment – para 17 – 18
- CDK.17 Eastleigh Borough Council v Secretary of State judgement ([2019] EWHC 1862 (Admin))
- CDK.18 R (Wyatt) v Fareham Borough Council [2021] EWHC 1434 (Admin)
- CDK.19 R (Save Warsash and the Western Wards) v Fareham Borough Council [2021] EWHC 1435 (Admin)
- CDK.20 Gladman Developments Ltd v SSHCLG [2021] EWCA Civ 104