

Planning Statement:

Land east of Crofton Cemetery and west of Peak Lane.

Outline application for 180 dwellings (south of Oakcroft Lane) and ecological enhancement area (north of Oakcroft Lane) and associated works with all matters reserved except for access.



CHARLES CHURCH

OFFICIAL PARTNER

1.0 Introduction

This Planning Statement has been prepared by Charles Church Developments Ltd (Charles Church) to accompany this application for:

Outline application for 180 dwellings (south of Oakcroft Lane) and ecological enhancement area (north of Oakcroft Lane) and associated works with all matters reserved except for access.

This Statement sets out the context for this submission and how the proposed development takes into account the relevant national and local planning policies and guidance.

This application follows pre-application discussions with the Local Planning Authority and following refusals of previous applications on the site under planning application references P/19/0301/FP and P/20/0522/FP. A request for a Screening Opinion was submitted under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), under P/18/1075/EA. The Council confirmed that this resubmitted proposal, given the impacts would be no greater than the previous scheme, is not EIA development. In addition, the Case Officer confirmed via email on 12 July 2021 that this proposed application would not be EIA development given the reduction in the number of units on the same site area.

2.0 The site

The site comprises a total of 19.4ha of mainly agricultural land, bisected by Oakcroft Lane. It is located immediately north of the urban area of Stubbington (contiguous to the urban area boundary, as defined by the proposals map) and is separated into two distinct areas; the land on the south side of Oakcroft Lane which is surrounded by residential areas on two sides with a cemetery on the west boundary, and land to the north of Oakcroft Lane, which forms part of the wider gap that served to separate Fareham and Stubbington. North of the application site is land required for the Stubbington bypass which is currently being constructed.

There are two Listed Buildings around 55m away from the application site to the south west. Old Crofton Church (Grade II*) and Crofton Manor Hotel (Grade II). These listed buildings are located beyond a significant band of protected trees. There is an existing cemetery on the western side of the site, together with the band of trees on the southern edge of the site is designated as Existing Open Space under Policy CS21 of the Fareham Local Plan. The trees along the eastern boundary are also protected by a Tree Preservation Order. The site is mostly located within Flood Zone 1 (least risk of flooding), with some of the southern part of their site within Flood Zone 2 and 3. There is a public footpath (Footpath 509) running through the wooded area of the site to the south, joining Marks Tey Road with the cemetery to the west of their site.

Stubbington is located in the southern part of the Fareham Borough, with easy access to Gosport, Fareham, Lee-on-the-Solent and the western wards. The settlement has a wide range of existing facilities, located mainly within the Local Centre, located to the south of the site. In addition to the retail facilities, Stubbington is home to a number of primary schools, a secondary school as well as a community centre and library. There is a GP surgery and dentist located in Stubbington with Fareham Community Hospital approximately 4.5 miles away and the main general hospital for the area, Queen Alexandra Hospital, located approximately 8 miles away.

In terms of leisure facilities, Fareham Leisure Centre is approximately 2.7 miles away and the site is within walking distance of public open spaces, including Stubbington Recreation Ground to the south.

To the east of Stubbington are major employment areas of the Solent Enterprise Zone and Newgate Lane with the Segensworth employment area and Whiteley located to the north of the M27. The

settlement is considered a suitable location for additional housing to help meet the increasing requirements in the Borough.

The site has previously been promoted through the plan making process with the Council concluding the site is suitable for housing in its assessments, however, it has poor access and a suitable highway solution would be needed to facilitate development. The previous application on the site proposed a suitable access from new access arrangements from Peek Lane and Oakcroft Lane which were considered acceptable from the Local Highway Authority and the Council. The site is now a proposed residential allocation under Policy HA54 for 180 dwellings within the revised Fareham Local Plan 2037 which is currently in the public domain for consultation.

3.0 Previous applications

This application follows two previously refused applications at the site; planning applications P/19/0301/FP and P/20/0522/FP.

P/19/0301/FP - A full planning application (the 'First Application') was registered on 14 March 2019 for:

Development comprising 261 dwellings, access road from Peak lane maintaining link to Oakcroft Lane, stopping up section of Oakcroft Lane (from Old Peak Lane to access road), with car parking, landscaping, public open space and associated works.

P/20/0522/FP - A full planning application (the 'Second Application') was registered on 30th June 2020:

Development comprising 206 dwellings, access road from Peak Lane, maintaining link to Oakcroft Lane, stopping up a section of Oakcroft Lane (from Old Peak Lane to access road), with car parking, landscaping, substation, public open space and associated works.

The application was recommended for approval by officers. However, Members chose to disregard the advice of their officers and refused the planning application for 10 reasons, which are as follows:

1. The development would be contrary to Policies CS2, CS4, CS6, CS14, CS15, CS17, CS18, CS20, and CS21 of the Adopted Fareham Borough Core Strategy and Policies DSP1, DSP2, DSP3, DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2, and is unacceptable in that:

i) the provision of dwellings in this location would be contrary to adopted local plan policies which seek to prevent residential development in the countryside;

ii) the development of the site would result in an adverse visual effect on the immediate countryside setting around the site;

iii) the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, in this countryside, edge of settlement location, providing limited green infrastructure and offering a lack of interconnected green/public spaces;

iv) the quantum of development proposed would result in a cramped layout and would not deliver a housing scheme of high quality which respects and responds positively to the key characteristics of the area. Some of the house types also fail to meet with the Nationally Described Space Standards.

v) had it not been for the overriding reasons for refusal the Council would have sought to secure the details of the SuDS strategy including the mechanisms for securing its long term maintenance.

vi) In the absence of a legal agreement to secure such, the development proposal would fail to secure a provision of affordable housing at a level in accordance with the requirements of the Local Plan.

vii) in the absence of a legal agreement to secure such, the proposal would fail to; a) 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, and b) secure the creation of the ecological enhancement area and its long term management and maintenance to enhance the wider Solent Wader and Brent Goose network.

viii) in the absence of a legal agreement securing provision of the open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met.

ix) in the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees and provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar.

x) in the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision.”

It is considered that reasons for refusal v) to x) could be overcome through suitably worded planning conditions or entering into a suitably worded legal agreement, to which Charles Church has no objection.

This refusal is not the subject of an appeal with the inquiry set for 19th October 2021.

4.0 The submission

This application seeks approval for:

Outline application for 180 dwellings (south of Oakcroft Lane) and ecological enhancement area (north of Oakcroft Lane) and associated works with all matters reserved except for access.

The following plans and particulars have been submitted for the determination of this application:

Planning Statement	July 2021
Design and Access Statement	July 2021
Location Plan	01-A-02-001-LP Rev C
Land Use Parameter Plan	101-P1
Building Heights Parameter Plan	102-P3
Access and Movement Parameter Plan	103-P1
Indicative Block Structure	104-P1
Junction Layout	220-OUT-A-02-010-JL
Tree Survey	PERSC2332ts
AIA and AMS	PERSC3328
Tree Protection Plan	PERSC23328-03A Sheets 1&2
Transport Assessment (4 parts)	July 2021

Framework Travel Plan	July 2021
Noise Impact Assessment	SA-5785-4
Landscape Strategy	PERSC23328 09A
Ecological Area Scheme	PERSC22805 20B
Flood Risk Assessment	Rev C 09.07.21
Ecological Impact Assessment	July 2021
Ecological Management Plan	July 2021
Shadow HRA	July 2021
Biodiversity Impact Calc	July 2021
Badger Report	CONFIDENTIAL
S278 Design Plan	SK002
S278 Design Statement	Rev A June 2021
Archaeology DBA	March 2019
Archaeology WSI	September 2020
Geotechnical Report	CRM.1033.030.GE.R.001.C
LVIA	
LVIA Addendum	

5.0 Planning Policy context

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), if regard is to be given 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.

The Development Plan for Fareham relevant to the proposed development comprises:

- Local Plan Part 1 (LPP1) - Core Strategy: 2006 to 2026.
- Local Plan Part 2 (LPP2) - Development Sites and Policies: 2011 - 2026.
- The Hampshire Minerals and Waste Plan (2013)
- Supplementary Planning documents
 - Residential Car and Cycle Parking Standards SPD (2009)
 - Fareham Borough Design Guidance SPD (2015)
 - Planning Obligations SPD (2016)
 - Affordable Housing SPD (2005)

6.0 Emerging Local Plan

LPP1 and LPP2 are predicated on out-of-date assessment of housing needs. LPP2 did not review the housing numbers in accordance with the NPPF. It is, therefore, acknowledged by the LPA that the Local Plan is not NPPF compliant in regards to housing needs. Moreover, the strategy and the special application of the settlement boundaries and allocations are out of date.

To address this, amongst other things, FBC has produced a new Local Plan which will address development requirements up to 2037 to replace LPP1 and LPP2 and was published for a Regulation 19 public consultation from 18th June 2021 for six weeks.

The emerging Local Plan has been revised from a previous version approved by Full Council in October 2020 due to changes in the level of housing need calculated by the Standard Methodology from 403 dwellings per annum to 514 homes per year. FBC has, therefore, revisited the housing requirement and proposed further housing sites to meet the higher housing requirement.

Within this document the application site is proposed to be allocated (HA54) for residential development for 180 dwellings. The draft allocation sets out the following requirements:

Proposals should meet the following site-specific requirements:

- a) The quantity of housing should be broadly consistent with the indicative site capacity; and
- b) Primary access should be via Peak Lane
- c) Development should only occur on land to the south of Oakcroft Lane, avoiding area which lie within Flood Zones 2 and 3, retaining this as open space; and
- d) Land to the north of Oakcroft Lane shall be retained and enhanced to provide Solent Wader and Brent Goose habitat mitigation in accordance with Policy NE5; and
- e) The scale, form, massing, and layout of the development to be specifically designed to respond to nearby sensitive features such as neighbouring Solent Wader and Brent Goose sites shall be provided; and
- f) Building Heights should be a maximum of two storeys; and
- g) A network of linked footpaths within the site and to existing PROW shall be provided; and
- h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals and in a manner that does not impact of living conditions; and
- i) Provision of a Heritage Statement (in accordance with Policy HE3) that assesses their potential impact of proposals on the conservation and setting of the adjacent Grade II* and Grade II buildings; and
- j) As there is potential for previously unknown heritage assets on the site, and Archaeological Evaluation (in accordance with Policy HE4) will be required; and
- k) A construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and
- l) Infrastructure provision and contributions including, but not limited to health, education and transport shall be provided in line within Policy TIN4 and NE3.

The emerging plan currently has little weight in the decision making process given it has not been fully subject to public consultation. It does, nonetheless, show the increased housing requirement

for the Borough and in order to achieve this, additional housing sites are required to be allocated. Most importantly, the fact the Council considers that, even after a refusal of the previous application for 206 units, the site can be proposed as an allocation for residential development within the emerging Local Plan.

7.0 National Planning Policy Framework

The NPPF is the main expression of the Government's planning policy for England and is a material consideration in planning decisions. Paragraph 7 of the NPPF states that 'The purpose of the planning system is to contribute to the achievement of sustainable development'.

NPPF paragraph 8 identifies the three overarching and independent objectives for achieving sustainable development:

'An economic objective - to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation; and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including to a low carbon economy'.

The application site is in a sustainable location, adjacent to an existing settlement. The proposal seeks to support growth and will make a significant contribution towards meeting local housing needs by making efficient use of the site, creating a high quality living environment that protects the surrounding environment. As such, the proposal is wholly in accordance with the overarching objectives of the NPPF.

Paragraph 11 of the NPPF makes clear that sustainable development should be presented in a positive way and that, to ensure this, there is a presumption in favour of sustainable development. Paragraph 11 confirms that for decision making this means:

C) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or 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.

It is considered that the proposal, by virtue of DSP40, accords with the development plan and is, therefore, should be approved without delay. In addition, as the Local Plan is out of date, d) or 'the tilted balance' is engaged.

8.0 Planning Consideration

Notwithstanding the proposed allocation of the site in the emerging Local Plan, Section 38(6) that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

9.0 Housing Land Supply

Fareham Borough Council (FBC) updated its Five Year Housing Land Supply Position through a statement reported to the Planning Committee, published 17 February 2021. FBC's February 2021 Report states that currently the Council can only demonstrate a land supply of 4.2 years confirms that the Council is currently unable to demonstrate the land supply required by the NPPF.

Moreover, the Council's Statement of Case (July 2021) at paragraph 7.6 for the previously refused 206 unit scheme at the application site states '... it can be confirmed that the Council's latest position on housing land supply is that it has an identified supply of 3.57 years.'. It should, however, be also noted that the extent of the Council's housing land supply shortfall has not been rigorously tested at Appeal and the lack of a five year supply has always been 'common ground'. The extent of the deficit is, therefore material to the determination of this application and the scheme would make a significant contribution to the market and affordable housing shortfall.

Given the Council is unable to demonstrate a five year land supply, DSP40 of the Plan is engaged.

10.0 DSP40

DSP40 is the fundamental policy for the determination of this submitted application as it dictates the principle of housing development outside of the settlement boundary when the Council cannot demonstrate a five year land supply of housing.

Policy DSP40 sets out that, when it can be demonstrated that the Council does not have a five year supply of housing against the requirement of the Core Strategy, additional sites, outside of the urban area boundary, may be permitted where they meet the five criteria set out in the policy. If a scheme accords with the five criteria set out in Policy DSP40, it accords with the Development Plan as a whole and the additional presumption in Paragraph 11c) of the NPPF is engaged. It is considered the proposal accord with the five criteria set out in Policy DSP40 insofar as it relates to this outline application. Any subsequent reserved matters application would also need to demonstrate compliance with the adopted Local Plan.

DSP40 (i) - The proposal is relative in scale to the demonstrated 5-year housing land supply shortfall;

Having regard to the Council's agreed five year land supply position and the proposed allocation of the site in the emerging local plan the proposal would make a significant contribution towards addressing this shortfall.

DSP40 (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;

The application site is contiguous to the urban area boundary of Stubbington, as defined by the Local Plan, and is well related to the existing settlement given site is enveloped by the existing housing to the east and south and cemetery to the west.

Proposed residential development, as shown on the parameter plans, would be sited on the south field only with Oakcroft Lane providing a robust barrier. The site is only 1km from Stubbington Centre and would have pedestrian links south into the Marks Tay Road and along Oakcroft Lane to Peak Lane.

The application site is well related to the existing settlement of Stubbington and is considered a sustainable location, in close proximity to schools, Stubbington Centre, Community Centre and Health Centre. The site is in close proximity to a main bus route with access to higher order services. The following table provides approximately distances from the site using the most appropriate access (north or south).

The Planning Inspector also recently concluded that the nearby site of The Grange is in a sustainable location at the north end of Stubbington would be within a reasonable walking and cycling distance for future occupiers to future occupiers to existing facilities and services.

It should also be noted that the application site was considered well related to the the existing settlement boundary and the application site was considered sustainable as part of the Second application at the site for 206 dwellings by Fareham Borough Council and Hampshire County Council. Paragraph 8.22 of the Committee Report for the 206 unit scheme states 'Officers consider that the site is sustainably locate adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement.

Additionally, the fact the Council has proposed the site for residential development within its emerging Local Plan supports the assertion the site is sustainable and well related to the existing settlement.

DSP40 (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

This application is submitted in outline with access only in detail and as such the detailed design and siting of the dwellings are to be considered at reserved matters stage. Notwithstanding this, the application is submitted with parameter plans which show the building heights, developable areas and general layout and POS provision.

The scheme proposed a reduction of 26 units from 206 to 180, following the proposed allocation of the site in the emerging Local Plan. The scheme proposes to retain the same road structure and development areas as the previously refused scheme which were born from substantial negotiation with FBC Urban Design and Planning Officers. The layout ensures that view to the countryside and boundary vegetation can be seen from many places within the development, rather than having short glimpses in few locations. In addition, the landscape strategy clearly shows the strategy of a green link of connected green spaces through the site.

Although the design is considered further in the submitted Design and Access Statement, the proposal would provide a significant landscape buffer around the edge of the site, preventing a harsh urban edge to the Countryside. The trees on the edge of the site will also be retained with additional boundary planting proposed minimising any impacts on the Countryside beyond.

A scheme of 180 units at the site would mean its density of 22.5dph of the scheme would be commensurate with that in the surrounding locality.

Given the spatial context of the scheme in that there is development to the east and west, and would be contained to the north by Oakcroft Lane. The enhanced landscape buffer proposed on the periphery of the site would limit any perceived encroachment into the countryside, providing suitable screening from beyond the site.

DSP40 (iv) - It can be demonstrated that the proposal is deliverable in the short term; and

The site is greenfield with few constraints. Persimmon has already undertaken detailed technical due diligence and design work in relation to service connections and provision as well as started s278 negotiations with HCC in relation to the access.

The proposal is submitted for 180 dwellings with Charles Church and Persimmon Homes having a proven track record immediately delivering sites following the grant of planning permission in Fareham and the wider Hampshire, Sussex, Wiltshire and Dorset counties.

DSP40 (v) - The proposal would not have any unacceptable environmental, amenity or traffic implications.

11.0 Ecology

The application is supported by a suite of ecology documents which conclude the site is of limited ecological value in terms of habitats present with features of relatively higher value being retained. A range of mitigation and enhancement measures have been proposed, together with measures to protect the ecology identified. The proposal includes a detailed scheme for the enhancement of the north field for, in the main, wintering birds which can be secured in perpetuity.

The proposals also includes the retention and positive management of existing notable features and the creation and enhancement of new habitats which would deliver an enhancement at the site and an overall net gain in biodiversity. Using calculations from the previous applications and parameter plans of this submission it is anticipated the scheme can deliver a significant net gain over the baseline situation of around 36 habitat units and 9 hedgerow units which equates to a 75% habitat and 64% hedgerow gain, respectively.

As such, it is considered the proposal will accord with Policy DSP13, DSP40 and the NPPF.

A suitably worded legal agreement and planning condition(s) can secure the relevant mitigation and enhancements recommended by the EIA and Shadow HRA.

12.0 Nitrates

The proposals have the potential to result in an increase in nitrogen output into Solent waters which form protected waters. The application is supported by a Shadow Habitats Regulation Assessment which includes an assessment of the Nitrate Budget (Appendix 5 of the Shadow HRA) based on the Natural England Calculator. The budget calculates the proposal for 180 units would result in a net reduction of 186.77kg of nitrogen per year at the site from the current use, significant reducing the amount of nitrates entering the water environment from the current usage.

It has been shown the the development is 'nitrate neutral' at the maximum numbers of the proposal. It should be notes Natural England had no objection to the previously submitted nitrate calculations submitted for the site.

In terms of ensuring the nitrate benefit is retained in perpetuity, the field north of Oakcroft Lane is proposed to be transferred to Fareham Council with a commuted sum for its management. This can be secured through a suitably worded clause within a s106 agreement.

In order to comply with the Natural England Calculator, water usage with the properties should not exceed 110 litres per person per day. Such a requirement can be secured through an appropriately worded planning condition.

As such, the proposal is in compliance with Policies CS4, DSP13, DSP15 and criterion (v) of Policy DSP40 of the Local Plan.

13.0 Noise

The application is supported by a noise assessment commensurate with the outline proposal and parameter plans. The report specifies a glazing specification to ensure internal noise levels are acceptable. With regard to outside noise levels, the report advises the external living spaces surrounding dwellings are unlikely to see noise levels below the lower guidance measurement. As such, the proposal would not have any harmful impacts on the living conditions of the future occupiers of the development in terms of noise.

A further noise assessment could be provided at Reserved Matters stage in response to any detailed design.

14.0 Transport

This application is supported by a Transport Assessment, Framework Travel Plan and access design. The site would be accessed from a new junction from Peak Lane to Oakcroft Lane with the first 120m of Oakcroft Lane (from the east) would be converted to a no through road but would serve as a pedestrian and cycle connection.

Hampshire County Council had no objections to the proposed access from the previously refused scheme for 206 dwellings in terms of the creation of a new access from Peak Lane and from Oakcroft Lane, nor was it a reason for refusal by Fareham Borough Council.

15.0 Trees

The proposals are supported with a Tree Survey, Arboricultural Impact Assessment (AIA), Method Statement and Tree Protection Plan. A more detailed AIA will be required at reserved matters stage to sufficiently assess the impacts on trees.

Trees on or near the site are subject to Tree Preservation Orders and no protected trees are proposed to be removed. There is some localised removal of trees required in order to facilitate access to the site. The individual trees proposed for removal have been assessed as Category C and as such, their removal is considered acceptable and would not have any harmful impact on landscape setting of the proposal when viewed from the north.

Given the proposed parameter plans there would not be any harmful pressure to prune with all of the trees on the boundaries will be out of property curtilages.

16.0 Landscape

The application is supported by a Landscape and Visual Impact Assessment and supporting addendum which concludes the the proposed enhanced landscape mitigation will have a positive impact on view by increasing the filtering and softening effect of foliage around the boundaries.

The landscape approach to this application follows that of the previous scheme and is detailed within the Design and Access Statement and Landscape Strategy Documents. In summary, the scheme is landscape led with the developable areas set in from the tree lined site boundaries, creating significant landscape buffers and a continuous public open space route around the periphery of the development along with connected green corridors through the site and interconnected green spaces. In view of the proposed landscape strategy, the proposal would be acceptable in terms of impact on the landscape.

Other matters

17.0 Flood risk and drainage

The National Planning Policy Framework (NPPF) requires that developments do not exacerbate flood risks both to the development site and to offsite parties and land, which means there is a need to control surface water drainage and overland runoff to ensure there are no increases in peak rates and volumes of runoff as a result of the development.

The NPPF, Environment Agency guidance and government legislation such as the Flood and Water Management Act (Defra 2010), states that this should be achieved by requiring surface water drainage strategies for major developments to be in accordance with the ideals of 'sustainable development' via the provision of Sustainable Drainage Systems (SuDS).

The majority of the application site, including where the developed areas are proposed to be sited, is within Flood Zone 1 and supported by a Flood Risk Assessment and indicative drainage strategy. The ground conditions dictate that an infiltration drainage scheme would not be feasible and any scheme would need to attenuate surface water and discharge appropriately in accordance with the SuDS hierarchy which, in this instance, is attenuating surface water with an outfall to the ditch to the south.

Attenuation, in the main, is proposed to be through an attenuation basin at the south of the site. Overland flow from the current site discharges naturally to the adjacent watercourse. Therefore the controlled surface water runoff from the development will follow this and discharge to the watercourse. The remaining surface water discharge options on the hierarchy have been discounted. The submitted FRA and drainage strategy details the proposed strategy of the site with the detailed design being secured through a suitably worded planning condition.

This strategy was accepted as being acceptable during the previously refused application by the LLFA and the EA with flooding not an issue for refusal of the previous application.

18.0 Design

The design of the scheme is discussed in detail within the submitted Design and Access Statement. This application is submitted in outline with only the access proposed in detail, however, the proposal is supported by land use, building heights, access and movement and block structure parameter plans, along with a landscape strategy, which show the proposal can be accommodated within the site in a manner that respects this edge of settlement location.

It is considered that from the information submitted, the principle of development is acceptable and there is sufficient certainty and control for any proposed reserved matters to have the ability to form a scheme which respects this edge of settlement location.

19.0 Heritage

The application site is in proximity to the Grade II* listed Crofton Old Church and is supported by an Archaeological Desk Based Assessment which concludes that there are no overriding archaeological issues on the site. Comments received from Historic England to the previous applications are acknowledged which raised no objection to the previous proposals for proposal for 206 dwellings and associated works.

It should be noted that the proposed development would not be visible from the environs of the Church and that the Church is not visible from within the application site. There is a separation distance in excess of 115m between the Church and the nearest proposed dwelling and it should be noted that the majority of the buildings are located significantly further away, additionally separated

by a large area of Open Space and an attenuation pond. The aforementioned intervening band of trees, which consists of mature, broadleaf species is in excess of 40m deep and the trees therein are protected by a Tree Preservation Order. The contention, therefore, is that this relationship is such that the proposed development would have no impact upon the kinetic or visual setting of the Listed Church.

Comments in respect of the 'rural feel' of the area and how this relates to the setting of the Listed Building are noted. Cartographic evidence suggests that the Church did not stand in isolation. The strength of the northern boundary to the churchyard, when taken together with the position of the burial ground and field boundaries, all suggest that the Church was rarely, if ever, accessed from the application site to the north. The existing Churchyard is accessed from, and fronts onto, Lychgate Green, as it did historically. In light of the observations above, the setting of the Church building will essentially be unchanged following the proposed development.

In assessing the impact of the this particular development upon the setting of the Church, therefore, the impact is less than negligible and does not harm the setting of the Church, which retains appreciable character of its historic origins by virtue of its intact burial ground bounded by robust planting and its position fronting onto the routes from which it was historically experienced. Moreover, it cannot be dismissed that the more sensitive areas adjacent to the Church have been comprehensively developed in recent years, all without apparent harm to its setting.

With regard to the 'major' change within the LVIA , this is to be expected as the Public Right of Way is located within the application site and opens onto Open Space upon which the proposed dwellings will front. Image 3 on the attached document shows the view back towards the Church from the Public Right of Way and clearly demonstrates that there is no inter-visibility between the two.

It is submitted, therefore, that this point ought not, therefore, be used as evidence to infer that the proposed development would visually affect the setting of the nearby Church.

As discussed above, the scheme has been designed in such a manner as to retain a significant landscape buffer, both in the retention of the trees and the large area of Open Space at the southern edge of the built area, in accordance with the Historic England Guidance.

The application is also supported by a Written Scheme of Investigation for Archaeological Evaluation in order to ascertain presence/absence of archaeology at the site which has been previously agreed as acceptable by Hampshire County Council.

It should be noted that there's as no heritage reason for refusal for the 206 unit scheme. As such, it is considered the proposal is acceptable in accordance with DSP5 of the LPP2.

20.0 Affordable Housing

Although this application is submitted in outline with access only in detail, it would secure principle elements of the scheme with the detail to be determined at reserved matter stage. Charles Church can confirm that the proposal would provide 40% affordable housing which would equate to 72 dwellings out of 180.

It was agreed with the Council that the previous application for 206 dwellings on the site should deliver the affordable housing with a tenure split of 65% Affordable Rent and 35% Intermediate. As such, it is considered this application will secure this tenure split.

As such, it is considered the proposal would secure the delivery of a significant amount of affordable housing, meeting the aims and objectives of Policy CS18 and is, therefore, acceptable in this regard.

The proposed affordable housing mix and quantum can be secured through a suitably worded legal agreement.

21.0 Space Standards

This submission is in outline with access only and the detailed design of the dwellings would be considered at reserved matters stage. Notwithstanding this, Charles Church can confirm that all dwellings within the scheme will comply with all requirements of the Nationally Described Space Standards and is happy for this to be controlled by way of a suitably worded planning condition or s106 clause.

22.0 Accordance with draft allocation within the emerging Local Plan

As discussed earlier in this Statement, the emerging plan allocated this application site under Policy H54 for 180 units. The draft policy advises proposals should meet site specific requirements and notwithstanding the Applicants objection to some elements of the proposed allocation, this application can show conformity with the draft policy:

a) The quantity of housing should be broadly consistent with the indicative site capacity; and

This application is submitted in outline for 180 units.

b) Primary access should be via Peak Lane

The submitted outline application seeks detailed approval off the access which is proposed from Peak Lane.

c) Development should only occur on land to the south of Oakcroft Lane, avoiding area which lie within Flood Zones 2 and 3, retaining this as open space; and

An FRA is submitted with this application and, together with the parameter plans, shows residential development is located on the field south of Oakcroft Lane and will wholly be in Flood Zone 1 (least likely to flood).

d) Land to the north of Oakcroft Lane shall be retained and enhanced to provide Solent Wader and Brent Goose habitat mitigation in accordance with Policy NE5; and

This application proposes the north field to be retained and enhanced as a habitat for wintering birds with the land transferred to Fareham Borough Council. The detailed proposals are set out within the submitted ecology reports and were accepted by Natural England and HCC Ecology as part of the previous 206 unit application at the site.

e) The scale, form, massing, and layout of the development to be specifically designed to respond to nearby sensitive features such as neighbouring Solent Wader and Brent Goose sites shall be provided; and

The application is made in outline with the detailed layout and design of the dwellings will be considered through a reserved matters application. This application is supported by parameter plans indicating a high level layout, landscaping strategy and POS provision. These parameter plans take into account nearby sensitive features, detailed further within the Design and Access Statement.

f) Building Heights should be a maximum of two storeys; and

This application is submitted with a building heights parameter plan stating that dwellings will be a maximum of two storey in height.

g) A network of linked footpaths within the site and to existing PROW shall be provided; and

This application can provide a network of kinked footpaths within the site and the retention of the PROW at the south of the site as shown within the submitted Design and Access Statement and parameter plans.

h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals and in a manner that does not impact of living conditions; and

The application is supported by a full arboricultural assessment and tree protection plan in response to the submitted parameter plans which show all trees subject to a TPO will be retained with developable areas sited away from the trees in order to not impact on the living conditions of the properties and/or facilitate pressure to prune.

i) Provision of a Heritage Statement (in accordance with Policy HE3) that assesses their potential impact of proposals on the conservation and setting of the adjacent Grade II and Grade II buildings; and*

This application is supported by a Heritage Statement and WSI for archaeological evaluation. Both of which were considered acceptable for the previously refused 206 unit scheme.

j) As there is potential for previously unknown heritage assets on the site, and Archaeological Evaluation (in accordance with Policy HE4) will be required; and

This application is supported by a Heritage Statement and WSI for archaeological evaluation. Both of which were considered acceptable for the previously refused 206 unit scheme.

k) A construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and

The provision of a suitable Construction Environmental Management plan can be secured by condition for this outline application in order for this document to take into account the final, detailed, scheme.

l) Infrastructure provision and contributions including, but not limited to health, education and transport shall be provided in line within Policy TIN4 and NE3.

Infrastructure will be provided in line with the Council's adopted CIL charging schedule and site specific contributions that meet the statutory test set out within regulations 122 of the CIL regulations.

In conclusion, even though the proposed allocation of the site is within an emerging Local Plan which has limited weight due to its current status, this outline application would be in accordance with the proposed residential allocation of the site.

23.0 Statement of Community Involvement

As part of Fareham Borough Council's Local List requirements, community involvement should be undertaken for all major applications of if it is likely there will be local interest. Both previous applications at the site have attracted significant public interest.

It was agreed with the Council that due to COVID undertaking a full public consultation exercise could not be carried out and requested a leaflet drop to the nearby residents should take place in order to inform residents of the forthcoming application and clearly explaining this is separate from the current appeal at the site and is in response to the site being a proposed allocation within the emerging Local Plan. A copy of the leaflet forms Appendix 1 of this document

Around 250 leaflets were hand delivered by Charles Church to all properties on 18th and 21st June on the following streets:

- Marks Tey Road
- Newton Close
- Lychgate Green
- Farm House Close
- Summerleigh Walk
- Oakcroft Lane

The leaflet was also emailed to Ward Councillors' and outlined the application site, proposal and provided the opportunity to submit comments to Charles Church prior to submission. It should also be noted the leaflet was publicised by residents on Stubbington and Fareham Facebook groups attracting a number of comments. As of 12.07.21 there have been five responses from the public to the leaflets directly to Persimmon and raised the following issues:

- Medical provision
- Provision of school places
- Traffic
- Noise
- Lack of infrastructure.

The above is also in addition to the Council's own neighbour notification process which is likely to include neighbour notification letters, advertisements in the press and the erection of site notices. In addition, the application is publicised on the 'Weekly List' of planning applications with all documents viewed on the Council's website.

Appendix 1: Neighbour Notification Leaflet



Dear Sir/Madam,

You may be aware of the application by Persimmon Homes for the erection of 206 dwellings on land at Oakcroft Lane. The scheme was recommended for approval by the Council's Planning Officer, who considered it to be acceptable and in compliance with the Local Plan. However, the application was refused by the Planning Committee in February 2021. You may also be aware Persimmon has lodged an appeal against this refusal.

Due to recent under-delivery of housing, and in order to help meet the future housing needs of the Borough, the Council is now proposing that the site is allocated for housing for around 180 dwellings within the revised Fareham Local Plan which is due to be formally published for consultation in June 2021.

In light of this proposed allocation, Persimmon Homes is preparing the submission of a new, revised planning application to the Council for residential development on the site. The application will be in outline for all matters reserved except for access, for the erection of up to 180 dwellings with car parking, landscaping, public open space and associated works. An outline application seeks to establish the principle of development with the details regarding the appearance, landscaping, layout and scale (known as 'reserved matters') of the proposal to be considered at a later date, through the submission of a 'reserved matters' application. A plan of the application site is shown overleaf.

The proposal will continue to provide the following:

- the field north of Oakcroft Lane as an ecological enhanced area to be transferred to the Council with a commuted sum for maintenance.
- the provision of a policy compliant amount of affordable housing at 40%.
- around £3,000,000 in financial contributions towards education, ecology, transport, highways and infrastructure.

Persimmon would welcome any comments you have on the forthcoming application by 25th June 2020 which can be emailed to soco.land@persimmonhomes.com or comments may also be sent to:

Land and Planning Department
Charles Church Development Limited
100 Wickham Road
Fareham
PO16 7HT

Continued overleaf...

The Council will separately advertise the submitted application in line with its guidance which is likely to include letters to neighbours and interested parties, site notices, press adverts. The application documents will be available to view on the Council's website. Should you wish for any comments to be considered by the Council in its consideration of the application, these should be made directly to the Council once the application has been formally registered.

You will also have the opportunity to comment on the 'reserved matters' in the event the outline application is permitted.

