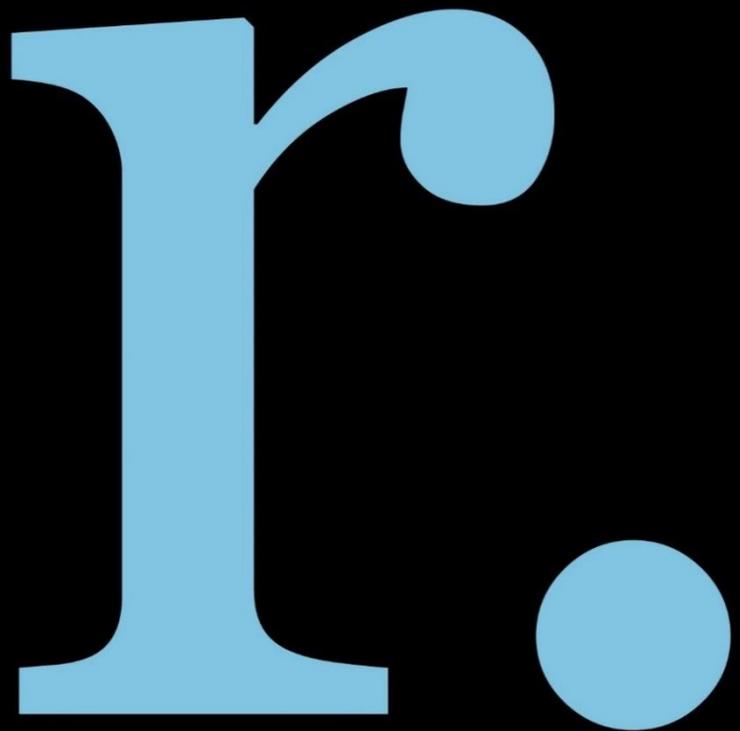


reside.

Land south of Funtley Road, Funtley

Planning Statement



Planning Statement

Land to the South of Funtley Road, Funtley

October 2020

Turley

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Appendix 1: Site Location Plan

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Client
Reside Developments Ltd

Our reference
RESR3002

1. Introduction

- 1.1 This Planning Statement has been prepared to support and inform an outline planning application for residential development on land to the South of Funtley Road, Funtley.
- 1.2 Turley is acting on behalf of Reside Developments Limited (referred to hereafter as Reside). The application is submitted jointly between Reside and Atherfold Investments Ltd (landowner) with all matters reserved except for access.
- 1.3 The site is located in the west of Funtley. It adjoins residential development to the north and partially to the west and would form a logical extension to Funtley.
- 1.4 The description of development for this application reads:

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

- 1.5 This application is made in parallel with an application for the change of use of land to the south of the outline application site for it to become a community park following the demolition of existing buildings. The former being submitted under separate cover but is similarly considered in this Planning Statement. It is anticipated that the implementation of the community park can be tied to the outline application as part of a legal agreement, as occurred previously.
- 1.6 The views of local residents have been sought through various consultation exercises which have led to the refinement of the scheme that now forms the basis of this planning application.
- 1.7 This statement provides a planning assessment to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.
- 1.8 The Statement should be read alongside the submitted planning application forms and supporting documents and plans which comprise the following:
 - Illustrative Masterplan; produced by Rummey
 - Location Plan; produced by Rummey
 - Parameter Plan; produced by Rummey
 - Access Arrangements Drawing (1712047 SK01D); produced by Motion
 - Planning Statement; produced by Turley
 - Design and Access Statement; produced by Rummey
 - Landscape and Visual Appraisal; produced by Rummey

- Ecological Assessment; produced Ecology Solutions
- Arboricultural Assessment; produced by SJA Trees
- Flood Risk Assessment and Drainage Strategy, produced by Motion
- Archaeological Desk Based Assessment; produced by RPS
- Transport Assessment; produced by Motion
- Travel Plan; produced by Motion
- Phase 1 Desk Survey; produced by Soils
- Utilities Statement; produced by TDS
- Affordable Housing Statement (within this Planning Statement)
- Heads of Terms (within this Planning Statement)
- Statement of Community Involvement; produced by Cratus
- Noise Assessment; produced by M-EC Acoustic Air
- Sustainability Assessment; produced by Turley

2. Site and surrounding area

The Application Site

- 2.1 The site is located within the Fareham North ward of Fareham Borough in Hampshire. A Site Location Plan can be found at Appendix 1. The site area is 15.98 hectares.
- 2.2 The site is on Funtley Road and is enclosed within a triangle of land bounded by the M27 to the south, a railway line to the east and a disused railway spur to the west, now a bridleway.
- 2.3 The site broadly comprises semi-improved grassland, woodland and hardstanding / made ground, with hedgerows and tree lines located predominantly on the borders and small parcels of ruderal vegetation and scrub present. The majority of the grassland is short grazed, forming a number of paddocks used by horses.
- 2.4 The site currently sits outside of the defined urban settlement boundary of Funtley. However, the site is proposed as a residential allocation (HA10) for 55 dwellings in the emerging Draft Local Plan (DLP).
- 2.5 The site generally slopes from south-west to north-east with the lowest point of the site on the north-west corner of the site near Honey Lane. The slopes vary with an upper, flatter plateau area to the south-west at around 55mAOD, steeper slopes in the middle and lower flatter paddock areas in the north and north-west at approx. 19mAOD. The Deviation line to the west is embanked whilst the M27 on the southern boundary is in cut. The railway line to the east enters a tunnel through the higher ground just east of the site.
- 2.6 Access is currently taken from Funtley Road to the north. This road links the site to Fareham in the south and Wickham to the north via Titchfield Lane. Land cover across the site consists predominantly of paddocks. There are a collection of agricultural / equestrian buildings towards the north-east of the site and stabling and manage toward the centre. An informal track provides a link through the proposed community park over the M27 to connect with the existing footpath network and the urban area of Fareham south of the M27. This link has now been constructed and is open to the general public.
- 2.7 There are no landscape or heritage designations within or adjacent to the site. The north-eastern part of the site includes an area of Ancient Replanted woodland known as Great Beamond coppice. Hook house coppice lies just outside the site to the south-west.
- 2.8 Dense tree blocks and tree belts are apparent alongside the ancient re-planted woodland of Great Beamond Coppice located toward the eastern boundary, which is also designated as a Site of Importance for Nature Conservation (SINC).

Surrounding Area

- 2.9 Funtley village is to the east of the railway line and Fareham is to the south of the M27. Land to the west is small scale, well wooded agricultural land within the relatively intact

landscape of the Meon Valley whose river dissects the chalk escarpment of the South Downs.

- 2.10 To the east and north-east are larger scale agricultural fields, beyond Funtley village, earmarked for the 6000+ house settlement of Welborne. Welborne development is proposed as a strategic allocation within the draft local plan but is not considered deliverable at this stage.
- 2.11 Land to the south of the site is predominately paddock and includes a small collection of equestrian/agricultural buildings. This emerging local plan identifies part of this area as new open space to be delivered as part of the HA10 allocation. The change of use will deliver this land (and additional land to the east) as a new community park, alongside the demolition of the existing buildings. A new pedestrian and cycle access across an existing bridge over the M27 has been constructed and is open to the public to allow access to service and facilities south of the motorway.
- 2.12 The land immediately to the north of Funtley Road was developed in the 1990's for medium density residential development on a site which was, historically, brickworks, clay pits and an abattoir. Planning permission has recently been granted for 27 homes to the north of Funtley Road. This is currently being built out by Vivid Homes.
- 2.13 There are a number of facilities located with both an acceptable walk and cycle distance of the site including pre-school, primary and a secondary schools, numerous employment sites and retail, health, leisure and community facilities. Improved connectivity to/from the site is provided by an existing bridge over the M27 motorway to be made available for use by cyclists and pedestrians. This benefits both new residents and the existing community.

Planning history

P/17/1539/EA

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

P/18/0067/OA

- 2.15 Outline application for residential Development of up To 55 Dwellings (Including 3 Custom-Build Homes) (Use Class C3), Community Building Incorporating a Local Shop 250 Sqm (Use Classes A1, A3, D1 & D2), Accesses And Associated Landscaping, Infrastructure And Development Works. Approved 02/09/20.

P/18/0066/CU

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

P/19/0290/FP

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

P/20/0809/FP

- 2.18 Installation of Haul Road (Retrospective). Submitted August 2020. Currently being determined.

3. Community Involvement

- 3.1 A Statement of Community Involvement (SCI) has been submitted in support of the application. It sets out the strategy undertaken for consulting the local community with regards to the proposed development.
- 3.2 The SCI demonstrates that the applicant has actively informed and involved the local community about the plans, in accordance with Fareham Borough Council's SCI and national planning guidance.
- 3.3 Reside Developments has undertaken a programme of public consultation to outline and shape their plans for up to 125 new homes on land south of Funtley Road in Funtley, revising the existing planning consent for 55 homes on this site.
- 3.4 Pre-application public consultation activity for the proposals has included:
- distribution of 526 leaflets to households around the proposed development site, to make residents aware of the proposals, to invite them to the online consultation event and to provide them with a hard-copy response form;
 - provision of Freephone number 0800 25 45 185, dedicated project email address consultation@askfuntley.co.uk and Freepost address Freepost Middlemarch Consultation to enable various two-way communication channels for the public so they could provide feedback free of charge to them, either digitally or through traditional means;
 - a project website, www.askfuntley.co.uk, outlining the proposals and providing contact details, an online feedback form as well as the opportunity to view the recorded online consultation event;
 - issuing of a press release to local newspapers announcing the revised plans and the online consultation event;
 - working with the Funtley Village Society to advertise the online consultation event on their social media platform for the local community, <https://www.facebook.com/funtleyvillage>, which is followed by 673 residents;
 - hosting a public consultation event, held online due to Covid-19 restrictions; and;
 - following up letters and emails to questions and comments received throughout the public consultation process.
- 3.5 Local residents and their elected representatives were invited to attend the online public consultation event on Thursday 24th September from 10am until 11.30am. The event was hosted as a webinar where members of the project team presented the various relevant planning aspects of the revised plans and were on hand to answer questions. The proposals were set out during the online consultation event using a power point presentation which the project team presented to for just over half an hour. This was followed by an hour's question and answer session, with the project

team providing information in response to feedback from members of the public. Questions were collated in a Frequently Asked Questions (FAQ) document and made available on the project website as well as in hard copy on request for those not online. A recording of the online consultation event has been uploaded onto the project website where it is available to watch for anyone but in particular for those local residents and representatives who were unable to attend the live event on the day. The various feedback channels, both traditional and digital remain in place to provide members of the public with the opportunity to comments and ask questions throughout the planning process.

- 3.6 At the time of writing, 66 individual responses have been received, of which 24 comments and questions received during the online consultation event, 16 hard copy response forms sent to the Freepost address, 14 project website feedback forms, 8 emails, 2 project website contact forms and 2 Freephone calls.
- 3.7 The main issues raised focus on whether the village can accommodate the proposed increase in new housing and the perceived impact on local road traffic and loss of greenspace. A number of respondents have made suggestions on facilities that may be helpful, in particular regarding the current lack of public transport.
- 3.8 The SCI provides detailed information on the comments received by local residents, Councillors and statutory consultees and how these have been addressed or incorporated into the scheme.

4. The Development Proposals

4.1 Our aspiration is to contribute to the quality of place at Funtley. This aspiration is broad and includes:

- Sustainability
- A great place to live
- Homes for young people
- Attractive homes for down sizers
- A landscape-led approach inspired by the Meon Valley but tailored for the local landscape context
- A landscape that complements Fareham – and the Meon Valley Trail - activity, access to the countryside, sustainably
- A place which is richer for biodiversity after development than before
- A development which is distinctive to this place

4.2 The application seeks outline planning permission for the residential development at Land south of Funtley Road, Funtley. The application is submitted with all matters reserved except means of access.

4.3 The proposed description of development for this application reads:

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

Parameters

4.4 It is normal practice with outline planning applications where all matters other than means of access are reserved, to establish a set of development parameters to both guide the development and aid the assessment of impacts.

4.5 The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be. A Parameters Plan is submitted in support of the application. This can be found at Appendix 2.

Access

4.6 Improvements are proposed as part of this application to increase pedestrian permeability with the surrounding road network. This includes linking the proposed site

access with the existing network to the east, as well as introducing crossing points for connections to the northern side of the carriageway.

- 4.7 The proposals will also make use of the route over the M27 motorway, which was secured as part of the previous planning consent. This will enable both pedestrians and cyclists to access facilities to the south without needing to detour east or west to pass over the M27. It will also provide an improvement for existing residents living in Funtley.
- 4.8 Access to the development site will be provided via a priority junction to the eastern extent of the site onto Funtley Road. The access design is as per the previous planning consent, with six metre kerb radii and a 5.5 metre internal width.

Development areas

- 4.9 The proposal will include sufficient land for 125 new houses, including a proportion of affordable homes and self-build plots.
- 4.10 Although a detailed matter, it is envisaged that the development could deliver a mix of 2, 3, 4 and 4 bed houses of a variety of types, tenures and sizes taking into account evidence of local need and demand.
- 4.11 The proposal also includes a new 250sqm community building or local shop (Use Classes E and F.2).

Open space

- 4.12 The development will also provide new areas of formal open space and landscape buffers, which incorporate SUDS features and new play space and provide sufficient buffer from Great Beamond Woodland SINC and Ancient Woodland.
- 4.13 This open space provision would be in addition to the extensive new community park that can be secured as part of the change of use application.

Application drawings

- 4.14 The application is accompanied by the following drawings for approval:
 - Location Plan
 - Illustrative Masterplan
 - Parameter plan
 - Access Arrangements, drawing no. 1712047 SK01D
- 4.15 The application is also accompanied by an Illustrative Masterplan to help show how the site could potentially be developed in the future in accordance with the known constraints. This Masterplan is for illustrative purposes only and should not be used for determination of the planning application. Whilst these plans are submitted for illustration, they show that there is sufficient land available within the site to deliver a well-designed and sustainable residential development.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, alongside the Development Plan which comprises the Local Plan Part 1: Core Strategy and the Local Plan Part 2: Development Sites and Policies Plan, this proposal must be assessed against the National Planning Policy Framework 2019 (NPPF), and other relevant guidance and material considerations.

National Planning Policy

The National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) was published in March 2019 and sets out the Government's planning policy for England, placing an emphasis upon delivering sustainable development incorporating objectives for economic, social and environmental protection. These principles seek to balance growth and local needs of the community against protection of the natural, built and historic environment. This intends for development to be provided in accessible locations and in proximity to the community which it serves.
- 5.3 The NPPF endorses the merits of a plan-led system and seeks to deliver sustainable economic growth and new development to meet identified needs. It is a material consideration in the determination of planning applications.
- 5.4 Paragraph 8 identifies that there are three dimensions to sustainable development: economic, social and environmental:
- An economic role, there is a need for the planning system to ensure there is sufficient land available at the right time and in the right places to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - A social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, with accessible local services that reflect the community's needs; and
 - An environmental role, contributing to protecting and enhancing our natural, built and historic environment; and mitigating and adapting to climate change.
- 5.5 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking 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-date, 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.

5.6 Paragraph 59 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed; and paragraph 60 sets out that the standard method in national planning guidance should be used to determine the minimum number of homes needed.

5.7 Paragraph 73 states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old³⁷. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period).

5.8 Paragraph 64 states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

5.9 Paragraph 96 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

5.10 Paragraph 108 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.11 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.12 Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 5.13 Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.14 Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 5.15 Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 5.16 Paragraph 48 of the NPPF also allows weight to be afforded to emerging development plans according to their stage of preparation, the number of unresolved objections against them and the degree of consistency with its policies.

Self-build and custom build

- 5.17 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local planning authorities to publish a self-build and custom build register to promote their actions to support self-build and custom housebuilding. This duty is detailed further in Planning Practice Guidance. Fareham operates such a register and at August 2018, there were 58 entries on the register.¹

¹ Self-build and Custom House Building Action Plan, FBC, September 2018

Local planning policy

- 5.18 The statutory development plan comprises the adopted Local Plan Part 1: Core Strategy (August 2011) (LPP1), the Local Plan Part 2: Development Sites and Policies (June 2015) (LPP2), and the Local Plan Part 3: The Welborne Plan (LPP3) (June 2015).
- 5.19 LPP3 relates only to Welborne, to the north of Fareham and so the policies in this plan are generally not considered relevant to this application.

Fareham Local Plan Part 1: Core Strategy

- 5.20 **CS2: Housing Provision** seeks to deliver 3,729 new dwellings between 2006 and 2026, excluding at Welborne. The policy sets out the strategy for providing housing which includes a number of previous permissions and allocations as well as some new allocations. The policy states that priority will be given to the reuse of previously developed land within the existing urban areas and that the Annual Monitoring Report will inform the pace of housing delivery. Development will achieve a mix of different housing sizes, types and tenures.
- 5.21 **CS4: Green Infrastructure, Biodiversity and Geological Conservation** seeks to protect and enhance biodiversity.
- 5.22 **CS5: Transport Strategy and Infrastructure** seeks to deliver development in accessible locations and is permissive of development that delivers appropriate highway measures without adversely affecting the operation and safety of the highway network.
- 5.23 **CS6: The Development Strategy** seeks to focus development on previously developed land within urban settlement boundaries. It also restricts development which would have an adverse effect on European conservation sites.
- 5.24 **CS14: Development Outside Settlements** seeks to restrict built development outside of settlement boundaries in order to protect the countryside and coastline.
- 5.25 **CS15: Sustainable Development and Climate Change** and **CS16 Natural Resources and Renewable Energy** set out the sustainable development and energy efficiency principals and requirements for new buildings and spaces, including sustainable transport measures.
- 5.26 **CS17: High Quality Design** requires proposals to be of high quality design drawing on urban design and sustainability principles to create quality places.
- 5.27 **CS18: Affordable Housing** which requires 40% affordable dwellings on developments that can accommodate 15 or more dwellings, subject to viability considerations.
- 5.28 **CS20: Infrastructure and Development Contributions** sets out guidance on development contributions.
- 5.29 **CS21: Protection and Provision of Open Space** seeks to protect existing open space and sets out requirements for open space in new developments.

Fareham Local Plan Part 2: Development Sites and Policies Plan

- 5.30 **DSP1: Sustainable Development** reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.31 **DSP2: Environmental Impact** sets out that development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment and should provide for the satisfactory disposal of surface and waste water, and should not be detrimental to the management and protection of water resources.
- 5.32 **DSP6: New Residential Development Outside of the Defined Urban Settlement Boundaries** sets out a presumption against new residential development in locations outside of the Defined Urban Settlement Boundaries. Proposal should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.
- 5.33 **DSP13: Nature Conservation** states that development should protect designated sites, habitats and protected species and their habitats, and should not fragment biodiversity networks. Proposals resulting in detrimental impacts to the above shall only be granted where the planning authority is satisfied that impacts are outweighed by the need for, and benefits of, the development and that adverse impacts can be minimised and provision made for mitigation and, where necessary, compensation for adverse impacts.
- 5.34 **DSP 15: Recreational Disturbance on the Solent Special Protection Areas** seeks to protect designated European ecological sites, including the Special Protection Areas (SPA) of the Solent coastline, from increased recreational disturbance as a result of new housing development.
- 5.35 **DSP38: Local Shops** is permissive of new local shops within the urban area, and in areas of new development to meet the day-to-day shopping needs of the immediate locality provided that they are of appropriate scale.
- 5.36 **DSP40: Housing Allocations** allocates land for housing development, and also sets out criteria where housing development would be permissible in the absence of a demonstrable five-year housing land supply. The criteria are set out below:
- (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.

5.37 **Policy DSP52: Community Facilities** sets out that proposals for new or extended community facilities will be permitted on sites within the settlement boundaries provided they meet the following criteria: compatible with the character of the site and its surroundings, well-related to the built form; accessible by a variety of modes of transport; the amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety; not be detrimental to the amenity of neighbouring residents and a need for the facility has been established.

Emerging Policy Context

Fareham Local Plan 2037

- 5.38 The Council commenced the review of its Local Plan in 2017. It will consider housing and employment needs for the plan period 2021 to 2037 and it will supersede LPP1, and LPP2 when it is adopted.
- 5.39 A Regulation 18 Draft Local Plan was published for consultation in October 2017, however, changes to national policy in early 2018 resulted in an increased housing requirement for the Borough, which led to further work at the Regulation 18 stage. The Council subsequently produced an Issues and Options consultation document which was published in July 2019. A Supplement to the Draft Local Plan was published for consultation in January 2020. It contained a revised Development Strategy, proposals for additional housing sites and new policies on development and the natural environment.
- 5.40 The Council has recently produced a Draft Pre-Submission Local Plan, which was considered by the Planning and Development Scrutiny Committee on 1 October; and then subsequently the Executive on 12 October; and Council on 22 October. It will shortly thereafter be published for consultation under Regulation 19.
- 5.41 This Pre-Submission Version is supported by a Draft Policies Map, in which the application site is identified again as a proposed housing allocation. The Community Park area is identified as a Strategic Gap, Area of Special Landscape Quality and is Outside of the Urban Areas. Part of the Community Park Area is a Public Open Space Allocation and part is a Site of Importance for Nature Conservation.
- 5.42 The Draft Plan will gain more weight as the plan advances in its preparation. The timetable for the review of the Local Plan moving forward is set out in the Local Development Scheme (September 2020) as follows:
- Consultation on Publication Plan – Autumn 2020
 - Submission to Secretary of State – Winter 2020/2021
 - Examination – Spring / Summer 2021
 - Adoption - Autumn / Winter 2021

5.43 The relevant policies of the Draft Fareham Local Plan 2037 are set out in **Appendix 3**.

Supplementary Planning Documents and Guidance

Advice on Achieving Nutrient Neutrality for New Development in the Solent Region, Version 5 (June 2020) – Natural England

5.44 Due to the impact of increased nitrate outputs from new developments on the European Protected Sites in the Solent, Natural England has produced guidance applicable to all developments resulting in overnight stays within the Solent Catchments. This guidance sets out where nutrient neutrality will be required and how it can be calculated.

5.45 It requires calculation of the additional population and confirmation of water use and the permit level at the relevant Wastewater Treatment Work to calculate the Total Nitrogen that would be derived from the development. The difference between this and the pre-development level identifies the level that must be mitigated.

Affordable Housing SPD (2006)

5.46 The Affordable Housing SPD is dated and relates to an out of date Local Plan policy. It sets out a target mix of affordable dwellings by tenure and size as well as guidance on the design of affordable dwellings.

Residential Car and Cycle Parking Standards SPD (2009)

5.47 The SPD sets out the Parking Standards below:

Parking Standards

	<i>Car Parking Spaces provided per dwelling</i>		<i>Cycle Parking Spaces provided per dwelling</i>	
	On-plot/Allocated Parking Spaces	Shared/Unallocated Parking Spaces	Individual Storage	Communal Storage
1 Bed	1	0.75	1	1
2 Beds	2	1.25	2	1
3 Beds	2	1.75	2	1
4 Beds or more	3	2.25	2	1

Table 1: Combined Parking and Cycle Standards

Design Guidance (2015)

5.48 The Design Guidance provides guidance on new dwellings in relation to scale, character, internal space, light and outlook. It also provides guidance on new streets and public spaces.

Planning Obligations SPD (2016)

5.49 The Planning Obligations SPD sets out details of the planning obligations that will be sought from new development. These relate to the Solent Special Protection Areas, public open space, site specific transport and access and various others.

Community Infrastructure Levy (2013)

- 5.50 Fareham Borough Council adopted a CIL Charging Schedule in 2013. The rate for residential development is £105 per square metre + indexation. The rate for retail development outside of centres is £120 per square metre + indexation. The Council has adopted an Instalments Policy which allows for payment to be made in instalments.

6. Planning Considerations

6.1 This section addresses key planning considerations raised by this planning application.

Principle of development

6.2 The principle of residential development on this site has already been established by the granting of planning permission for application P/18/0067/OA for up to 55 dwellings (including 3 custom-build homes, a community building incorporating a local shop, accesses and associated landscaping, infrastructure and development works.

Core Strategy Housing Provision

6.3 The Fareham Local Plan Part 1: Core Strategy makes provision for housing up to 2026, however, the Core Strategy was adopted in 2011, so is over five years old. Paragraph 73 of the Framework sets out that where the housing requirement set out in adopted strategic policies is more than five years old, that local housing need should be calculated using the standard method set out in national guidance.

6.4 As the Core Strategy is more than five years old and Policy CS2 Housing Provision sets out a housing need which is not based on the standard method, the policy is considered out of date, in accordance with paragraph 73 and footnote 37 of the Framework.

6.5 When the standard method is applied, it equates to a housing need of 514 dwellings per annum for Fareham Borough Council, which is significantly higher than the Core Strategy provides for.

Five Year Supply

6.6 Paragraph 67 of the NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs. In accordance with paragraph 73 of the Framework, and in line with the Housing Delivery Test (HDT) published in February 2020, a 5% buffer should currently be included to ensure choice and competition in the market for land.

6.7 In a report to Planning Committee on 24 June 2020, Fareham Borough Council has confirmed that it is unable to demonstrate a five-year housing land supply, stating that its supply is 2.72 years. However, an update report provided to committee takes account of recent case law in relation to the definition of “deliverable” sites. The update report states that *“Calculation of the Council’s 5-Year Housing Land Supply Position based on an annual dwelling requirement of 514 and a 5% buffer gives a projected position of 4.03 years.”* Even though application of the definition of deliverable improves the land supply position, FBC remains unable to demonstrate a five-year supply, with a confirmed position of 4.03 years.

6.8 In a number of recent appeal decisions, the council has not disputed that it cannot demonstrate a five-year housing land supply and this position has been accepted by Inspectors:

- P/18/0376/FP - Land to the rear of September Cottage, Brook Avenue, Warsash (Appeal decided 26 June 2020)
- P/18/1252/FP – 21 Burr ridge Road, Burr ridge (Appeal decided 21 April 2020)
- P/19/0458/FP - 65 Whittington Court Car Park, High Street, Fareham (Appeal decided 25 March 2020)

6.9 On the basis of the identified shortfall in the Council’s housing land supply, the most important policies for determining the application, which are ‘CS6 The Development Strategy’ and ‘CS14 Development Outside Settlements’ should be considered out of date as set out in footnote 7, Paragraph 11 of the NPPF. This triggers the NPPF’s tilted balance mechanism at paragraph 11(d), which states that planning permission should be granted unless 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.

6.10 The impact on European Protected Sites is discussed in further detail below and within the Ecological Assessment submitted in support of this application. Mitigation measures are proposed to ensure that the scheme achieves nutrient neutrality. As such paragraph 11(d)(i) of the Framework is not applicable as the evidence supporting this application demonstrates that the impact on *habitat sites* in the Solent will be mitigated and consequently there is no “*clear reason for refusing the development proposed.*”

Policy DSP40

6.11 In such circumstances, LPP2 policy DSP40 sets out contingency measures to allow greenfield sites, such as the application site, to come forward. The site was considered against the five criteria of the policy in the Officer’s Report for the previous application P/18/0067/OA, and we have considered this proposal against the five criteria of the policy below.

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

6.12 According to the update report considered at Planning Committee on 24 June 2020, the current shortfall stands at 522 dwellings for the period 1st April 2020 to 31st March 2025. The proposal would provide up to 125 new homes is relative in scale to the shortfall and it would make a significant contribution towards the housing land supply.

(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*

6.13 The first part of this policy criterion (sustainable location) is considered in Section 8 below.

6.14 In terms of the subsequent part of the policy, the Funtley settlement boundary does not include the well-established residential area to west of the railway line at Roebuck Avenue, Deer Leap and Stag Way. This development adjoins the application site to the north of Funtley Road. However, a pragmatic view should be taken in this instance as

the site is well related to Funtley and is adjacent to residential development to the north (and partly to the west) that functions as part of settlement. The development will be integrated with Funtley and the surrounding residential development, including that located to the south of the M27.

- 6.15 The Council's DLP also proposed amendments to the settlement boundary of Funtley which corrects the above anomaly and subsumes the application site within the urban area as a residential allocation. The emerging policy direction provides further justification for reducing the weight attributed to the partial conflict with this element of criterion 2.

(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

- 6.16 The submitted Landscape and Visual Appraisal indicates that the proposed development will not significantly alter the landscape character at the national, county and district levels. Local level adverse landscape character effects (which would not be unexpected for green field development site) will reduce over time as landscape mitigation matures. The site is not located in a Strategic Gap.

- 6.17 The immediate landscape setting is influenced by the existing settlement of Funtley to the east and Fareham to the south. The proposed development will comfortably sit within the adjacent built context and represents as a logical extension to the built form.

- 6.18 The location and context of the site, together with replacement and new structural planting along the site boundaries will minimise any potential adverse impacts on the appearance and character of the countryside.

- 6.19 The proposal will be sensitively designed and reflect the character of the neighbouring area. This will be controlled thorough reserved matters application(s). A landscape management plan could also be secured through condition ensuring the longevity and vigour of the existing and proposed vegetation within the application boundary.

(iv) It can be demonstrated that the proposal is deliverable in the short term

- 6.20 Reside are an established house builder, with a track record of delivery. Given the scale of this proposal, the lead in time until first completions are considered to be minimal.

- 6.21 A Parameter Plan has been submitted to support the outline application and provides information on land-use and location of access points. Detailed approval of access has been sought.

- 6.22 Assuming that outline planning permission is granted early 2021, it is envisaged that it would take circa 12 months for the submission of reserved matters, and then a further 12 months for development to commence, assuming no issues arise in the interim. This would allow first completions in 2022.

- 6.23 Following a prompt grant of planning permission, the delivery of the full 125 units is easily achievable within five years, and will make a meaningful contribution towards the Council's shortfall of deliverable housing supply (particularly affordable housing need).

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

- 6.24 In terms of amenity, following grant of outline planning permission the detailed application(s) would need to ensure the dwellings are built in a manner which meets this Council's requirements in respect of light, outlook and privacy as set out in the recently adopted Fareham Borough Council Design Guidance (excluding Welborne) Supplementary Planning Document. As indicated in the submitted DAS careful design and boundary landscaping will help to mitigate any effects. It is considered that a scheme can be developed for the site which preserves the amenity of the area and nearby residents
- 6.25 As discussed in the following section, environmental and traffic implications have been assessed and impacts will not be unacceptable.
- 6.26 As the above analysis demonstrates, with the exception of a minor breach with the first part of criterion ii, the proposal meets the requirements of policy DSP40. The policy support provided by DSP40 is a significant material consideration weighing in favour of granting planning consent which should be considered alongside other benefits of the scheme in the overall planning balance.

Delays to development

- 6.27 The five-year housing land supply position is likely to be made worse by the lockdown in spring 2020 and ongoing restrictions in place throughout the winter 2020/2021 due to Coronavirus. Construction ceased for several months on some sites and Covid-secure workplace policies are slowing down housebuilders' delivery rates on some sites. This follows on from significant delays to the granting of planning permissions in the Borough due to the implications of nitrate levels in the Solent. Planning applications were not able to be granted planning permission until mitigations measures could be established to ensure developments were nitrate neutral.
- 6.28 The council has achieved its Housing Delivery Test targets in 2018 with a score of 137% and in 2019 with a score of 99%, and HDT results due in November 2020 will measure housing provision in the three years to the end of March 2020, which means that the main impact Covid-19 restrictions will not appear in this year's results.
- 6.29 However, the impact of the lockdown in spring 2020 and ongoing restrictions will influence HDT results until November 2024, when the 2020/21 monitoring year drops off the end of the three-year assessment period. So far, the government has not been forthcoming about any possible relaxation of five-year housing land supply positions for Councils affected by this.

Emerging allocation

- 6.30 The site has been consistently promoted through the Local Plan process for several years for circa 120 homes. The site has been proposed for allocation through policy HA10 of the Regulation 19 Publication Draft Fareham Local Plan 2037. This very recent document is being considered by the Planning and Development Scrutiny Panel on 1 October 2020 and then the Executive on 12 October 2020, with a view to being published for public consultation shortly thereafter. This proposed allocation policy

follows on from the site's inclusion as a draft allocation through policy HA10 in the Regulation 18 Draft Local Plan published in October 2017.

- 6.31 Once the Local Plan 2037 is published for consultation under Regulation 19, it will be a material consideration in the determination of planning applications, in accordance with paragraph 48 of the Framework.
- 6.32 The emerging allocation is a material consideration indicating that the principle of development is acceptable. The allocation policy and Framework Plan will gather further weight as the plan moves toward adoption.
- 6.33 As the Council is unable to demonstrate sufficient deliverable five-year housing land supply, the policies for the supply of housing (i.e. CS2, CS6 and CS14) should be considered out of date and the approach set out in paragraph 11(d) of the NPPF is engaged.
- 6.34 The development should not be restricted in accordance with paragraph 11(d)(i) of the Framework as nutrient neutrality will be achieved and as such, there is no clear reason for refusing the development due to its impact on habitats sites.
- 6.35 Consequently, national and local planning policy indicates that the 'presumption in favour of sustainable development' (i.e. the 'tilted balance') as set out in paragraph 11(d)(ii) should be applied and permission should be granted unless any adverse impacts of doing so would **significantly** and **demonstrably** outweigh the benefits when assessed against the policies of the NPPF as a whole (Turley emphasis).
- 6.36 To conclude on the principle of development, the outline approval establishes the principle of new housing on the site. The increase in units from 55 to 125 makes more efficient use of land, as required by government policy.
- 6.37 Furthermore the Council cannot demonstrate a five-year housing land supply, a situation that is likely to be exacerbated by the recent Covid-19 restrictions, and unlikely to be rectified in the short term due to continuing delays in the preparation of the Local Plan. As such, the presumption in favour of sustainable development must be applied. The site is sustainably located at the edge of Funtley, and within 400m of the new Welborne Development. As such the site is close to a range of services and facilities. The proposal offers a number of benefits and would result in sustainable development in accordance with the Framework and there are no adverse impacts of granting permission that would significantly or demonstrably outweigh these benefits.

Affordable Housing

- 6.38 The proposal will deliver affordable housing in line with the policy requirement of 40%. On this basis, and applying the capacity of up to 125 dwellings, the proposal is capable of delivering 50 affordable dwellings.
- 6.39 The application site would make a valuable contribution of 50 affordable homes towards the Borough's considerable shortfall. **This benefit should be given significant weight in the decision making process.**

6.40 The scheme will provide a mix of small and family units ranging from 1 to 4 bedrooms. The exact mix will be determined at the Reserved Matters stage with the scheme designed to reflect the character of the area and market requirements. The Illustrative Masterplan shows a layout which accommodates a range of detached, semi-detached and terraced units together with units which could form a small block of flats.

Market housing

6.41 Based on the assessment of housing requirements undertaken within this Statement, the provision of 75 market housing will assist in meeting an identified shortfall within the Borough. This would be of significant benefit to those residents that are keen to establish a foothold in the housing market, either directly through the provision of new housing on site, or indirectly through the sales chain.

6.42 The application sets out provision for 6 self-build units, which will assist the Council in meeting its obligation with regard to meeting the needs of those who wish to develop their own homes. **This provision of market housing is a further significant benefit of the proposal.**

Efficient Use of Land

6.43 The net density of the 55-home scheme was approximately 17 dwellings per hectare (dph). For comparison, this is lower than the density of existing housing development at Roebuck Avenue/Deer Leap/Stag Way which is around 28 - 32 dph.

6.44 The increase in the number of homes, would make more efficient use of land, as required by government policy. The scheme would be at a density of approximately 30 – 34 dph. This is more comparable to the surrounding area and in line with policy guidance.

6.45 The developable area increases in size by 0.4ha from the previously approved scheme for 55 homes. This allows a further 70 homes to be provided on the site. This is considered to be an efficient use of land and would prevent other greenfield sites in the Borough having to come forward for development in the future.

Highways

6.46 The Transport Assessment (TA) produced by Motion sets out the following:

- The site is located adjacent to Funtley Road with access taken via a priority junction (design as per a previous consent on site);
- The development proposes additional footway links on Funtley Road to improve access from the site to the wider footway network;
- The development will make use of a pedestrian and cycle route which has recently been created, which links to amenities and bus services south of the M27;

- Fareham railway station is located within cycle distance of the site, providing links to Southampton, Portsmouth, Brighton, London Victoria and London Waterloo;
- Car and cycle parking for the development will be provided in accordance with the Fareham Residential Parking Standards SPD, with numbers and layout to be confirmed at the reserved matters stage;
- Servicing will be undertaken within the site, with the site able to accommodate the movements of a refuse vehicle entering and leaving the site in a forward gear;
- The development would generate additional vehicular trips in the morning and evening peak hours, equivalent to less than two vehicles every minute; and
- Capacity analysis indicates that the Kiln Road signal junction will operate in excess of capacity in the 2025 baseline scenarios. There is however scope to improve the operation of the junction through banning right turn movements on Kiln Lane and Old Turnpike. This has the effect of not only mitigating the development proposals, but would enable the junction to operate with greater capacity in 2025 than the observed scenarios.

6.47 It is envisaged that the internal road layout will be formed off the new means of access in accordance with Manual for Streets and relevant local guidance. The detail of the internal road layout will be the subject of a reserved matters application following the grant of outline consent.

6.48 The TA concludes that the proposed development is considered to be acceptable in transport policy terms and meets with national and local policy criteria. The assessment work undertaken has indicated that there would be no demonstrable harm arising from the proposed scheme and there are no identifiable severe impacts. Therefore, there are no traffic and transport related reasons why the development should not be granted planning consent.

Accessibility

6.49 The National Planning Policy Framework (NPPF) is established on the assumption that new developments are able to provide safe and suitable access for all users. It also requires new developments to provide appropriate opportunities to promote travel by sustainable modes of transport and for any significant impacts from the development on the local highway network, in terms of congestion or highway safety not to be severe. The accessibility analysis of the TA is summarised in the table below.

Services / Facility	Approximate distance from Site
Bus Stops	Adjacent
The Miner Arms Public House	500 meters
Orchard Lea Infant and Junior Schools	900 metres
Funtley Court Employment Area (including Café)	950 metres
McColls newsagent, post office and convenience store	1,100 metres
Co-operative store (Highlands Road)	1,400 metres
Knowle Village Business Park	1,400 meters
Fareham Pharmacy	1,700 metres
Gudgeheath Lane Surgery (Doctors)	1,700 metres
The Highlands Practice (Doctors and Dentists)	1,700 metres
Henry Cort Community College (Secondary)	2,500 metres
Aldi (Fareham Town Centre)	3,300 metres
Fareham Shopping Centre	3,700 metres

Note: Measurements are recorded using the route that residents would take, i.e. along footways or footpaths and start at the site access location, not as the crow flies

- 6.50 With the exception of those facilities located within Fareham Town Centre (i.e. Aldi and Fareham Shopping Centre), the table confirms a number of key services and facilities (schools, convenience store, public house, employment locations at Funtley Court and Knowle Village Business Park, a Café at Funtley Court, the services at Knowle Village Centre and Highlands Road) to be within a 2km walking distance of the site. Two kilometres is an acceptable maximum walking distance, as per 'Guidelines for Providing for Journeys on Foot' (CIHT, 2000). The TA sets out a walking distance isochrones map which shows a number of key facilities, including schools and the local centre at Highlands Road, being within a 25-minute walk of the site, using the M27 bridge as a link.
- 6.51 A new crossing point over Funtley Road is being completed, and will be open to the public in the next few months, which connects the existing footway network to the east towards Funtley and Fareham and a new public cycle and foot link over the M27 that will reduce walking distances to reach facilities to the south of the motorway. This will be of considerable benefit to the new and existing residents of Funtley to access the Community Park.
- 6.52 The proposal presents an opportunity to develop a site which is sustainably located, and where sustainable transport opportunities are available and will be encouraged, including options for walking and cycling. This will give rise to further potential health benefits
- 6.53 Government guidance in respect to cycling indicates that people are prepared to cycle up to 5 kilometres in order to access local facilities or travel to work. A cycle isochrones plan is also provided which demonstrates that all facilities considered are within a 5km

cycle, including some services within the neighbouring localities of Whiteley, Knowle and Fareham.

6.54 The Travel Plan (which is beyond what would normally be required for this scale of application) is also submitted to support this revised application. The Travel Plan includes (inter alia) the following measures:

- A travel plan coordinator;
- Provision of cycle parking facilities through either provision of garages or sheds for residents;
- All residents will be provided with a Welcome Pack which will include maps of local cycle routes and information;
- £50 worth of sustainable travel tickets;
- £150 worth of bike vouchers per dwelling; and
- The inclusion of a Doctor Bike event for residents

6.55 The NPPF recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas (paragraph 29). The approach taken to encouraging maximisation of sustainable transport need to be tailored to specific circumstances of a particular location, as is the case here. The provision of free bus vouchers and a Bike Doctor event and improvements to pedestrian/cycle routes including the new public link across the M27 represent a more than proportionate approach to encouraging modal shift.

6.56 In light of the above, it is clear that the site relates well to Fareham (and other localities) and its key facilities. The link over the M27 will further increase the accessibility of the site to key services and facilities. In addition, there is also the future development proposals at Welborne, which will further increase the site's sustainability credentials.

Impact on European Protected Sites

6.57 Paragraph 11(d)(i) of the Framework states that where policies are out of date, permission should be *granted "unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed."* Footnote 6 identifies the areas or assets or particular importance, which includes *"habitats sites."*

Nitrates

6.58 An Integrated Water Management Study (IWMS) for South Hampshire was commissioned, in 2016, by the Partnership for Urban South Hampshire (PUSH) Authorities, alongside the Environment Agency and Natural England. This study examined the projected delivery of development growth with regard to legislative and government policy requirements for designated sites and wider biodiversity issues. This updated an earlier study undertaken in 2008.

- 6.59 The IWMS for South Hampshire, which was completed in March 2018, identified currently uncertainty as to whether new housing growth can be accommodated without having a detrimental effect upon the water environment. It identified uncertainty as to the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and uncertainty as to whether upgrades to wastewater treatment works will be sufficient to accommodate the quantity of new housing proposed.
- 6.60 In order to examine the issue further, relevant local planning authorities, together with the Environment Agency, Natural England and water companies, set up a Water Quality Working Group in South Hampshire to compliment that already in existence for Chichester. The objectives of these groups include identifying and analysing any existing gaps in evidence and evaluating the need for strategic level mitigation measures. The primary focus of the work is to address the aforementioned uncertainty associated with strategic local plan growth.
- 6.61 Following from the above, in 2018, Natural England specifically assessed the condition of relevant 'Solent harbours' designated sites. The aim was to evaluate the levels of nitrogen within the water environment and the associated impact on the designated sites.
- 6.62 This assessment revised and updated the condition assessment information for water quality pursuant to the qualifying interest features of the designated sites. Recorded levels of nitrogen in the harbours were analysed and then compared with evidence of phytoplankton and macroalgae (percentage cover of dense opportunistic green macroalgae).
- 6.63 Natural England has since published guidance relating to achieving nutrient neutrality, for use by Local Planning Authorities and developers. It describes how a nitrogen budget should be calculated such that a quantified mitigation package can be brought forward to ameliorate the increases in nutrient nitrogen arising from a project. One way of achieving this is through the reversion of land in a relevant surface water catchment, from management practices requiring (e.g. high) Nitrogen input to those of low input, or none.
- 6.64 The latest guidance issued by Natural England was published in June 2020. This guidance introduced an additional step in the calculation which reflects an amount of discharged nitrogen (2mg per litre) deemed acceptable on the basis of naturally occurring levels in rivers and groundwater.
- 6.65 The full Nitrogen budget calculation is shown at Appendix 4. The development proposals (125 units) gives rise to a nitrogen budget 67.3 kg/N which needs to be mitigated. The open space (Community Park) associated with the development proposals forms a key part of the required mitigation and this is discussed below.
- 6.66 The community park is 7.43ha of which 3.06ha has been 'allocated' for use within the (nutrient nitrogen) mitigation package for development associated with planning application P/17/1135/OA. However, that requirement was based on the old guidance which did not reflect naturally occurring levels in rivers and groundwater. Since it is the net position which is important, it is considered appropriate to reflect the current advice of Natural England when calculating the remaining balance of the community park

available to the development proposals. Under the current guidance, development associated with planning application P/17/1135/OA would in fact require 2.29ha of the community park. This leaves 5.14ha of the community park available, which equates to a credit of 41.12 kg/N based on the nitrogen load cited for lowland grazing (current use) and the proposed use as open space.

- 6.67 This therefore leaves 26.2 kg/N to be mitigated.
- 6.68 The applicant has an agreement with the Warnford Estate and its proposal for reducing nitrogen across the estate. This program of work will create 'nitrogen credits', which can be used to offset the impact of nitrogen on a development site, to ensure nitrogen neutrality. The Warnford Estate is transforming current agricultural uses to new uses where nitrogen is no longer used, including tree planting and other habitat creation.
- 6.69 This scheme has been designed in close consultation with, and has the full support of, Natural England, The South Downs National Park Authority and The Forestry Commission.
- 6.70 It is proposed that the measures required to mitigate the Nitrogen budget associated with the development proposals will be delivered at the Warnford Estate. The precise location of the parcel of land that will be allocated to this scheme (at Warnford Estate) will be detailed within the s106. This proposal is supported by a Nitrate Budget and appropriate mitigation which demonstrates that nutrient neutrality will be achieved. As such paragraph 11(d)(i) of the Framework is not applicable as the evidence supporting this application demonstrates that the impact on *habitat sites* in the Solent will be mitigated and consequently there is no "*clear reason for refusing the development proposed.*"

Solent Recreation Mitigation Strategy (SRMS)

- 6.71 The application site falls within the zone of influence relevant to the Solent Recreation Mitigation Strategy (SRMS). This is a strategic approach to mitigation for three SPAs, namely the Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and the Solent & Southampton Water SPA. Mitigation is based on a tariff system, with funding securing visitor management initiatives at the relevant designated sites.
- 6.72 The applicant will pay the relevant financial contribution, which will be secured through the undertaking of a legal obligation, such as through the Section 106 Agreement.

Ecology

- 6.73 A suite of protected species surveys and assessments have been undertaken. The site provides habitat for a low number of reptiles (Slow Worm, Grass Snake) and a translocation of these reptiles prior to any works clearance works is required. Dormouse surveys recorded three nests considered to be that of a Dormouse. Badger setts have also been recorded outside of the development footprint. The hedgerows and trees offer nesting and foraging opportunities for birds, and also offer suitable foraging and navigational resources for bats.

- 6.74 Within the site lies the Great Beamond Coppice Site of Importance for Nature Conservation (SINC) which comprises three blocks of woodland, the two larger blocks also being classified as Ancient (Replanted) Woodland.
- 6.75 The majority of the site consists of grazed grassland of limited intrinsic ecological value. With the retention of habitats of relatively greater ecological value (woodland, hedgerows and treelines) where possible, and the provision of areas of species-rich habitats such as new woodland / tree, shrub and grassland planting, and new wetland features, it is considered that habitat losses to the development footprint will be more than mitigated. Further, it is considered that overall an enhancement in the quality of the habitats present within the application site will be delivered post-development.
- 6.76 The site is around 3km from the Portsmouth Harbour European / international designated sites (Ramsar/SPA/SAC), located to the southeast and some 1km from Botley Wood and Everett's and Mushes Copses SSSI, to the north-west. Component SSSIs of the Solent and Southampton Water SPA and Solent Maritime SAC are located to the west and south west, the closest of which is Titchfield Haven SSSI (at around 3.6km) further designated as part of the Solent and Southampton Water SPA. No direct effects on the designations are considered likely. Contributions towards strategic mitigation proposed by the local authority and its partners will mitigate any indirect effects of the proposal on these European / international designated sites.
- 6.77 Appropriate mitigation and enhancement measures have been proposed and subject to the implementation of these measures, opportunities will be maintained and moreover enhanced post-development, in some instances significantly, through extensive meadow grassland and woodland / tree / shrub planting.
- 6.78 In conclusion, on the evidence of the ecological surveys undertaken, the majority of the site is not considered to be of high intrinsic value from an ecology and nature conservation perspective. The design of the proposed development and the implementation of mitigation measures as recommended in this report will ensure there are no adverse effects on any designated sites or protected species as a result of development at the application site.
- 6.79 It is considered that the proposals offer enhancements for biodiversity over the existing situation. The proposals therefore fully accord with current legislation and policy pertinent to ecology and nature conservation.

Trees

- 6.80 The Tree Report prepared by SJA Trees concludes that no mature, veteran or ancient trees, no trees of high landscape or biodiversity value, no trees subject to a Tree Preservation Order and no category 'A' or 'B' trees are to be removed (save for partial removal of G2 (category A) and G4 (category B)). None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the main arboricultural features of the site, and would not have a significant adverse impact on the arboricultural character and appearance of the local landscape.
- 6.81 Currently no pruning of trees will be required; but if some pruning is necessary at the reserved matters stage to provide clearance above proposed footpaths or cycleways,

this will be minor in extent, will not detract from the health or appearance of these trees, and can be specified to comply with current British Standards. Very minor cutting back of the hedgerow on Funtley Road to accommodate the new access will be required.

- 6.82 The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan, no significant or long-term damage to root systems or rooting environments will occur.
- 6.83 Subject to detailed design, no proposed dwellings with the development parcels are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.
- 6.84 There are no incursions into the adjacent ancient woodland (Great Beamond Coppice), or into the associated 15m buffer zone; and consequently, the proposals will not result in any loss of ancient woodland, will avoid any potentially harmful effects on the woodland, and comply with current UK Planning and development guidance. Currently there is a large area of hard-standing surrounding a large barn on the north side of Great Beamond Coppice, and much of this is within the 15m buffer. Removal of the barn and the hard surfacing, as proposed, will return an area of approximately 1340m² to a semi-natural soft landscape. This represents a significant enhancement of the environment surrounding the ancient woodland, and will give greater protection to its northern edge.
- 6.85 The visual amenity of the retained trees has been an important design consideration in the evolution of the present masterplan, which will include additional landscape buffer planting and new tree planting within the development areas. The details of which will be secured at detailed planning stage. Further planting may also be secured as part of the community park proposal. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term wooded character of the site.
- 6.86 Overall, it is considered that the proposals would lead to an overall benefit in tree planting on the site.

Landscape

- 6.87 The site is set within an undulating landscape where the dominant feature is the topography and its wooded horizons which are characteristic. This mature landscape effectively unifies the landscape and helps contain development, where it has occurred. The site itself contributes to the wooded horizons with remnant coppice woodland on the higher ground in the south.
- 6.88 Other significant landscape features on the site include areas of ancient replanted woodland in Great Beamond Coppice, tree belts and mature trees. The proposed development ensures that these key landscape features are retained and enhanced. The smaller scale field pattern that once compartmentalised the site (now only indicated by a few remnant trees) once linked the wooded horizons to the valley floor.

- 6.89 This pattern will be reinstated through the proposed north-south green links which will incorporate the remaining trees and provide access routes, SuDS, biodiversity corridors and new native tree and shrub planting, as well as species-diverse grasslands.
- 6.90 An interconnected network of footpath and cycle routes will link the site to Fareham North to the south and the Meon valley trail and wider countryside to the north, also allowing existing and new communities to access the Community Park located on the higher slopes south of the residential development. This area benefits from panoramic views northwards towards the South Downs and Meon Valley, which will now become accessible to the community.
- 6.91 The Community Park will provide significant areas of open space for informal recreation, with habitats enhanced through management and planting. The landscape will be managed as part of the development adding to its amenity, biodiversity, recreational, educational and landscape value. Management regimes that might be considered could include traditional methods such as coppicing of woodland and diversification of meadows through green haying or grazing.
- 6.92 The character of Funtley Road frontage will be designed to reflect the essence of other Meon Valley village frontages, helping to connect the existing and new communities but also providing a locally distinctive setting within which to integrate development.
- 6.93 In conclusion, therefore, with careful consideration of the constraints and opportunities of the site, an appropriate development can be provided without substantial harm to landscape or views, but which provides a number of community and landscape benefits.

Open space provision

- 6.94 The NPPF states at paragraph 96 that *“access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”*.
- 6.95 Local Plan Policy EM5 (Green Infrastructure) allows development proposals which clearly demonstrate that green infrastructure can be provided and phased to support the requirements of the proposed development and be in accordance with the Council's Adopted Green Space Standards.
- 6.96 The Council's recent assessment of open space provision within the Borough (Fareham Greenspace Study Addendum 2 – January 2014), identified a surplus of natural greenspace Fareham North ward, which includes Funtley, but a small shortfall in Parks & Amenity Open Space, with the majority of this available space located to the east toward the centre of Funtley.
- 6.97 The proposal provides an opportunity to provide a significant quantum of additional open space through provision of a new community park, formal village green and amenity space that will assist in addressing the identified open space deficiency in this settlement area. A new and Locally Equipped Area of Play is also proposed.

- 6.98 This new open space and community park will, through the provision of the new link across the M27, also be accessible to those residents to south of the motorway, where there is identified shortfall in Parks and Amenity open space.
- 6.99 Provision of open space is significantly above that required by the Council's adopted SPD, and above that being sought by the emerging policy. **This, together with the proposed new play space, is a considerable benefit weighing in favour of granting planning permission.**

Heritage

- 6.100 A desk-based assessment has been undertaken by RPS to clarify the significance of any archaeological assets on the site and its archaeological potential. The site does not lie within an Archaeological Alert Area as defined by Hampshire County Council.
- 6.101 There are no designated archaeological assets on the study site, nor does the study site lie within an Archaeological Alert Area as defined by Hampshire County Council.
- 6.102 Based on the available information, the study site is considered to have a low to moderate archaeological potential for Prehistoric evidence, and a good potential for evidence relating to the former brickworks. Therefore, the proposed development has the potential to impact upon archaeological remains of no more than a local significance.
- 6.103 Consequently, it is likely that further archaeological mitigation measures will be required by the local authority's archaeological advisor. These measures can follow planning permission secured by an appropriately worded archaeological planning condition.

Contamination

- 6.104 A Phase 1 Desk Study, undertaken by Soils Limited has been submitted in support of the application.
- 6.105 Based on the information obtained during the compilation of this Phase I Desk Study and the preliminary conceptual site model which has indicated a very low to high risk of contamination.
- 6.106 Based on the information obtained during the desk study, a Phase 2 Study will be required. A planning condition can be imposed to deal with this matter, as imposed on the previous 55 unit scheme.

Flood risk and drainage

- 6.107 The EA Flood Map shows that the entirety of the site is located within Flood Zone 1, having less than 1 in 1000 chance of flooding per annum from the rivers or seas.
- 6.108 All other forms and causes of flooding have been assessed and the development site is considered to be at very low risk of flooding from sewers, groundwater and artificial sources.

- 6.109 The proposed development will increase the amount of hardstanding areas on site due to the new commercial area and associated access road. Therefore, there will be an increase in surface water runoff from the development.
- 6.110 In order to attenuate the additional surface water from the development it is proposed to have swales, three ponds and a combination of permeable paving and attenuation tanks. The proposed drainage strategy is to have two pond towards the centre of the site.
- 6.111 The proposed drainage strategy has been designed to cater for the 1 in 100 + 40% Climate Change event in accordance with policy.
- 6.112 The nearest point of connection to the Southern Water network is located within Roebuck Avenue opposite the site. The estimated peak foul flow rate generated by the proposed development site has been calculated as 5.75 /s Southern Water will need to be consulted with regard to new connections to this network.
- 6.113 A Flood Risk Assessment has been submitted in support of the application. This FRA demonstrates that the flood risk for the proposed development can be managed on site without increasing the risk to any neighbouring developments or downstream areas, and therefore fulfils the requirements of the PPG and NPPF. No objection was raised to the drainage strategy on the previous 55 unit scheme and is therefore considered acceptable.

Noise

- 6.114 An Noise Risk Assessment submitted in support of this application shows that the site adjacent to Funtley Road during the day, and the West Coastway Railway Line during the night falls within the category of Low risk, for which the guidance indicates that, *“At low noise levels, the site is likely to be acceptable from a noise perspective provided that a good acoustic design process is followed and is demonstrated in an ADS which confirms how the adverse impact of noise will be mitigated and minimised in the finished development.”*
- 6.115 During the night-time for Funtley Road, and the daytime for the West Coastway Railway Line, the noise exposure increases to a Medium risk, for which the guidance states, *“The site is likely to be less suitable from a noise perspective and any subsequent application may be refused unless a good acoustic design process is followed and is demonstrated in an ADS which confirms how the adverse impacts of noise will be mitigated and minimised, and which clearly demonstrates that a significant adverse noise impact will be avoided in the finished development.”*
- 6.116 The proposed general mitigation strategy based on the Illustrative Masterplan includes all or a combination of:
- 1 home requiring additional glazing, acoustically attenuated ventilation and building fabric with a sufficient sound reduction index; and
 - 5 homes requiring installation of 1.8m high acoustically sound fencing at garden boundaries having an unscreened, or partial unscreened view to Funtley Road, the West Coastway Railway Line and the M27.

6.117 The assessment confirms that a good standard of acoustic design, in accordance with the latest ProPG guidance can be achieved, using reasonable and practicable design measures. It is considered that with the implementation of the specified mitigation strategy, sound levels across the proposed development can be readily attenuated to

Utilities

6.118 A Utilities Report is submitted in support of the application. This report reviews the existing utilities and drainage records for the area and comments on likely requirements.

6.119 Given the presence of existing Water, Gas, Electricity and Telecommunications infrastructure located within close proximity to the site, it is anticipated that the size and location of these services would be able to provide sufficient capacity to accommodate the proposed development, including the need for an electricity substation.

6.120 It is anticipated that a Foul Water will discharge via gravity into the existing Public Water Sewer opposite the site and within Roebuck Avenue.

Economic

6.121 The proposed development represents an opportunity to support private sector investment into the local economy of Fareham Borough. The scheme will also deliver new homes and create a range of direct, indirect and induced economic impacts in the local area that are both quantifiable and non-quantifiable.

6.122 Some of the quantifiable economic impacts of the proposed development at Funtley include:

- Injection of private sector investment into the Borough;
- Creating around 124 construction jobs;
- Creating 151 supply chain jobs supported over the 3 year build period;
- Helping to deliver a boost to the local economy through 'first occupation expenditure' of £688,000 on goods and services, a proportion of which will be retained locally;
- Generating £1.5 million of additional resident expenditure in shops and services, of which £626,900 will be net to local businesses within Fareham Borough. This increased expenditure will also support 16 jobs in the local area
- Delivering £216,000 of net additional Council Tax receipts per annum once the scheme is built-out and occupied, and in the region of £905,000 of New Homes Bonus payments over a four year period(i.e. albeit profiled to reflect the build period for the development scheme). In addition, around £8,000 of business rates could be retained by the local authority per annum; and
- Providing circa £1.3m in planning contributions towards community infrastructure/services.

6.123 The proposed residential development will also benefit the local community in a number of less tangible ways, including:

- Improving the residential environment in Fareham Borough by delivering a high-quality housing scheme which helps meet the needs of future household growth;
- Delivering new high-quality family homes at a range of sizes to meet local needs;
- Inclusion of 40% affordable housing units that are much needed in the area;
- Providing an increased level of community infrastructure, including a local shop, for both residents of the proposed development and existing residents of Funtley village; and
- Supporting the sustainability of existing local shops and services within the Borough.

6.124 The proposed development will increase the supply of high-quality homes within the local area, which will help meet the Borough's annual housing need and support the vitality and sustainability of Funtley, Fareham Borough and the wider area.

6.125 These economic benefits align with a wide range of national, sub-regional and local policy objectives. An Economic Infographic has been undertaken by Lichfields, see Appendix 5.

Sustainability

6.126 The proposed development supports the sustainability objectives and includes a range of sustainable design measures to respond positively to Local Policy and National Policy. A Sustainability Assessment has been submitted in support of the application.

6.127 The proposed development will include the following sustainable design measures which will provide a range of economic, social benefits, protect and enhance the environment, as well as mitigating and adapting to the effects of climate change.

6.128 The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long term resilience of the development to the effects of climate change.

6.129 As a result of climate change, summer maximum temperatures are predicted to increase; during the design of the proposed development, the following passive design measures will be considered.

- Appropriate orientation of homes and buildings;
- Appropriate window area to balance daylighting and overheating risk;
- Passive cooling; and
- Passive ventilation.

6.130 The built environment contributes around 40% of the UK's total carbon footprint. In order to reduce the carbon footprint of homes, the proposed development will aim to align with the Energy Hierarchy:

- **be lean:** use less energy and manage demand during operation through fabric and servicing improvements and the incorporation of flexibility measures;
- **be clean:** supply energy efficiently and cleanly where appropriate;
- **be green:** maximise opportunities for renewable energy by producing, storing and using renewable energy on-site where appropriate. The Sustainability Statement has highlighted that solar photovoltaics may be suitable for the proposed development. This will be confirmed at detailed stage.

6.131 The proposed development will also aim to provide electric vehicle charging points for approximately 10% of homes. As a result of the energy measures, it is anticipated the development will exceed the requirements of the 2013 Building Regulations through a range of passive and active energy efficiency measures.

6.132 Through a range of design measures the development aims to protect and enhance the local environment, through:

- The specification of sustainable materials and construction methods which reduces resource use and reduces the environmental impact of development through good design; and,
- Protection and enhancement of habitats including creation of a pond, along with native planting of mixed shrub, species rich meadow and wetland features to achieve a matrix of higher ecological value than that currently present.

6.133 The proposed development will include sustainable design measures which will provide a range of economic, social benefits, protect and enhance the environment, as well as mitigating and adapting to the effects of climate change for the proposed development and local residents of Fareham.

7. S106 Obligations

7.1 The applicant is prepared to enter into a Section 106 Agreement with the Local Planning Authority to secure the affordable housing provision and any reasonable and necessary contributions towards infrastructure due to the impacts arising from the proposed development of the site. The exact details and requirements will be a matter for negotiation during the application process.

7.2 Draft Heads of Terms:

- Travel Plan
- S278 off-site highway works
- Affordable Housing provision
- Solent Disturbance Mitigation Project Contribution
- Accessibility Obligation and Public Rights of Way
- Custom Build Housing
- Open Space Provision/Play Areas
- Community Park
- Community Shop/Building
- Nitrogen mitigation

8. Conclusion

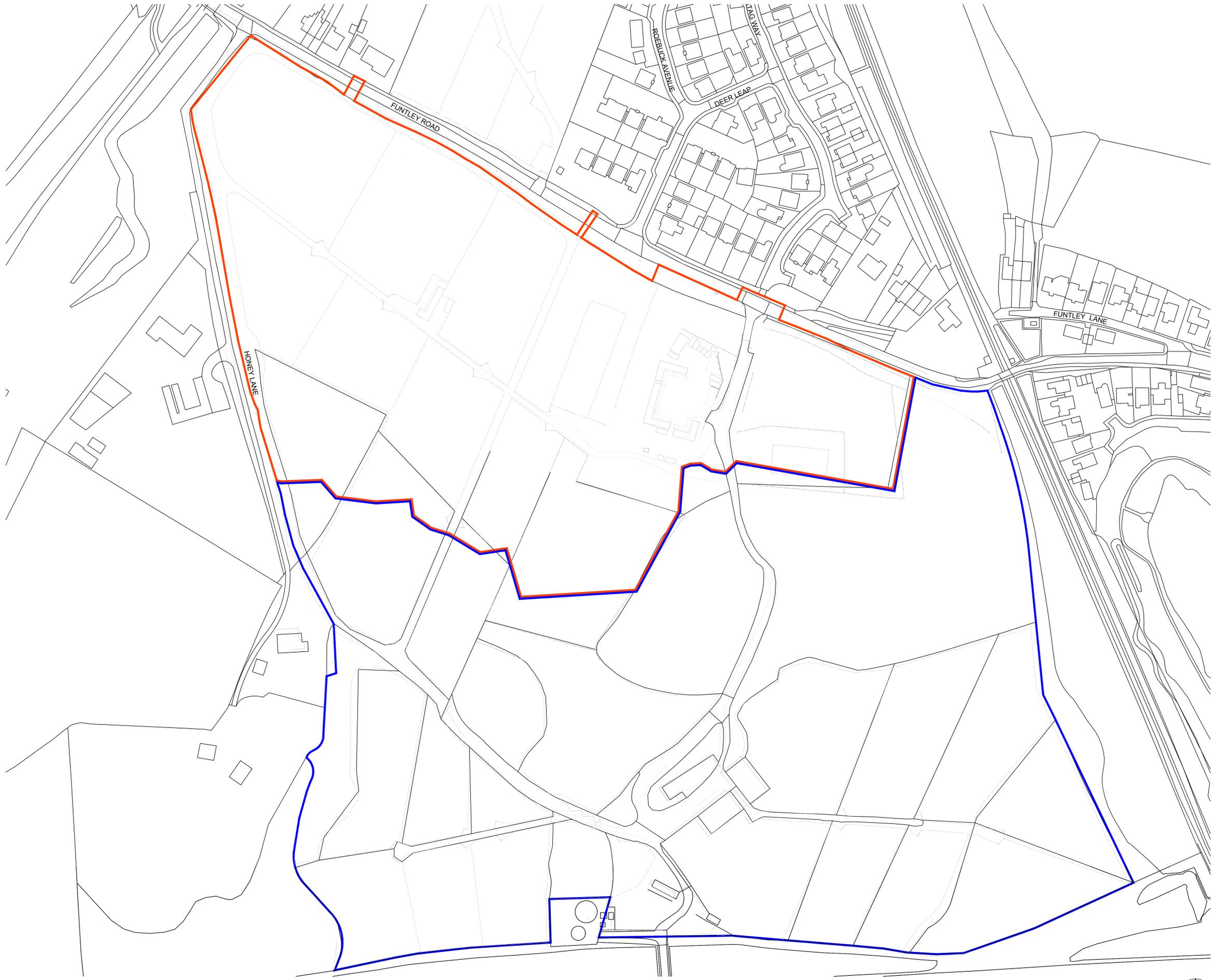
- 8.1 In September 2020, the Council granted outline consent for 55 dwellings on the site, with associated open space, Community Park and community building/shop. As such the principle of housing on this site has been established.
- 8.2 This application seeks to increase the number of units to 125, to make efficient use of the land. The increase in the number of homes, would make more efficient use of land as required by government policy. The scheme would be at a density of approximately 30 – 34 dph. This is more comparable to the surrounding area and in line with policy guidance.
- 8.3 The Council cannot demonstrate a five-year housing land supply, a situation that is likely to be exacerbated by the recent Covid-19 restrictions and the delay in issuing planning consents due to nitrate levels in the Solent over the past 18 months. This is unlikely to be rectified in the short term due to the limited progress on a Local Plan Update and the fact a revised Neighbourhood Plan has not yet been started. As such, the presumption in favour of sustainable development must be applied.
- 8.4 The 55 homes scheme established that the site is sustainably located at the edge of Funtley, which offers a range of services and facilities. The proposal offers a number of benefits and would result in sustainable development in accordance with the Framework. These benefits including:
- Up to 125 high quality homes.
 - 40% affordable housing provision
 - 6 custom/self-build homes
 - Community Park access to new residents and residents in the surrounding area
 - Children’s equipped play area.
 - The development offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize.
 - Opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure through hedgerow and tree planting, which will solve local drainage and surface water problems.
 - The proposed development will incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy providing storage on site for all storm return periods up to and including the 1:100 year rainfall event with a 40% allowance for climate change.

- Improving pedestrian/cycle routes to Funtley will enable quicker walking times therefore encouraging the use of local businesses over longer distance car rides to out of town options.
- 8.5 In line with national policy, the above analysis also demonstrates that there are no adverse impacts of the proposal, or other material or technical considerations that indicate that the proposal should not be approved.
- 8.6 Irrespective of whether the Council is able to demonstrate a sufficient five-year housing land supply, the site is sustainably located, the proposals represent sustainable development and the site is proposed for allocation.
- 8.7 In conclusion, when assessed against the NPPF, no adverse impacts anticipated. Minor landscape and ecology impacts will be more than offset by proposed mitigation and new open space proposals.
- 8.8 There are no adverse impacts that could significantly and demonstrably outweigh the considerable benefits of the proposal including provision of affordable housing, provision of market housing, improved pedestrian links (including a new link across the M27), improved drainage, community uses and local shop, open space and the economic benefits associated with the development (i.e. construction jobs, new homes bonus, council tax revenues, increased in local spending, support of local facilities).
- 8.9 The site is therefore considered to meet the requirement of paragraph 14 of the NPPF and planning permission for the proposal should be granted accordingly.

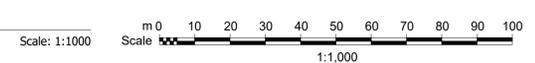
Appendix 1: Site Location Plan

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1 Plan View



P1	25.08.20	DORR	PLANNING ISSUE
	23.08.20	DORR	DRAFT
REV	DATE	DRAWN/CHECKED	DESCRIPTION
STATUS			
PLANNING ISSUE			
PROJECT			
RD1731 Funtley Road, Hampshire			
DRAWING			
Red line plan - outline application			
DATE	DRAWN/CHECKED	SCALE @ A1	DRAWING NO.
20.08.20	DORR	1:1000	RD1731-C1-L002
			REVISION NO.
			P1

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Appendix 2: Parameters Plan

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- KEY**
-  Application boundary
 -  Developable area
 -  Green link
 -  Community Park
 -  Rural edge green space
 -  Beamond Coppice
 -  Access land
 -  Site access
 -  Cycle track
 -  Main access street
 -  Square
 -  Views to hillside trees
 -  Community shop & hall
 -  Local Equipped Area for Play (LEAP)
 -  Maintenance access route to telecom mast



1 Plan View

Scale: 1:1000
 Scale 0 10 20 30 40 50 60 70 80 90 100
 1:1,000

REV	DATE	DRAWN/CHECKED	DESCRIPTION
P1	30.09.20	DO/RR	Planning Issue

PROJECT
 RD173 Funtley Road, Fareham

DRAWING
 Parameter Plan

DATE	DRAWN/CHECKED	SCALE	DRAWING NO.	REVISION NO.
15.09.20	DO/RR	1:1000	RD1731-F31107	P1

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Appendix 3: Draft Local Plan Policies

Strategic Policy DS1: Development in the Countryside sets out a defined set of criteria where development in the countryside will be permitted.

Strategic Policy DS2: Development in Strategic Gaps seeks to prevent development which will significantly affect the integrity of the gap and the physical and visual separation of settlements.

Strategic Policy DS3: Landscape allows for development in areas of special landscape quality only where the landscape will be protected and enhanced.

Strategic Policy H1: Housing Provision states that the council will make provision for at least 8,389 net new homes between 2021-2037, with an increasing trajectory over the plan period. The majority of these already have planning permission (552) or a resolution to grant permission (4,858) with the remainder coming from proposed allocations (1,327) including land south of Funtley Road; brownfield sites (428) and windfall (1,224).

Housing Allocation Policy HA10: proposes to allocate Funtley Road South for 55 dwellings. The policy includes a number of site specific requirements, which are set out in full below:

- a) The quantum of housing proposed should be broadly consistent with the indicative site capacity; and
- b) Primary highway access should be from Funtley Road; and
- c) Building heights are limited to a maximum of 2 storeys; and
- d) Safe pedestrian and cycle crossing points across Funtley Road and connectivity with the existing footpath/bridleway network in the vicinity of the site and eastwards towards the centre of Funtley village in order to maximising connectivity to nearby facilities and services; and
- e) The creation of a vehicular loop road on the site, allowing for pedestrian and cycle permeability across the site; and Appendix A - Page 82 69
- f) Proposals shall take account of the site's landscape context by incorporating view corridors from Funtley Road through to the public open space allocation to the south of the residential allocation. The view corridors should form part of the on-site open space and should incorporate pedestrian and cycle links, whilst vehicular crossing of links should be limited; and
- g) The existing woodland on-site shall be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure; and
- h) A landscape buffer shall be incorporated between development and the Great Beamond Coppice SINC to the east of the site; and

- i) The provision of a building/ buildings for community uses, located in an accessible location to enable a range of uses for both existing and new residents; and
- j) The site is identified as a mineral safeguarded site (brick clay is likely to underlay site). A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan (2013); and
- k) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.

HP1: New Residential Development supports residential development within the urban area boundary.

HP4: Five Year Housing Land Supply allows for additional housing sites outside the urban area boundary if the council cannot demonstrate a five year housing land supply. Proposals must meet all of the following criteria:

- a) The proposal is relative in scale to the five-year housing land supply shortfall;
- b) The proposal is sustainably located adjacent to, and well related to, the Appendix A - Page 139 125 existing urban area boundaries, and can be integrated with the neighbouring settlement;
- c) The proposal is sensitively designed to reflect the landscape character and setting of the settlement, is of a scale proportionate to its setting and recognises the intrinsic character and beauty of the countryside and, if relevant, does not significantly affect the integrity of a Strategic Gap;
- d) It can be demonstrated that the proposal is deliverable in the short term; and
- e) The proposal would not have any unacceptable environmental, amenity or traffic implications.

HP5: Provision of Affordable Housing seeks to deliver 40% affordable housing on greenfield sites, such as land south of Funtley Road. The mix sought is at least 10% social rent, at least 55% affordable rent or social rent, at least 10% affordable home ownership.

HP7: Adaptable and Accessible Dwellings requires at least 15% of new dwellings to meet Category 2 standard and schemes of over 100 dwellings should provide at least 2% private housing and 5% affordable housing as wheelchair accessible Category 3 properties.

HP9: Self and Custom Build Homes seeks to provide 10% self and custom build homes on sites of more than 40 dwellings. Provision is made through serviced plots and should be grouped. Design parameters should be in place.

R3: Local Shops allows for new local shops to meet the day to day shopping needs of the local community, provided it is located within an area of residential development and is of an appropriate floorspace scale.

Strategic Policy R4: Community and Leisure Facilities supports proposals for new community and leisure facilities where there is a need that cannot be met by existing facilities and the site is accessible and inclusive to the local community.

Strategic Policy CC1: Climate Change sets out how the council promotes mitigation and adaptation to climate change through taking account of flood risk, integration of green and blue infrastructure, biodiversity net gain, sustainable drainage systems, water efficiency standards, supporting the reuse and use of sustainably sources materials, energy efficiency and renewable and low carbon technologies.

CC2: Managing Flood Risk and Sustainable Drainage Systems sets out criteria to reduce flood risk and ensure run-off is managed and rates do not exceed existing run-off rates. It also requires all developments to incorporate SuDS and plan for their maintenance.

Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network allows for development which protects and enhances designated international, national and local sites of nature conservation value.

NE2: Biodiversity Net Gain requires all new development to provide at least 10% net gain for biodiversity for the lifetime of the development.

NE3: Recreational Disturbance on the Solent Special Protection Areas requires all residential developments to make a financial contribution to the Solent Recreation Mitigation Strategy unless the proposals avoid or mitigate adverse effects from recreation.

NE4: Water Quality Effects on the Special Protection Areas, Special Areas of Conservation and Ramsar Sites in the Solent states that planning permission will be granted where the integrity of the designated sites is maintained or, where appropriate, improved, having regard to the effect of nutrients on the designated sites arising from increased wastewater production.

NE6: Trees, Woodland and Hedgerows seeks to protect trees, hedgerow and woodland and provide replacement and new where appropriate.

NE8: Air Quality requires major development to minimise emissions and contribute to the improvement of local air quality and the delivery of Green Infrastructure. Development should provide one EV charging point per dwelling with off-street parking and at least one EV rapid charge point in shared parking areas per 10 dwellings.

NE9: Green Infrastructure aims for development to provide green infrastructure which maximises connections to the wider GI network.

NE10: Protection and Provision of Open space requires residential development to provide open and play space to meet the needs of new residents and address existing deficiencies where possible.

Strategic Policy TIN1: Sustainable Transport states new development should reduce the need to travel by motorised vehicle through the promotion of sustainable and active travel modes, offering a genuine choice of mode of travel. The policy permits development which contributes to cycling and pedestrian routes and facilitates public transport. Internal layouts should be compatible for all users including those with disabilities. Parking and servicing should be provided for.

TIN2: Highway Safety and Road Network permits development which does not result in unacceptable impacts on highway safety or severe impacts on the road network. Impacts on the highway network should be mitigated through improvements or contributions towards off-site infrastructure.

Strategic Policy TIN4: Infrastructure Delivery requires development to provide and contribute towards new or improved infrastructure to mitigate its impacts at an appropriate rate, scale and pace.

D1: High Quality Design and Place Making seeks to create quality places through setting out Key Characteristics of high quality design which must be complied with. The key characteristics of high quality design are context, identity, build form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The policy and supporting text provide further detail.

D2: Ensuring Good Environmental Conditions refers to appropriate outlook, ventilation, daylight and privacy for future occupiers and preventing unacceptable impacts on neighbouring occupants.

D4: Water Quality and Resources requires all new dwellings to achieve water efficiency of no more than 110 litres per person per day and does not allow development which would be detrimental to the management of river, coastal and groundwater, including source protection zones.

D5: Internal Space Standards requires all new dwellings to meet the nationally described space standards.

Strategic Policy HE1: Historic Environment and Heritage Assets states that all development should seek to conserve and enhance the historic environment and heritage assets.

HE4: Archaeology states that applications for development on sites where archaeological remains may be present must be accompanied by an initial desk-based assessment of the site.

Appendix 4: Nitrogen Budget Calculation

Nitrogen Budget Calculation

Planning Application Reference No.	
Site Name:	Land south of Funtley Road, Funtley (FS2)
Additional Information:	
Date:	08.07.20

Stage 1	Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment	
	Step 1	Calculate additional population
		Enter the number of units proposed 125
		Net population increase per housing unit 2.40
		Total net population increase generated by the development 300.00
	Step 2	Calculate wastewater volume generated by the development
		Water use in litres per person per day 110
		Total wastewater volume generated by the development (litres per day) 33,000
	Step 3	Confirm receiving WwTW and permit limit
		Select the wastewater treatment works the development will connect to Peel Common
		Wastewater treatment works' permit limit (mg per litre) 9.0
		Wastewater treatment works' discharge level (mg per litre) 8.1
	Step 4	Calculate total nitrogen in kg per year discharged by the WWTW
		Deduct acceptable Nitrogen loading in wastewater (mg per litre) 6.1
		Total Nitrogen discharged by WwTW (mg per day) 201,300.0
		Total Nitrogen discharged by WwTW (kg per day) 0.2013
		Total Nitrogen discharged by WwTW (kg per year) 73.5

Stage 2	Calculate existing (pre-development) nitrogen from current land use of the development site	
	Step 1	Total area of development site
		Enter the total area of the development site (hectares) 6.23
	Step 2	Identify current land uses of the development site
		Enter area currently used for urban development (hectares) 0.87
		Enter area currently used for open space / greenfield (hectares) 0.00
		Enter area currently used for woodland (hectares) 0.00
		Enter area currently used for community food growing / catchment average (hectares) 0.00
		Enter area currently used for cereals (hectares) 0.00
		Enter area currently used for dairy (hectares) 0.00
		Enter area currently used for general cropping (hectares) 0.00
		Enter area currently used for horticulture (hectares) 0.00
		Enter area currently used for pig farming (hectares) 0.00
		Enter area currently used for lowland grazing (hectares) 5.36
		Enter area currently used for mixed farming (hectares) 0.00
		Enter area currently used for poultry farming (hectares) 0.00
		Check to help ensure that sum total of land uses in Step 2 equals site area in Step 1 6.2
	Step 3	Calculate nitrogen load from current land usage
		Total Nitrogen load from current land usage (kg per year) 82.1

Nitrogen Budget Calculation

Stage 3		Calculate nitrogen load for the non-built land uses proposed for the development site		
Step 1	Identify proposed land uses of the development site			
	Enter the total urban area to be created (hectares)		3.61	
	Enter the total designated open space / SANG area to be created (hectares)		2.62	
	Enter the total nature reserve area to be created (hectares)		0.00	
	Enter the total woodland area to be created (hectares)		0.00	
	Enter the total community orchard area to be created (hectares)		0.00	
	Enter the total community food growing / allotment area to be created (hectares)		0.00	
	<i>Check to help ensure that sum total of proposed land uses equals site area in Stage 2</i>			6.23
Step 2	Calculate total Nitrogen load from proposed land uses			
	<i>Total Nitrogen load from future land uses (kg per year)</i>			64.72

Stage 4		Calculate the net change in Nitrogen load from the proposed development		
Step 1	Identify Nitrogen load from wastewater (Stage 1)			
	<i>Nitrogen leaving wastewater treatment works (kg per year)</i>			73.47
Step 2	Calculate net change in Nitrogen load from land use changes			
	<i>Total Nitrogen load from future land use (kg per year)</i>			-17.40
Step 3	Calculate total Nitrogen budget for the development site			
	<i>Nitrogen budget for the site (kg per year)</i>			56.08
Step 4	Calculate precautionary buffer if Nitrogen budget exceeds zero			
	<i>Precautionary Nitrogen buffer (kg per year)</i>			11.22

Total Nitrogen budget for the proposed development (kg per year)		67.3
Development will generate additional Nitrogen - Mitigation is required Please liaise with your Local Planning Authority for advice on next steps		

Appendix 5: Economic Infographic

The economic benefits of the proposed development at Land South of Funtley Road, Funtley

125 new homes alongside six self/custom build plots and a mixed-use building will assist in meeting Fareham Borough Council's identified housing need, increase community infrastructure provision in the local area and add to the local authority's revenues.

The proposal



125 New homes **40%** Affordable homes

Other details:
Provision of six self/custom build plots and a 250sqm community building, incorporating a local shop.

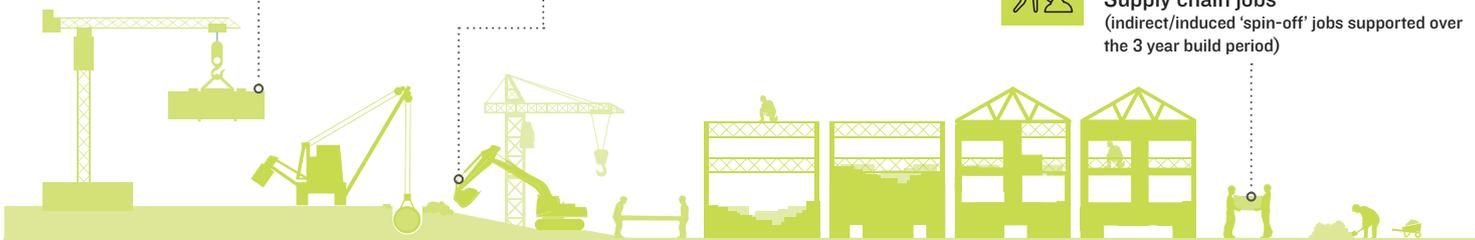
Construction benefits

£22m
Construction value
(total construction cost)

£22m GVA
Economic output
(additional GVA p.a.)

124 Jobs
Construction jobs
(temporary jobs over the 3 year build period)

151 Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported over the 3 year build period)



Operational and expenditure benefits

£688,000
First occupation expenditure
(spending to make a house 'feel like a home')

10 Direct jobs
(additional jobs from new commercial/community uses)

3 Supply chain jobs
(indirect/induced FTE jobs supported in the local area)



£1.5m
Resident expenditure
(within local shops and services p.a.)

16 Supported jobs
(from increased expenditure in local area)

£275,000
Economic output
(additional GVA p.a.)

Local Authority revenue benefits

£905,000
New Homes Bonus payments
(over a 4 year period)

£216,000
Council Tax revenues (p.a.)

Up to c £1.3m
Planning contributions
(S106 or CIL)

£8,000
Business rate revenues (to Local Authority p.a.)



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