

Local Plan Part 2: Development Sites and Policies

Draft Policy and Supporting Text for Fareham College and Development Site Briefs for Three Employment Sites

FAREHAM COLLEGE

1. Fareham College currently occupies a 9.4 hectare site to the south of The Avenue (A27) and to the east of Bishopsfield Road. Fareham College is moving a proportion of its operations to a purpose-built training facility on part of the Solent Enterprise Zone at Daedalus. This will result in a number of buildings at its Bishopsfield Road campus becoming surplus to requirements. The age and layout of some of the existing buildings on site would benefit from modernisation to meet more effectively its contemporary education requirements, and ensure a more efficient and effective utilisation of space. These factors combined provide an opportunity for redevelopment of the wider site.
2. The site currently consists of various educational buildings in the area close to Bishopsfield Road with associated car parking to the south of these buildings. The buildings are surrounded by areas of landscaping and open space, including playing pitches in the large open area in the south east part of the site.
3. The College is located within a predominantly residential area, with Wallisdean Avenue and Westley Grove to the south and east, Barnfield Court and Berwyn Walk to the southwest and Romyns Court to the north east. There are also additional educational facilities to the south, in the form of Wallisdean Infant and Junior Schools, as well as Bishopswood to the north east which is designated as a historic park and garden.
4. The redevelopment of the educational facilities is anticipated to take place on the northern part of the College's existing footprint, adjacent to the existing access from Bishopsfield Road, and south of The Avenue (A27). This could involve replacement or additional buildings and/or improvements/enhancements to existing buildings. The consolidation of operations in the improved buildings on this part of the site, together with the transfer of some operations to Daedalus, will result in a number of buildings on the southern part of the current footprint of the facility, including parking, no longer being required for educational purposes. It is therefore anticipated that part of the site could come forward for residential development.
5. The style of surrounding residential development is generally typified by semi-detached or terraced rows of two storey housing. However, there are some 3-4 storey developments in the vicinity of site, most notably some of the existing college buildings and on the opposite side of Bishopsfield Road.

The majority of the residential development on the site is expected to be family housing, with a reasonable proportion of detached and semi-detached properties. The most suitable location for more dense forms of development, such as flats, is considered to be adjacent to the retained college buildings, where the built form is generally more urban in nature. Based on the above, the site could potentially yield between 100 and 120 residential units depending on the precise mix of flats and houses.

6. New residential development should take account of the amenity of neighbouring development. This includes the educational facilities that remain on site, as well as Wallisdean Infant and Junior Schools to the south. Any proposals should also have due regard to the residential amenity of surrounding streets such as Wallisdean Avenue, Westley Grove, Bishopsfield Road, Barnfield Court and Berywn Walk, with particular care being given to traffic and parking issues.
7. There are significant planting and tree belts within and surrounding the site, especially around the existing playing field and to the rear of properties fronting Wallisdean Avenue and Westley Grove, which help protect residential amenity. The majority of these trees should be retained where possible, including a section of protected trees which exist to the north east of the site. The frontage along The Avenue should incorporate attractive landscaping including retaining some of the existing trees but removing others to enable views and facilitate new pedestrian linkages into the site. A full tree survey will need to be done to understand the value of all trees on site. This survey will demonstrate those trees that should be retained and those that could be removed.
8. Proposals for development would be required to undertake a full ecological survey and assessment and any potential ecological impacts should be highlighted and appropriately mitigated.
9. The eastern part of the site was previously allocated as 'open space' in the Local Plan. However, access is limited to use by the College, and the open space is not currently publically accessible. The redevelopment of the College site would be expected to retain the existing open space, including provision of playing pitches, and make it publically accessible. This area of open space would be accessible via the residential element of the wider redevelopment but also via new pedestrian access points onto Redlands Lane and, potentially, to The Avenue.
10. The principal vehicular accesses to both the retained educational facility and the proposed new residential development will be from Bishopsfield Road. The development is likely to require junction improvements at the point of access onto Bishopsfield Road. Additional pedestrian and cycle access points should be sought from The Avenue and Redlands Lane. Any application will need to demonstrate that the proposed access is suitable for the level of development proposed, and that there will not be a significant adverse impact on traffic along Bishopsfield Road.

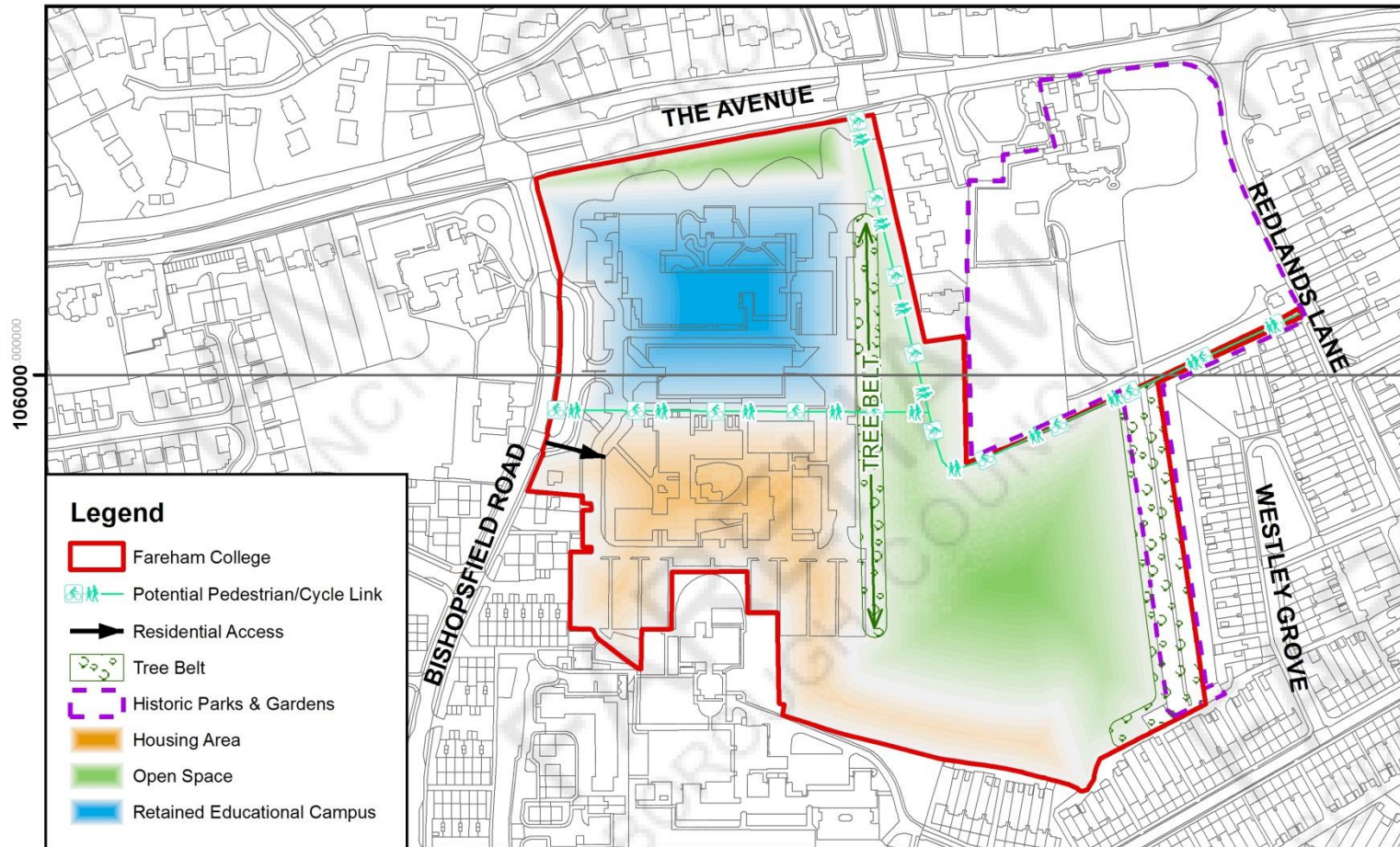
11. Car parking has the potential to be a key issue on site, with the proposed residential development likely to occur on the part of the site currently used as parking for the whole college. A parking strategy would be required to accompany any application to demonstrate that the educational facility and the proposed residential development have sufficient car and cycle parking facilities.
12. Independent viability evidence currently indicates that the residential development proposals for the site are of marginal viability. However, it is important to note that the viability study undertaken is a standardised assessment based on commercial assumptions of viability. The College site is not a “standard” housing scheme and it is envisaged that any development value achieved through the residential development will complement the wider funding package assembled by the College for the overall redevelopment of the educational facilities on the site. Following continual discussions with the College it is also apparent that some of the funding is time limited and thus the development is envisaged to come forward within the next few years. Taking this into account the Council is confident that the site is deliverable and should, therefore, be counted towards the overall housing supply.
13. Proposals for development would also be required to be accompanied by a Heritage Statement that addresses archaeology and any potential impact on the Bishopswood historic park and garden.

DSP37 Fareham College

Fareham College will be redeveloped in accordance with an agreed masterplan in order to ensure the comprehensive redevelopment of the site includes a retained educational facility that meets its current educational requirements, provision of publicly accessible open space and new high quality residential development for up to 120 dwellings. Proposals will be required to ensure that:

- **Sufficient levels of car and cycle parking are provided on site to serve all of the existing and proposed uses;**
- **The existing open space is opened up for wider community use, together with appropriate changing facilities. The landscaping surrounding the existing college buildings should be enhanced where practicable;**
- **Additional pedestrian and cycle routes are installed to connect the site to the wider area and to enable good access to public transport including Fareham railway station, BRT and other bus routes;**
- **Due regard is given to the amenity of surrounding residential units and neighbouring educational facilities; and**
- **Significant trees that have a positive impact on the site are retained where possible.**

Illustrative Map for Fareham College

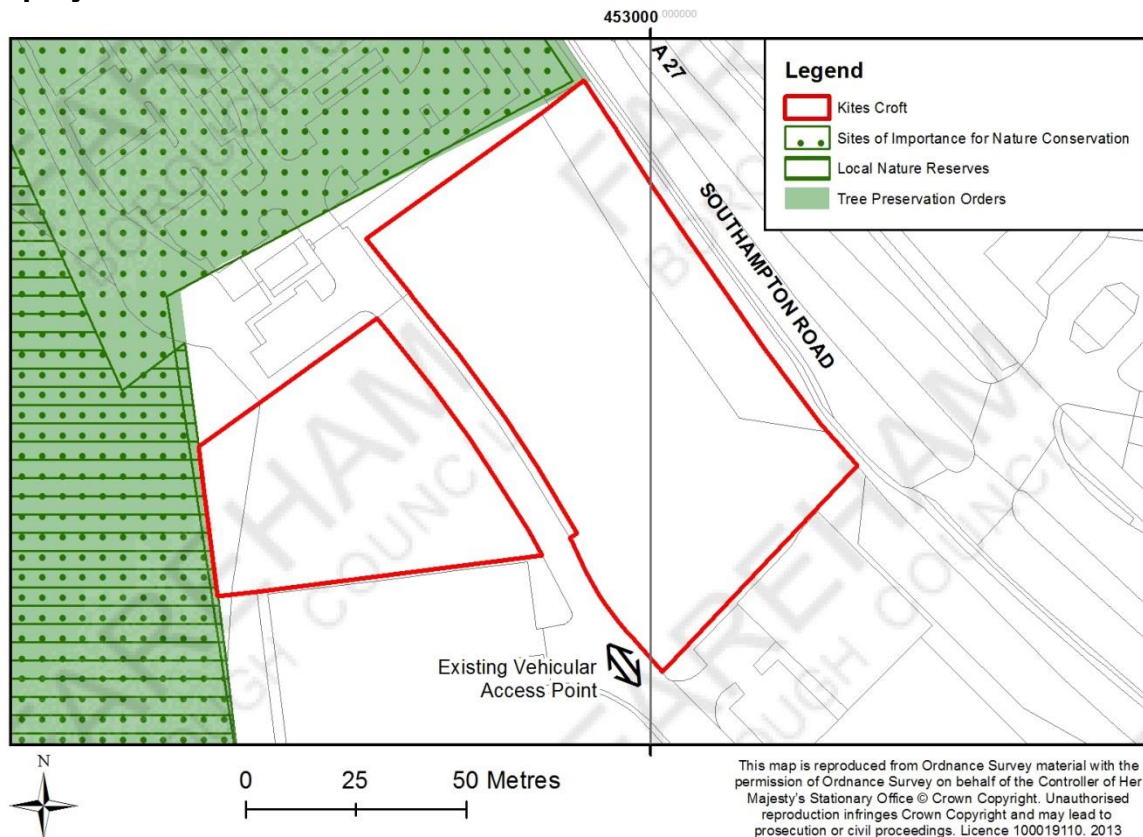


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Site Briefs for Additional Employment Sites

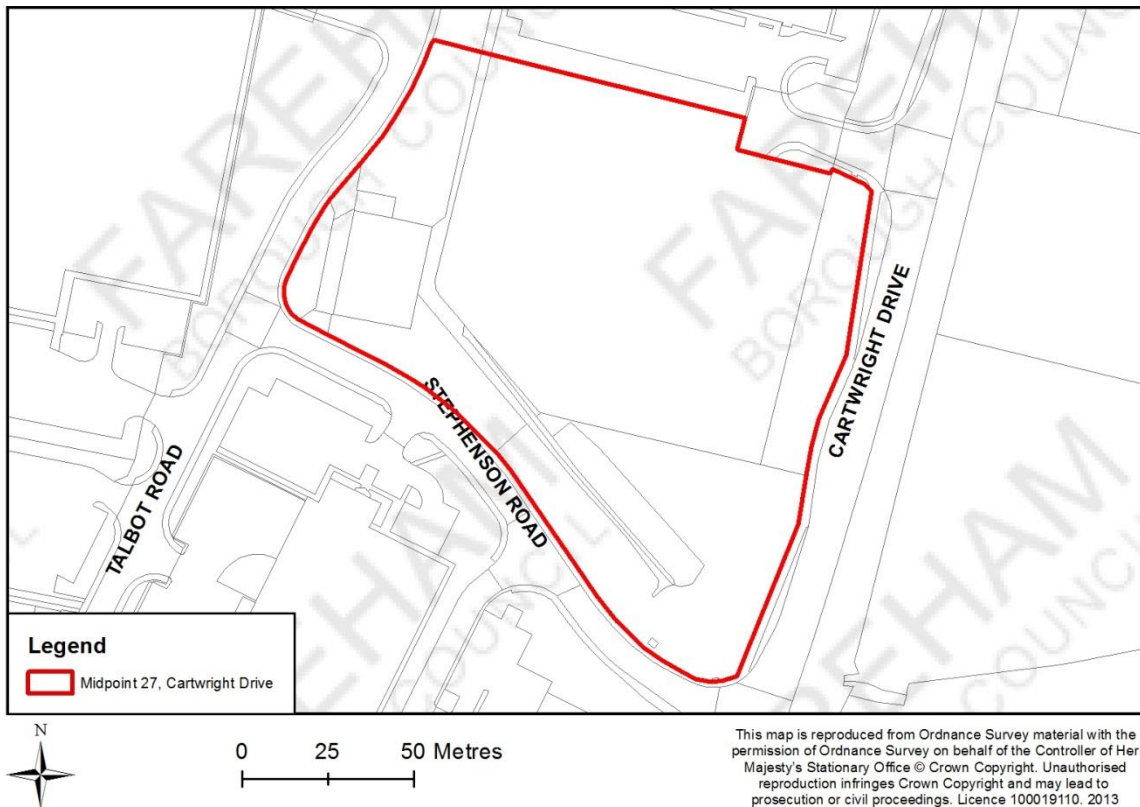
Employment Site E3: Kites Croft



Site Address	Kites Croft (remaining parcels)
Location	South of Southampton Road, either side of
Ward	Titchfield Common
Site Area	0.97ha
Planning Status	Remaining parcels of land within larger site previously allocated for employment uses in Fareham Borough Local Plan Review (June 2000). Previous permission for two industrial buildings (2008) now lapsed.
Potential Use	Employment (B1, B2 or B8)
Relevant Core Strategy Policies	CS1, CS6, CS9, CS15, CS16, CS17, CS20
Key Planning & Design Issues	The design should be in general conformity with the existing format of the surrounding business park. Screening from Southampton Road should be retained. The site should be accessed via the internal access road. No

	<p>new access to Southampton Road will be accepted.</p> <p>The site is immediately adjacent to the Kites Croft Local Nature Reserve and Bowling Green and Kites Croft Site of Importance for Nature Conversation, designated for its ancient woodland and populations of Dormice.</p>
Information Required	<p>Sufficient parking will need to be provided on site to support the floorspace proposed in any proposal.</p> <p>A Transport Assessment will be required including an assessment of the multi-modal trip rate.</p> <p>A comprehensive ecological survey and assessment of the site, informing the nature and extent of the proposal, including a detailed mitigation and enhancement strategy. This should include avoidance of impacts to the adjacent designated sites.</p>

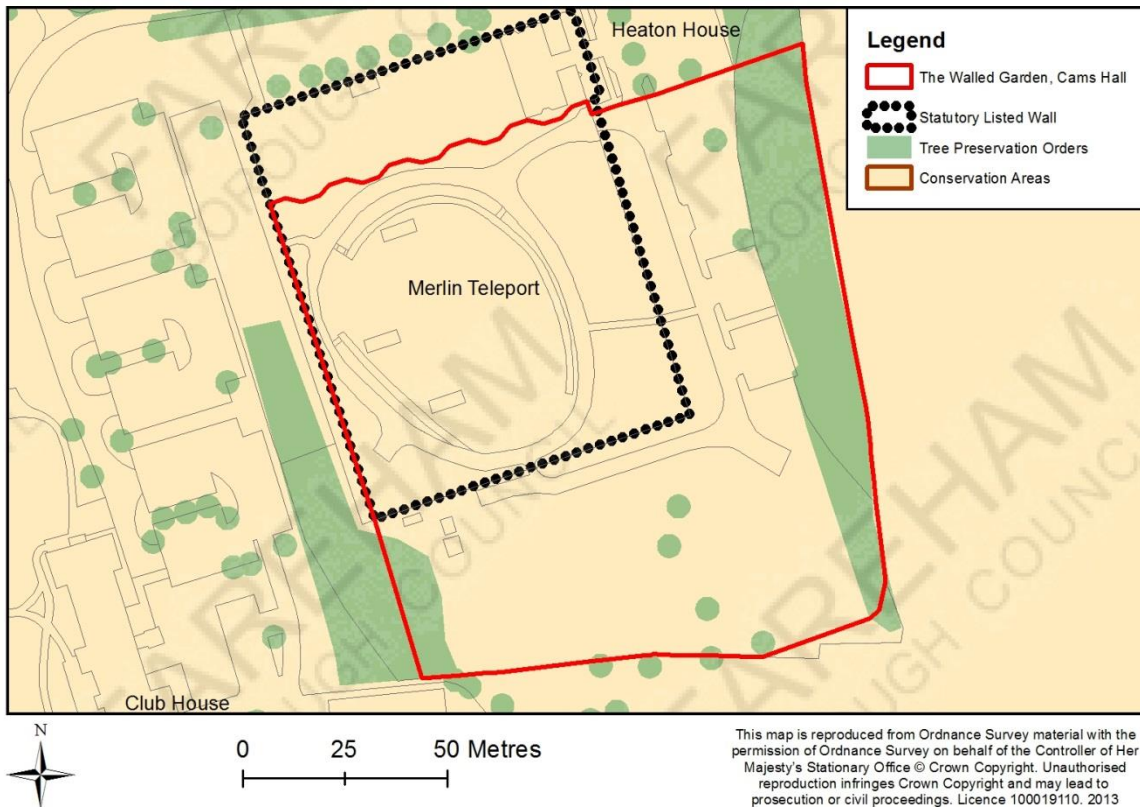
Employment Site E4: Midpoint 27, Cartwright Drive



Site Address	Midpoint 27, Cartwright Drive
Location	West of Cartwright Drive, north of Stephenson Road
Ward	Titchfield
Site Area	1.84ha
Planning Status	Remaining parcel of land within larger site previously allocated for employment uses in Fareham Borough Local Plan Review (June 2000).
Potential Use	Employment (B1, B2 or B8)
Relevant Core Strategy Policies	CS1, CS6, CS9, CS15, CS16, CS17, CS20
Key Planning & Design Issues	<p>The design should be in general conformity with the existing format of the surrounding business park.</p> <p>Any new units should be accessed via the existing access that exists along Cartwright Drive. If new access is required it should be provided off of Stephenson Road or Talbot Road. New accesses onto Cartwright Drive should be avoided..</p> <p>The site is of unknown ecological (including botanical) value, and has potential for use by protected species. There appear</p>

	to be watercourses within the site, feeding into a tributary of the River Meon.
Information Required	<p>Sufficient parking will need to be provided on site to support the floorspace proposed in any proposal.</p> <p>A Transport Assessment will be required including an assessment of the multi-modal trip rate.</p> <p>A comprehensive ecological survey and assessment of the site, informing the nature and extent of the proposal, including a detailed mitigation and enhancement strategy.</p>

Employment Site E5: The Walled Garden, Cams Hall



Site Address	The Walled Garden, Cams Hall
Location	Walled area of land at the end of access road into Cams Estate
Ward	Portchester West
Site Area	1.66ha
Planning Status	Outstanding permission for 1,843sq.m of B1 floorspace
Potential Use	Employment (B1)
Relevant Core Strategy Policies	CS1, CS6, CS9, CS15, CS16, CS17, CS20
Key Planning & Design Issues	<p>The site should be developed in line with the current approved application. If a revised application is submitted then the following issues should be taken into consideration:</p> <p>The site is set within the grounds of a conservation area and a listed wall surrounds the developable area. Any proposal will need to accord with the heritage assets policies in the Local Plan by having due regard to the listed wall and the context of the wider conservation area.</p>

	<p>Any proposal must carefully consider all detailing and proposed materials given the sensitive location of the site.</p> <p>The Walled Garden was historically an open garden set within the wall, it is important that the sense of openness is retained within any new proposal. Therefore a comprehensive development which covers the majority of the current garden area will not be accepted.</p> <p>The site contains various habitats and may support protected species. The ecological value of the site is unknown. The site is adjacent to areas identified within the Solent Waders and Brent Geese Strategy as being used by birds associated with the surrounding European designated sites.</p>
<p>Information Required</p>	<p>Any alternative proposal should include:</p> <p>Information on the levels of parking to be provided on site to support the floorspace proposed.</p> <p>A Transport Assessment will be required including an assessment of the multi-modal trip rate.</p> <p>Details of materials to be used, alongside information as to how and why these have been chosen in the context of the existing wall and buildings.</p> <p>A comprehensive ecological survey and assessment of the site, informing the nature and extent of the proposal, including a detailed mitigation and enhancement strategy. This should include avoidance of impacts to birds associated with designated sites.</p>