

UPDATES

for Committee Meeting to be held on 12/04/2023

ZONE 1 – WESTERN WARDS

(1) P/21/1334/OA Warsash

LAND WEST OF LOCKSWOOD ROAD, WARSASH (27 Dwellings)

The Council's Ecologist has reviewed the Biodiversity Net Gain (BNG) assessments and it is considered likely that a 10% BNG is achievable. The submission of a BNG plan with the Reserved Matters application would be secured through the Section 106 agreement confirming that the minimum 10% net gain would be achieved and providing further detail of how the habitat would be managed and maintained for a minimum of 30 years.

Following the adoption of the Fareham Local Plan 2037 on 5 April 2023 there are some changes to the relevant material planning considerations set out within section 8.0 'Planning Consideration' of the Officer Report as follows;

b) Fareham Local Plan 2037 policy position (paras 8.15 - 8.16)

The Fareham Local Plan 2037 was adopted by the Council on 5 April 2023 and the policies of the plan should now be afforded full weight.

c) Residential development in the countryside (paras 8.17- 8.21)

Policies CS2, CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies have been superseded and are no longer relevant.

Policies DS1 and HA1 of the Fareham Local Plan 2037 now carry full weight and indicate that development of the site is acceptable in principle.

i) The Planning Balance

Conflict with Policies CS2, CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies (set out at para 8.70) should be removed from the planning balance.

The proposal accords with Policies HA1 and DS1 of the adopted Fareham Local Plan 2037.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Paragraph 11 of the NPPF 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.

The recommendation remains as set out at section 9.0 in the Officer report.

(2) P/21/1335/OA Warsash (11 Self-Build Dwellings)

LAND WEST OF LOCKSWOOD ROAD, WARSASH

The Council's Ecologist has reviewed the Biodiversity Net Gain (BNG) assessments and it is considered likely that a 10% net gain is achievable. The submission of a biodiversity net gain plan with the Reserved Matters application would be secured through the Section 106 agreement confirming that the minimum 10% net gain would be achieved and providing further detail of how the habitat would be managed and maintained for a minimum of 30 years.

Following the adoption of the Fareham Local Plan 2037 on 5 April 2023 there are some changes to the relevant material planning considerations set out within section 8.0 'Planning Consideration' of the Officer Report as follows;

b) Fareham Local Plan 2037 policy position (paras 8.15 - 8.16)

The Fareham Local Plan 2037 was adopted by the Council on 5 April 2023 and the policies of the plan should now be afforded full weight.

c) Residential development in the countryside (paras 8.17- 8.21)

Policies CS2, CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies have been superseded and are no longer relevant.

Policies DS1 and HA1 of the Fareham Local Plan 2037 now carry full weight and indicate that development of the site is acceptable in principle.

i) The Planning Balance

Conflict with Policies CS2, CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies (set out at para 8.69) should be removed from the planning balance.

The proposal accords with Policies HA1 and DS1 of the adopted Fareham Local Plan 2037.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Paragraph 11 of the NPPF 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.

The recommendation remains as set out in section 9.0 of the Officer report with the exception of condition 7 which is hereby amended to read as follows:

“The dwellings hereby permitted shall not be built or completed and first occupied other than by

(a) individuals,

(b) associations of individuals or

(c) persons working with or for individuals or associations of individuals who have had primary input into the design of the dwelling.

REASON: To ensure that the development is carried out and occupied as a self-build or custom build development for which permission was granted.”

(3) P/23/0008/FP

Sarisbury

35 BURRIDGE ROAD, BURRIDGE, SO31 1BY

Following the adoption of the Fareham Local Plan 2037 on 5 April 2023 there are some changes to the relevant material planning considerations set out within section 8.0 ‘Planning Consideration’ of the Officer Report as follows;

b) Residential development in the countryside (paras 8.13- 8.37)

Policies CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies have been superseded and are no longer relevant.

Policies HP1 and HP2 of the Fareham Local Plan 2037 now carry full weight and indicate that development fails to accord with both these policies.

d) Impact on Residential Amenity (8.41-8.45)

Policies DSP3 of the Local Plan Part 2: Development Sites & Policies has been superseded and is no longer relevant.

Policy D2 now carries full weight and the development complies with this policy.

f) Ecology (8.53-8.57)

Policy NE1 and NE2 now carry full weight and the proposal fails to comply with these policies.

h) Impact on Habitat Sites (8.59-8.71)

Policies CS4 of the Core Strategy has been superseded and is no longer relevant.

Policies NE1, NE2 and NE4 now carry full weight and the development fails to comply with these policies.

j) The Planning Balance (8.77-8.84)

Conflict with Policies CS2 CS14 and DSP6 of the Fareham Core Strategy 2011 and the Fareham Local Plan Part 2: Development Sites & Policies (set out at para 8.81) should be removed from the planning balance.

The proposal fails to accord with Policies H1, HP1 and HP2 adopted Fareham Local Plan 2037.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Paragraph 11 of the NPPF 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 planning 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 proposed 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

Having carefully considered all material planning matters and assessing the proposal against the new development plan and the titled balance, Officers consider that planning permission should be refused as the adverse impacts set out in the Officer report would significantly and demonstrably outweigh the benefits of granting permission.

The recommendation remains as set out in section 9.0 of the Committee report.

ZONE 2 – FAREHAM

(4) P/23/0333/FP Fareham North

53 Nicholas Crescent, Fareham, PO15 5AJ

Planning Policy & Guidance:

The Fareham Local Plan 2037 was adopted by the Council on 5th April 2023 and the policies of the plan should now be afforded full weight.

The policies referenced within the report to the Fareham Borough Core Strategy 2011 (Local Plan Part 1) and the Fareham Local Plan Part 2: Development Sites & Policies 2015 have been superseded and are no longer relevant.

ZONE 3 – EASTERN WARDS

(6) P/22/1865/D3 Stubbington

Solent Airport, Daedalus Drive, Fareham, PO13 9FZ

Planning Policy & Guidance:

The Fareham Local Plan 2037 was adopted by the Council on 5th April 2023 and the policies of the plan should now be afforded full weight.

The policies referenced within the report to the Fareham Borough Core Strategy 2011 (Local Plan Part 1) and the Fareham Local Plan Part 2: Development Sites & Policies 2015 have been superseded and are no longer relevant.

Consultations:

Gosport Borough Council: No comment

Representations:

One further letter has been received making the following points:

- Reasonable consideration needs to be given of how/whether lighting will affect those with houses immediately on the airfield very near to where a significant amount of the lighting is sited.
- Can the application be modified to include that the lighting will not be switched on outside of airfield operating hours AND will not be on at night?
- Residents would certainly like to avoid being dazzled by any lights which are not shone solely on the ground, and deserve the right to avoid circadian disruption from receiving light in the blue part of the light spectrum when it's dark outside.

(7) P/23/0243/FP Hill Head

85 Hill Head Road, Fareham, PO14 3JP

Planning Policy & Guidance:

The Fareham Local Plan 2037 was adopted by the Council on 5th April 2023 and the policies of the plan should now be afforded full weight.

The policies referenced within the report to the Fareham Borough Core Strategy 2011 (Local Plan Part 1) and the Fareham Local Plan Part 2: Development Sites & Policies 2015 have been superseded and are no longer relevant.