

OFFICER REPORT FOR COMMITTEE

DATE: 14 December 2023

P/23/1004/FP

BUCKLAND DEVELOPMENT LIMITED

FAREHAM EAST

AGENT: DAVID LOCK ASSOCIATES

A NEW ELECTRICITY SUBSTATION TO THE NORTH EAST OF WELBORNE AND A HEAT EXCHANGE ENERGY CENTRE, INCLUDING THE PROVISION OF A CAR PARK AND ACCESS, ASSOCIATED HARD AND SOFT LANDSCAPING AND DRAINAGE; AND THE UNDERGROUNDING OF THE EXISTING OVERHEAD ELECTRICITY LINES (132KV AND 11KV), THE REMOVAL OF EXISTING PYLONS, ERECTION OF NEW TERMINAL TOWERS AND PROVISION OF UNDERGROUND CABLING, SITE CLEARANCE, SITE COMPOUNDS AND HAUL ROUTES, ECOLOGICAL HABITAT INCLUDING LAND TO OBTAIN BIODIVERSITY NET-GAIN, NUTRIENT MITIGATION, CONSTRUCTION ACCESS, UTILITY CONNECTIONS, ENGINEERING OPERATIONS AND EARTHWORKS.

LAND TO THE WEST AND EAST OF A32, ASSOCIATED WITH WELBORNE

Report By

Kim Hayler – 01329 824688

1.0 Introduction

1.1 This application is reported to the Planning Committee for determination due to the number of representations which have been received.

2.0 Site Description

2.1 The site covers some 16.52 hectares of land, situated midway between Fareham and Wickham along the A32, butting up to the northern and eastern boundaries of Crockerhill.

2.2 The site is located within the administrative boundaries of both Winchester City Council and Fareham Borough Council, with an approximate split of 1.24 hectares and 15.28 hectares within each authority respectively.

2.3 Due to the size and area the site spans, it has varied characteristics. The land to the east of the A32 is primarily undeveloped agricultural land. To the west of the A32, the site moves through the former Heytesbury Farm (currently being used as a compound for the development of Welborne) and to the farthest west, the site enters into Dashwood, a large woodland. Across the site there are a number of hedgerows and the site crosses the A32 into Forest Lane and Chalk Lane. The site also includes existing pylons, including a pylon to the south of Dashwood.

2.4 Parts of the site span the north and east of existing residential properties at Crockerhill and Hoads Hill, and to the north of the Welborne Business Park

located at the former Sawmills. Mill House, a Grade II listed property is located on Forest Lane.

2.5 The proposed development includes areas both within and outside the Welborne development boundary. The part of the site outside of the Welborne development boundary lies outside of the urban settlement boundary, within the countryside.

3.0 Description of Proposal

3.1 The proposed development will enable essential infrastructure to support the first residential neighbourhoods of Welborne (known as Chesterfield and Dashwood), together with suitable electrical capacity to be provided for later phases of the Welborne development, and enabling the establishment of a heat exchange network, which will provide sustainable heat to homes at Welborne.

3.2 The development proposed comprises a number of elements:

- A new electricity substation and a heat exchange energy centre, with associated car parking and access located to the east of the A32 off Forest Lane, on land to the north of the Welborne Business Park. The buildings would be metal clad structures, designed to look like farm buildings. The buildings have been designed to wrap around mechanical equipment in order to minimise the visual impact. A smaller building is proposed as part of the substation complex which will house the heat exchange energy centre.
- The undergrounding of the existing overhead electricity lines (132kV and 11kV) which span north west to south east of the Welborne site. The removal of six existing pylons which will be replaced by a re-directed route of underground electrical cabling, leading from a new undergrounding tower to be provided within the southern boundary of Dashwood (within Winchester City Council boundary), with cabling running east crossing the A32, connecting to the primary substation. After connecting to the primary substation, the cabling then will move south eastward, before connecting to a further undergrounding tower to the south easternmost part of the application site. In order not to disconnect the electricity supply the two new towers will be erected before the six pylons will be dismantled and removed.
- Substantial areas of landscaping and planting located at multiple locations across the site, including the creation of ecological habitat including land to obtain biodiversity net-gain and nutrient mitigation. Landscaping will be located in three main locations adjacent to the south of Dashwood, at the site of the primary substation and the heat energy centre and to the eastern areas of the site.
- Associated enabling works, including site clearance, site compounds and haul routes, construction access, utility connections, engineering operations and earthworks.

4.0 Policies

4.1 The following policies apply to this application:

Local Plan Part 3: The Welborne Plan – June 2015

WEL1 – Sustainable Development
WEL6 – General Design Principles
WEL4 – Comprehensive Approach
WEL23 – Transport Principles for Welborne
WEL27 – Encouraging Sustainable Choices
WEL28 – Walking & Cycling
WEL29 – On site Green Infrastructure
WEL31 – Conserving and Enhancing Biodiversity
WEL32 – Strategic Green Corridors and Connections
WEL33 – Structural Landscaping
WEL34 – Detailed Landscaping
WEL36 – Energy
WEL39 – Flooding and Sustainable Drainage Systems
WEL41 – Phasing & Delivery
WEL43 – Development Construction and Quality Control

Adopted Fareham Local Plan 2037

Policy DS1 - Development in the Countryside
Policy DS3 - Landscape
Policy CC1 - Climate Change
Policy CC2 - Managing Flood Risk and Sustainable Drainage Systems
Policy CC4 - Renewable and Low Carbon Energy
Policy NE1 - Protection of Nature Conservation, Biodiversity and the Local Ecological Network
Policy NE2 - Biodiversity Net Gain
Policy NE6: Trees, Woodland and Hedgerows
Policy NE9 - Green Infrastructure
Policy TIN2 - Highway Safety and Road Network
Policy D1 - High Quality Design and Place Making
Policy D2 - Ensuring Good Environmental Conditions
Policy D3 - Coordination of Development and Piecemeal Proposals
Policy HE3 – Listed Buildings and Structures and/or their Settings
Policy HE4 - Archaeology

Other Documents:

National Planning Policy Framework (NPPF) 2023
Welborne Design Guidance Supplementary Planning Document
Section 66 of the Listed Buildings and Conservation Area Act (as amended) is also applicable as is Section 16 of the National Planning Policy Framework – Conserving and Enhancing the Historic Environment

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/22/1020/RM Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

APPROVED 15 December 2022

P/22/0867/RM Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage, construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).

APPROVED 15 December 2022

P/17/0266/OA A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to

1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

PERMISSION 30 September 2021

6.0 Representations

6.1 Six representations from five households have been received; three from residents in Wickham Road, one from a resident in Forest Lane and one from a business at Albany Business Centre, commenting on the application as follows:

- The existing haul road is already busy; it is unsuitable for these additional works. Consideration should be given to establishing a one-way system with separate entrance and exits for vehicles;
- Any traffic control measures imposed to allow the infrastructure to cross the A32 should consider the residents most affected;
- The northbound and southbound bus laybys are used by contractor vehicles making crossing the road or exiting driveways dangerous;
- Concerns relating to increased traffic volume, speed, noise, safety of parked cars and mess on roads as a result of works behind Albany Business Centre;
- Potential damage to protected tree in Forest Lane from construction vehicles;
- Does it make sense for construction traffic to use Forest Lane, close to a Grade II Listed building?

- It is assumed the traffic speed limit will be reduced once Welborne starts to establish, however if the A32 speed was a consideration in this application, then reducing the speed limit at the top of Hoads Hill would mitigate this;
- The 11kV cable route terminates opposite Villas Brazil and Woodside House. What route will the cable take from this point?
- Why does the 11kV cable track Forest Lane and not go across the A32 like the 132 kV cable?

6.2 A letter was received from The Fareham Society commenting as follows:

- The Fareham Society welcomes the removal of the electricity pylons and the benefits that this will bring to the Welborne development;
- The substation and heat exchange building, by virtue of its design and screening would be reasonably unobtrusive, though a photomontage would provide further reassurance;
- The applicant says the tree clearance at Dashwood is limited, but HCC ecologist comments conflict this;
- A condition should be imposed seeking the removal of the haul roads and site compounds upon completion of the development.

7.0 Consultations

EXTERNAL

Hampshire County Council (Archaeology)

7.1 No objection subject to conditions

Hampshire County Council (Lead Flood Authority)

7.2 No objection subject to conditions

Hampshire County Council (Highways)

7.3 No objection subject to the applicant entering into a Section 278 legal agreement with Hampshire County Council relating to works to be carried out to the highway.

Hampshire County Council (Countryside Planning and Development Control)

7.4 Holding objection.

A revised Construction Environmental Management Plan has been requested to include sufficient information to identify and include impacts on the rights of way network including the safety and amenity of its users. As such a holding objection is raised until further information is provided.

Hampshire County Council (Ecology)

7.5 No objection subject to conditions.

Having reviewed the submitted Ecological Impact Assessment, it is evident the proposals will have an adverse impact on Dashwood SINC, resulting in the loss of a number of trees. This loss has been minimised as far as possible, through design changes, allowing regeneration to occur naturally on completion of the works. An area mainly in the east has been created for approximately 1.34 hectare of woodland which will improve connectivity between the two adjacent SINC's.

Unmitigated, there will be impacts on a number of protected species. It is therefore recommended that the measures included in the Ecological Impact Assessment and the Landscape Mitigation proposals are secured via a planning condition.

Furthermore, due to the presence of light sensitive bats, a lighting strategy during both construction and operational phase should be secure via a condition.

The submitted Biodiversity Net Gain Assessment and Metric calculations indicate a plus 10% net gain in biodiversity of the site. The delivery of these measures, along with a 30 year management plan to ensure the proposed habitat conditions are achieved, should be secured.

Scottish and Southern Electricity Networks

7.6 No objection. Further comments will be provided relating to any High Voltage Mains cables and Low Voltage Mains cables.

Portsmouth Water

7.7 No objection. Guidance notes should be obtained by those undertaking any work which may affect Portsmouth Water apparatus.

Scotia Gas Networks

7.8 No objection. Safe digging practices must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

Winchester City Council

7.9 No comments received

INTERNAL

Trees

7.10 No objection subject to works being carried out in accordance with the Arboricultural Method Statement

Environmental Health (Contamination)

7.11 No objection subject to a condition

Environmental Health (Noise)

7.12 No objection

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) The principle for the development
- b) Provision of undergrounding pylons and removal of existing pylons
- c) Layout and appearance of the substation and heat network energy centre
- d) Climate change
- e) Highway safety and construction traffic management
- f) Public Rights of Way
- g) Ecology, trees and landscaping
- h) Other matters

a) The principle for the development

8.2 The primary substation, heat network energy centre, some underground cabling, and new undergrounding towers will be sited outside of the Welborne development area, within the countryside.

8.3 Policy DS1 of the Fareham Local Plan states that development in the countryside, will be supported where the proposal provides infrastructure that meets an overriding public need, and can demonstrate that the proposal protects and enhances landscapes, sites of biodiversity or geological value and soils.

8.4 The proposed development comprises essential enabling infrastructure for Welborne. The proposed primary substation is required to ensure electricity supply is available for early and later phases of development. The heat exchange energy centre is required to support the proposed sustainable heat solution for the early phases of Welborne; the ambient loop system. With an ambient loop system, each property has its own individual heat pump which provides 100% of the heating, hot water (and cooling) for the home. It is connected to a reservoir water source, which circulates at an ambient temperature to avoid wasteful heat loss to the environment. As such, it is considered that these two aspects provide a strong justification for the development proposed, when considering the importance of the delivery of Welborne, which is established by the Welborne Plan.

8.5 Furthermore, in light of the removal of the pylons, landscaping mitigation and biodiversity net gain proposed, the development will protect and enhance the

landscape and improve the landscape quality and character of the area in accordance with Policy DS1 of the Fareham Local Plan 2037.

b) Provision of undergrounding pylons and removal of existing pylons

- 8.6 The two proposed, new, undergrounding pylons will be located to the far west and far east of the application site. The design of the pylons will reflect the design of the existing pylons. The western tower will be located within Dashwood; and thus within the Administrative boundary of Winchester City Council. To help screen views of this tower from the south, planting is proposed between the tower and the closest Welborne residential area within the Dashwood Neighbourhood. Furthermore, due to the woodland backdrop of Dashwood, when viewed from the south the pylon will be less visible, bearing in mind that there are other pylons and the existing pylon to be removed in Dashwood already.
- 8.7 The eastern undergrounding tower is located within an open field, similar to the current location of the existing pylons. As such, it will be viewed in the same context of the existing pylon network.
- 8.8 If retained, the pylons would constrain the developable area at Welborne. Whilst development of new homes could occur on land close to the pylons, this would not ensure good environmental conditions resulting in a significant amenity impact on these new homes and the wider design approach of the Garden Village.
- 8.9 As such, the retention of the pylons would have an undesirable impact on future residents of Welborne and users of Dashwood Park, and the proposed undergrounding would remove this impact.
- 8.10 The proposal involves the erection of two new undergrounding towers and a new underground cabling route. The undergrounding pylons lie outside of the Welborne Plan area, with all the cabling located below ground both within the Welborne boundary but also outside. The cabling route has been designed to have the minimum possible impact on the local area and local landscape, with the route being directed, where possible, across open fields and existing areas of cleared landscape. The proposed Welborne masterplan has also been considered as part of the cabling route, with the cabling directed along proposed landscape corridors, access roads and away from the development area when within the Welborne plan boundary. Where clearance is required to enable the provision of the cabling route, this is localised and limited to minimal hedgerow clearance.
- 8.11 A local resident has questioned in representation the need to run a 11kV cable from the proposed substation south alongside the east side of Forest Lane rather than taking it across the A32 with the 132 kV undergrounding route.
- 8.12 The principal reason why these cables cannot follow the same route as the 132kV cables is one of utility congestion within the identified corridor of the route. There are a number of existing utilities in the narrow section of A32

adjacent to the proposed primary substation. Outside highway land Scottish and Southern Electric (SSE) require a 10m easement which also influences the geometry and alignment of the route at this location. Due to the existing cable congestion, the 11kV cable runs parallel to Forest Lane and connects back to the network just before the Forest Lane and A32 junction.

- 8.13 Some tree clearance is proposed in Dashwood in order to facilitate the erection of the westernmost undergrounding tower. The location has been chosen specifically to minimise the clearance required, both with the creation of the tower and the associated cabling easement, including cable swing in strong winds which is required as part of maintaining the technical capabilities of the electrical connection.
- 8.14 Six existing pylons will be removed which will have a positive visual impact on the landscape character of the area.
- 8.15 The removal of the pylons and the provision of the new cabling and undergrounding towers comprise essential enabling infrastructure for the delivery of Welborne. Furthermore, in light of the fact that the majority of the works are underground, landscaping mitigation and biodiversity net gain proposed, the proposal is deemed acceptable within the countryside in accordance with Policy DS1 of the Fareham Local Plan 2037.

c) Layout and appearance of the substation and heat network energy centre

- 8.16 The design of the proposed primary substation building has been influenced by the site constraints and the technical requirements of the equipment it will accommodate.
- 8.17 The design of the substation will reflect an agricultural building with a compact footprint. It will have three separate and detached concrete transformer bays, measuring in total 80 metres in length, 22.5 metres in width and 8.75 high with associated single-storey buildings enclosed, sealed and insulated, containing switch rooms and ancillary plant. The external elevations will have both enclosed and open areas within an agricultural style metal cladding that resembles one integrated building.
- 8.18 The massing of the building consists of three open, external transformer bays; two on the east and one on the west of the site and an enclosed block to accommodate occupiers. A pitched roof covers the central insulated block but cuts back on either side at the transformer bays, leaving them uncovered. The cladding runs consistently around the exterior of the building, finished in bottle green, creating gable end walls on the east and western most transformer bays, despite not having a roof, giving the impression of an agricultural building.
- 8.19 The external transformer bays are screened by 5.85m tall concrete walls to provide the requisite separation to the adjacent spaces. The south and east walls will be partially covered using a profiled metal sheet, again to replicate the character and design of an agricultural building.

- 8.20 All primary plant and equipment will be delivered into the building from the adjacent road that circulates around the perimeter of the building. The design also provides high level access doors within the building to allow for the future installation of equipment with an appropriate lifting device. There will be double doors in the south elevation for plant installation and single doors for personnel access.
- 8.21 One large roller shutter door is proposed on the northern elevation to facilitate installation and replacement of equipment.
- 8.22 The smaller heat exchange energy centre, measuring 20 metres long, 10 metres wide and 5.2 metres high will be located to the east of the primary substation following a similar design, with the building designed to resemble an agricultural building, in keeping with its surroundings.
- 8.23 The buildings at the Primary Substation and Heat exchange Energy Centre site will be screened by proposed landscaping within this area. To the south of the site, a drainage feature is proposed, with planting to screen the site to the south. Further planting is proposed to surround the building, again screening the site from viewpoints from the A32 and Forest Lane. To the north of the site, the land slopes upward, which provides a screening effect to the building, which is effectively 'cut in' to the landscape.
- 8.24 Both buildings will be accessed from Forest Lane, with a vehicular route 'looped' around the substation building. This will allow access for staff when they come to the buildings, as well as access for maintenance of the equipment on site. The primary substation site will be fenced, for security purposes.
- 8.25 The two buildings will be located adjacent to the Welborne Plan boundary, and adjacent to the Welborne Business Park. It will be sited at the base of a slope which screens views from the north. As such, the buildings are located in the optimum position to meet the technical requirements of the proposals, whilst being located in a position with the least possible visual and amenity impact caused.
- 8.26 The substation and heat energy centre will be located outside of the defined urban settlement boundary. Policy DS1 (Development in the countryside) of the Fareham Local Plan 2037 states proposals for development in the countryside will be supported where the proposal provides infrastructure that meets an overriding public need provided the proposal protects and enhances the landscapes, sites of biodiversity or geographical value.
- 8.27 The proposal comprises essential enabling infrastructure for the delivery of Welborne. There is an overriding public need to the delivery of housing at Welborne. Suitable landscaping and biodiversity enhancements are proposed in order to mitigate the development in this location. Officers consider the proposal complies with Policy DS1, DS3, NE1, NE6 and NE9 of the Fareham Local Plan 2037.

d) Climate change

- 8.28 The proposed substation is essential infrastructure to enable sufficient energy capacity to be maintained for homes at Welborne.
- 8.29 The Future Homes Standard sets out the commitment that fossil fuel heating systems will not be installed in new homes from 2025. An alternative heating solution has been explored for Welborne, in the form of an ambient loop system. The ambient loop system takes a small amount of heat from the local potable water network and uses this heat to generate energy, which can be used to heat homes. This is an essential part of the sustainable energy strategy of the early phases of Welborne.
- 8.30 With the ambient loop system, each property has its own individual heat pump which provides 100% of the heating, hot water (and cooling) for the home. It is connected to a reservoir water source, which circulates at an ambient temperature to avoid wasteful heat loss to the environment.
- 8.31 The heat exchange energy centre is a critical part of the ambient loop system, as it facilitates a connection to the Portsmouth Water reservoir to the north of the site and provides equipment to move water from this reservoir to the individual heat pumps which will be part of new homes.
- 8.32 Policy CC4 (Renewable and Low Carbon Energy) of the Fareham Local Plan 2037 states proposals for the delivery of renewable and low carbon energy and the associated infrastructure will be supported provided they have avoided or mitigated any adverse impacts on the character and sensitivity of the surrounding landscape and ecology including designated biodiversity.
- 8.33 The proposal is considered a significant step towards developing a sustainable heat solution for homes at Welborne, in accordance with Policies CC1 and CC4 of the Fareham Local Plan 2037 and Policy WEL36 of The Welborne Plan.

e) Highway Safety, Construction Traffic and Management

- 8.34 The proposed development will include three construction site compounds. Access to the three compound areas will be provided at three separate locations:
- Heytesbury Farm Compound – Sited at the western end of the site, south of Dashwood, within the Winchester City Council boundary. The compound is formed from the base of a disused derelict agricultural building. Access to the compound will be from the A32 utilising the existing haul road running east to west through the former Heytesbury Farm.

A number of residents who live opposite the existing haul road on the A32 Wickham Road have raised concerns regarding the increased use of the haul road and the noise and disturbance associated with this. The access arrangement to the Heytesbury Farm Compound and the internal haul roads was agreed through approved reserved matters P/22/1020/RM. This access and haul roads support the initial phase of the wider Welborne

development site. The haul road was approved in this location to avoid traffic intervention along Knowle Road. The additional traffic associated with this proposal will use the access for a limited period during the construction phase of this development. There is no highway objection to the use of this site access for the whole of phase 1 such that the use of the access for this proposal is also considered acceptable.

- Forest Lane Compound – Part of Forest Lane and an existing field access are to be widened to facilitate the site access and compound off the west side of Forest Lane. The area is located east of the A32 approximately 350 metres north from the Knowle Lane/A32 roundabout. The compound, sited at the northern end of Forest Lane will provide ample space for all large vehicles to turn, as well as material storage and a material drop off zone.

Forest Lane is not wide enough to facilitate the movements of two construction vehicles passing one another. Therefore, Forest Lane will be one way working during the construction period controlled by banksmen.

Forest Lane will be widened north of the access to Welborne Business Park to facilitate larger vehicles before it continues north, serving a number of properties beyond the site.

- Chalk Lane Compound – The compound will be sited to the east side of the application site, accessed via Chalk Lane, the Albany Business Park and a field track east of the business park. The compound will only be accessed by a small number of large vans (maximum of two per day during the construction period) and minimal movement will be required as this compound can also be reached off the highway as the route of infrastructure travels south from the Forest Lane compound along internal site haul roads.

8.35 Ongoing vehicle access is proposed as part of the Primary Substation and Heat Exchange Energy Centre, however this access will be infrequently used, simply for the management and maintenance of the facility. The main vehicular traffic generated by the proposal will be during the construction phase.

8.36 Hampshire County Council in its capacity as the highway authority raises no objection to the proposals. The proposal would accord with policies WEL23, WEL28, WEL41 and WEL43 of the adopted Fareham Borough Local Plan Part 3: The Welborne Plan and Policy TIN2 of the Fareham Local Plan 2037.

f) Public Rights of Way (PROW)

8.37 There are three Public Rights of Way (PROW) directly affected by the proposal.

- Footpath 87 which runs east to west from the A32 to south of Dashwood;
- Footpath 23b which runs south to Knowle Road from Dashwood;
- Footpath 103 which runs north south sited to the east of Albany Farm.

- 8.38 Footpath 87 runs adjacent to the Heytesbury Farm access road which currently routes along the original farm access. Footpath 87 has been diverted pursuant to planning application P/22/0867/RM and as well as the erection of heras fencing to ensure the route is safe for continued pedestrian use separate from construction traffic.
- 8.39 The use of banksmen will be employed to ensure any vehicles operating nearby do so safely without impacting the Public Rights of Way.
- 8.40 Footpath 23b runs south of Dashwood before running southwards towards Knowle Road. This footpath will need to be temporarily closed in order to undertake the tree clearance, overhead line works, tower erection and trenching.
- 8.41 Footpath 103 runs adjacent to the easternmost tower to be removed. Banksmen will be implemented to control movements during re-stringing of overhead lines.
- 8.42 Hampshire County Council (Countryside Planning and Development Control) have raised concerns relating to the lack of information submitted to demonstrate the safety and amenity of the users of the public footpaths. A revised Construction Environmental Management Plan (CEMP) which includes a Construction Traffic Management Plan (CTMP) has been received and includes additional information to acknowledge and identify impacts on the Public Rights of Way (PROW) network and the safety and amenity of its users.
- 8.43 A holding objection has been raised by Hampshire County Council (Countryside Planning and Development Control) until this detail is reviewed. Officers hope to provide an update to the Planning Committee on this consultation. The applicant contacted the Hampshire County Council PROW Team prior to amending the CEMP and as a result it is hoped that the amended document addresses the concerns raised.
- 8.44 Subject to the amendments to the CEMP and CTMP the proposals accord with policies WEL6, WEL23, WEL27, WEL28, WEL29, WEL31, WEL32, WEL41 and WEL43 of the adopted Fareham Borough Local Plan Part 3: The Welborne Plan.

g) Ecology, trees and landscaping

- 8.45 The development will result in the loss of a range of trees in Dashwood, within the Winchester City Council boundary. Officers have liaised with Winchester City Council officers during consideration of this application and the application submitted to Winchester City Council in relation to the development proposed within the Winchester administrative boundary. Collectively there is a strong emphasis on securing and enabling the delivery of Welborne.
- 8.46 A number of site options were considered by the applicant, however a number of these resulted in more impact and tree loss, and some were not deliverable due to technical reasons with the location of the existing pylon and connection.

- 8.47 The proposal will result in the loss of hedgerows from the application area, with some sections of hedgerows being removed to lay the new underground cables. Retained trees and hedgerows will be protected during the construction period.
- 8.48 In order to mitigate against the impact of this clearance, a significant amount of planting and landscaping is proposed as part of the development, including 235 new trees, some of which are proposed immediately adjacent to Dashwood. The planting will have a role in mitigating the impact of the proposed clearance, and also screening against views from Welborne of the new undergrounding pylon. It is considered this mitigation will go some way to reduce the impact of the clearance proposed as part of this development.
- 8.49 Dashwood was subject to a planning application associated with the development of Welborne, to allow the woodland to be used as SANG (Site of Alternative Natural Greenspace). The proposed development will have no impact on the SANG proposals, as it is located away from the area with proposed public access.
- 8.50 The Winchester Local Plan Part 2; Chapter 5 sets out that development which will involve the encroachment of Welborne northward in WCC area will not be supported. The development proposed involves minimal above-ground built development within the WCC area, simply the provision of the new undergrounding pylon. Given the provision of electricity infrastructure and pylons are common in Dashwood (there are two other pylons within Dashwood), and the heavily landscaped nature of this part of the site, with limited views of the development proposed, it is not considered that the proposed development would constitute encroachment of Welborne north into Dashwood.
- 8.51 In addition to the new planting close to Dashwood, further planting is proposed to the east of the A32, linking two wooded areas known locally as Carpenters and Chancellors Copse, This provides further arboricultural and ecological mitigation from the works proposed including at least 10% Biodiversity Net Gain.
- 8.52 There are a presence in the area of light sensitive bats such as barbastelles, myotis and long-eared bats. In order to minimise impacts on wildlife and habitats during the construction phase and operational phase of the development, a lighting strategy will be secured through planning conditions.
- 8.53 One of the representations received raises concerns relating to potential damage to a protected tree sited between 5 and 7 Forest Lane as a result of large construction vehicles using the lane. The Arboricultural Method Statement categorises this tree as a Class B tree with fair structural condition. The Arboricultural Method Statement goes on to say, that care will be taken to ensure that wide or tall loads can operate without coming into contact with retained trees. Furthermore, any movement of large construction vehicles near trees, will be conducted under the supervision of a banksman, in order to

ensure adequate clearance from trees is maintained at all times. There is no arboricultural objection to the application.

- 8.5 It is considered there will be minimal harm to the area, with the development being sensitively located and mitigated by extensive landscaping and ecological enhancement.
- 8.55 The protection of landscape features and protected species will accord with Policies WEL4, WEL29, WEL31, WEL43 of the adopted Fareham Borough Local Plan Part 3: The Welborne Plan and Policies NE1, NE2, NE6, NE9 and DS3 of the Fareham Local Plan 2037.

h) Other matters

- 8.56 The Grade II Listed Crockerhill Mill House is sited adjacent to the Former Sawmills Industrial Estate (Now known as Welborne Business Park as referred to earlier) in Forest Lane.
- 8.57 Crockerhill Mill House is a Grade II listed building dating from the early eighteenth century. The building is of medium heritage value and is thought to have originally been associated with the Crockerhill brickworks. The brickworks were superseded by a Sawmill and the site's current use is as an industrial estate (Welborne Business Park). The building is positioned on the west side of Forest Lane which is immediately adjacent to the Former Sawmills Industrial Estate.
- 8.58 In considering the impact of the proposed works, great weight is given to the conservation of designated heritage assets. Policy HE3 of the Fareham Local Plan 2037 and Section 66 of the Planning (Listed Building and Conservation Area) Act, 1990 (as amended) set out that when considering planning applications for development which affects a listed building or its setting the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.59 The proposal involves burying cables to the east of the building, on the other side of Forest Lane and the substation will be sited some 160 metres away to the north. The proposal will have no direct impact on the house itself or its setting.
- 8.60 Furthermore, the proposal will preserve the setting of the Grade II Crockerhill Mill House in accordance with Section 66 of the Listed Buildings and Conservation Area Act (as amended) and Section 16 of the National Planning Policy Framework – Conserving and Enhancing the Historic Environment.
- 8.61 A planning application was submitted to Winchester City Council in relation to the development proposed within the Winchester administrative boundary. Officers have been liaising with Winchester City Council, to ensure the respective proposals are considered comprehensively and holistically.

Winchester City Council intend to determine the application under Officers' delegated powers.

9.0 Summary

- 9.1 Any harm from the loss of tree coverage to the southern edge of Dashwood as a consequence of the proposal has to be weighed up against the fact the application is essential enabling infrastructure, supporting the development of the residential neighbourhoods of Chesterfield and Dashwood, the first residential areas for the Welborne development.
- 9.2 The proposal provides the ability to underground the pylons which cross Welborne, improving the landscape quality and character of the area, providing a sustainable heat source for Welborne residents and providing electrical infrastructure improvement to support later phases of Welborne's delivery.
- 9.3 Whilst the proposed substation and energy buildings are new development in the countryside, they will provide enabling infrastructure to facilitate the delivery of homes at Welborne. The siting of these buildings is adjacent to some other large buildings in the Welborne Business Park and the design approach is such that they will have the appearance of an agricultural building; the type of which would not be out of place in this type of location.

10. Recommendation

Subject to the:

- (i) Receipt of comments of Hampshire County Council (Countryside and Development Management Team) in response to the amended Construction Environmental Management Plan and Construction Transport Management Plan; and
- (ii) The addition of further conditions or modification to the proposed conditions as a result of the receipt of comments from Hampshire County Council (Countryside and Development Management Teams) and/or Winchester City Council:

GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development shall begin before three years from the date of this permission

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - Biodiversity Net Gain Assessment
 - Nutrient Banking Statement

- Biodiversity and Nutrient Management Plan
- Tree Survey, Arboricultural Impact Assessment and Method Statement
- Drainage Strategy – Substation
- Site Investigations Report
- Flood Risk Assessment – Substation Site
- Flood Risk Assessment – Rest of Site
- Noise Assessment

• Application Boundary	WEL-PBF-00-XX-DR-Z-00001	P08
• Application Boundary - FBC	WEL-PBF-00-XX-DR-Z-00003	P02
• Application Boundary - WCC	WEL-PBF-00-XX-DR-Z-00004	P02
• Proposed Works Overview	WEL-PBF-00-XX-DR-Z-00002	P10
• Engineering Layouts 1-10	WEL-PBF-00-XX-DR-Z-00021	
	WEL-PBF-00-XX-DR-Z-00022	P01
	WEL-PBF-00-XX-DR-Z-00023	P02
	WEL-PBF-00-XX-DR-Z-00024	P02
	WEL-PBF-00-XX-DR-Z-00025	P02
	WEL-PBF-00-XX-DR-Z-00026	P02
	WEL-PBF-00-XX-DR-Z-00027	P01
	WEL-PBF-00-XX-DR-Z-00028	P01
	WEL-PBF-00-XX-DR-Z-00029	P01
	WEL-PBF-00-XX-DR-Z-00030	P02
• Site Compound Locations	WEL-PBF-00-XX-DR-Z-00011	P03
• Site Vegetation Clearance	WEL-PBF-00-XX-DR-Z-00012	P03
• Main Site Access Engineering Drawing	WEL-PBF-FL-XX-DR-CH-00100	P01
• Ground Floor Plan	WELSUB-SBR-SUB-00-DR-A-10100	P5
• Roof Plan	WELSUB-SBR-SUB-RF-DR-A-10102	P5
• Proposed Site Plan	WELSUB-SBR-SUB-XX-DR-A-00001	P6
• GA Elevations	WELSUB-SBR-SUB-XX-DR-A-11100	P5
• GA Sections	WELSUB-SBR-SUB-ZZ-DR-A-12001	P5
• Secondary Pumping Station Plan	L-100	
• Secondary Pumping Station Elevations	A-200	
• Undergrounding Tower Elevations	WEL-PBF-00-XX-DR-Z-00052	P01
• INF5 Substation Landscape Proposals	DD557L16	Rev B
• INF5 Dashwood Landscape Proposal	DD557L17	
• INF5 Landscape Mitigation Proposal	DD557L18	
• Heytesbury Compound Visibility Splays	WEL-PBF-00-XX-DR-Z-00014	P01
• Underground Cabling Typical Section	WEL-PBF-00-XX-DR-Z-00051	P01
• Substation sections	WEL-PBF-00-XX-DR-Z-00060	P01
• Substation Earthworks	WEL-PBF-00XX-DR-Z-00070	P01

• Substation Elevations	TR18 SSE	
• Welborne 132 Substation	WELSUB-SBR-MAC-00-DR-A-10500	P1
• Welborne Substation Site Plan	WELSUB-SBR-SUB-XX-DR-A-00001	P7

REASON: To secure the satisfactory appearance of the development.

3. No development shall take place in relation to the primary substation, until a detailed surface water drainage scheme for the substation, based on the principles within the Drainage Strategy, has first been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Drainage Strategy and wider strategic drainage strategy.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria

The development shall be undertaken in accordance with the approved details

REASON: In order to ensure satisfactory disposal of surface water.

4. Prior to the first use of the primary substation hereby permitted details of the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include;
 - a) Maintenance schedules for each drainage feature type and ownership;
 - b) Details of protection measures.

The surface water drainage system shall be maintained in accordance with the approved details in perpetuity to ensure that the system operates as intended

REASON: In order to ensure satisfactory disposal of surface water.

5. The development shall be carried out in accordance with the approved Written Scheme of Investigation for Archaeological Evaluation, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to ensure that the site, which is located in an area where there is potential for archaeological discovery, is adequately investigated prior to development.

6. No development shall take place within 50m of any trees to be protected (including site clearance, demolition and site set up) until arboricultural tree protection in accordance with Arboricultural Method Statement reference JFA0173INF5 dated July 2023 submitted as part of the application, has been implemented. The tree protection measures shall be retained at all times during the construction process..

REASON: To ensure that the trees, and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

8. Should unidentified contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures all work in the affected area must stop immediately. A site investigation, risk assessment and a detailed remedial method statement shall be submitted to and approved in writing by the Local Planning Authority for the affected area. Work shall only re-commence in the affected area strictly in accordance with the approved remediation scheme

REASON: To protect the on site workers, future occupants of the site and nearby residential properties

9. The development shall be carried out in accordance with the approved Construction Environment Management Plan (CEMP) and Construction Transport Management Plan unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety; to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period; in the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development.

10. Notwithstanding the detail within the Construction Environmental Management Plan (CEMP) no work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

11. The development shall be carried out in accordance with chapter 6.0 and 7.0 of the approved Ecological Impact Assessment (dated July 2023) and

construction lighting shall be provided in accordance with Table 6.2, row 6 of the Construction Environmental Management Plan unless otherwise agreed in writing by the local planning authority.

REASON: In order to minimise impacts of the development on the ecological interests of the site.

12. The development shall be carried out in accordance with the approved Landscape Mitigation Proposals (Drawing number DD557INFL18, INF5 Substation Landscape Proposals drawing number DD557INF5L16 rev B and Dashwood Landscape proposal drawing number DD557INF5L17 revision A) unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period; In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

13. Details of any operational lighting for the substation building and its compound and the energy centre hereby permitted shall first be submitted to and approved in writing by the Local Planning Authority prior to its installation on either building. Lighting shall be installed in accordance with the approved details.

REASON: In order to minimise the impacts of lighting on protected species a

14. The development proposed shall not be brought into use until a management plan, securing the management, maintenance, monitoring and funding of the areas identified for Biodiversity Net Gain for a minimum of 30-years has first been submitted to and approved in writing by the Local Planning Authority.

The Biodiversity Net Gain measures located in the Broadleaf Woodland Area, identified on Landscape Mitigation Proposal Drawing DD557INF5L18 shall be provided prior to the substation and/or the network energy centre being first brought into use.

The Substation Landscape Proposals on drawing DD557INF5L16B shall be implemented in the first planting season following the first use of the primary Substation.

Thereafter the approved Biodiversity Net Gain measures and landscaping shall be managed, maintained, monitored and funded in accordance with the approved management plan.

REASON: To secure at least 10% net gains for biodiversity.

15. The temporary haul roads and compounds on the eastern side of the A32 Wickham Road hereby permitted shall be removed once they are no longer required for this purpose. Once removed, the land shall be restored to its former state unless a subsequent permission / permission have been granted on the land, or unless otherwise agreed in writing with the Local Planning Authority.

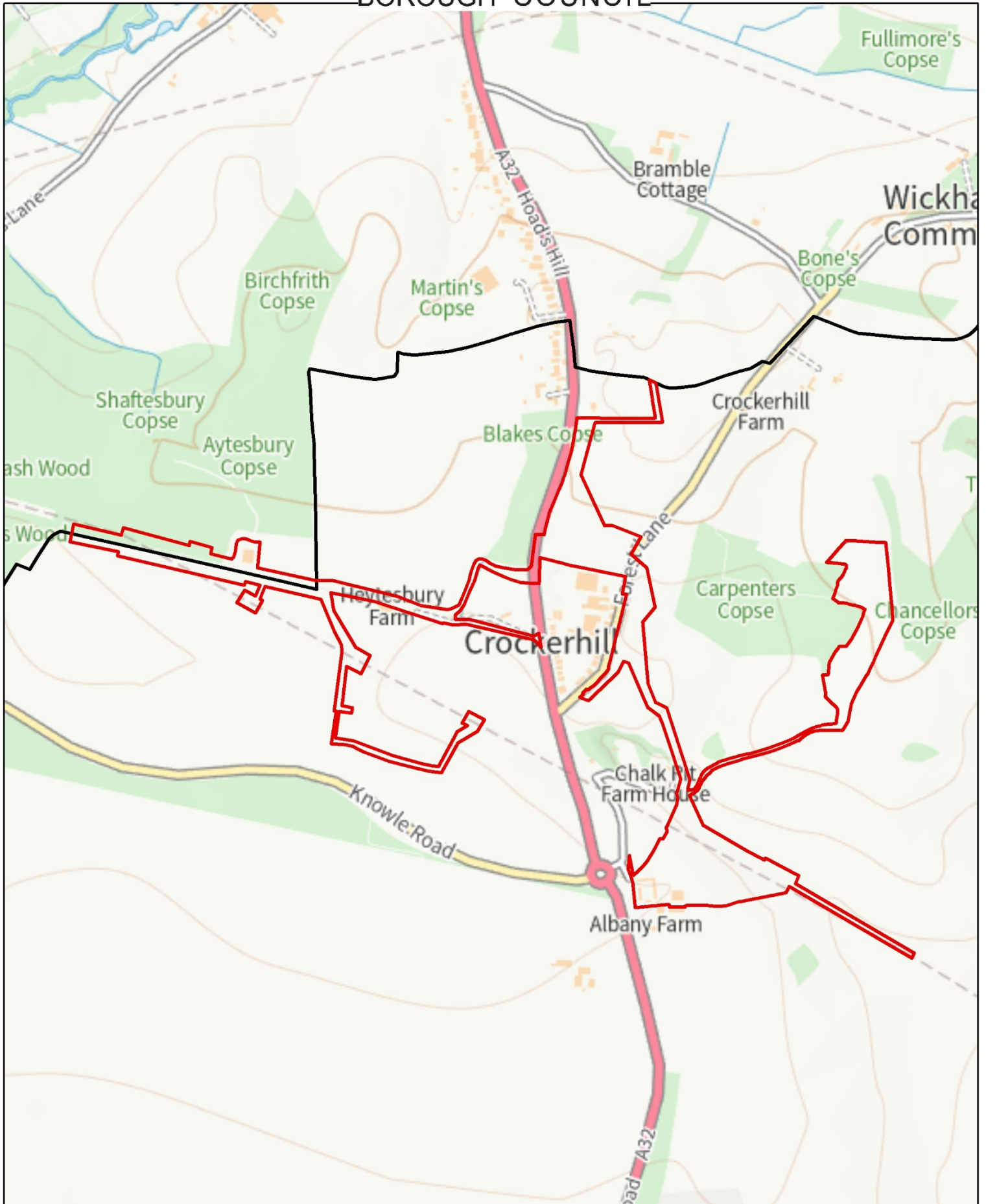
REASON: In the interest of the visual amenities of the area.

11.0 Background Papers

- 11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Land to the West and East of A32
Associated with Welborne

Scale 1:10,000



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