

FAREHAM

BOROUGH COUNCIL

Report to Strategic Planning and Environment Policy Development and Review Panel

Date **5 November 2013**

Report of: **Director of Planning and Environment**

Subject: **PETITION**

SUMMARY

A petition has been submitted requesting that the Council puts an end to infill developments, particularly in the Locks Heath area.

RECOMMENDATION

That:-

- (a) the petition be noted,
- (b) the petitioners be informed of the current and emerging planning policy in relation to infill developments, and
- (c) the request be referred to the Development Sites and Policies Plan Member Working Group for consideration alongside other representations and comments made on the Draft Plan, to consider whether a specific policy concerning residential infill development would be a necessary addition to the existing and emerging suite of policies.

INTRODUCTION

1. A petition with 189 signatures has been submitted to the Council. The petition states, "We the undersigned urge the planners at Fareham Borough Council to put an immediate end to infill developments, particularly in the Locks Heath area now that the council has decided to build new estates such as Welborne to address housing shortages in the area. Infill just creates further congestion on the roads and infrastructure and puts even more cars on the already congested roads."
2. The petition was submitted in response to a planning application for the erection of a bungalow within the rear garden of an existing bungalow in Locks Heath. However the concern of the signatories is an issue of planning policy; regarding the application of current policies and how they may be revised in the future.

PLANNING POLICIES MOST RELEVANT TO INFILL DEVELOPMENT

3. Planning decisions must be based on the policies in the development plan unless material considerations indicate otherwise. The most relevant policies (adopted, saved and draft) are described below and are set out in full at Appendix A.
4. The development plan strategy, as set out in the Core Strategy (policy CS6) is that development will be focussed in existing settlements, as well as at Welborne. Whilst the priority in identifying land for development is to use previously developed land within the urban settlement boundaries this does not mean that other land is not appropriate for development.
5. The Core Strategy through policy CS9 permits development within the Western Wards settlement boundaries where it contributes to the provision of around 1,480 dwellings over the period from 2010 to 2026. Other policies in the plan, in particular policy CS17 on High Quality Design, are then used to consider the detailed aspects of any proposal. Such aspects include that new housing development should respect the character of the area and have adequate internal and external spaces. This is a matter of judgement, although some further guidance will be included in a Supplementary Planning Document on the design of residential development in due course.
6. The Draft Development Sites and Policies Plan (October 2012) includes policy DG3 regarding impact on amenity, which relates to the development not having unacceptable adverse impact on the amenity of adjoining land or neighbouring development. This plan is still in preparation so there is opportunity to consider if a specific policy concerning infill development would be a necessary addition to the existing and emerging suite of policies.
7. Policies in the Development Sites and Policies Plan will replace those remaining policies "saved" from the Fareham Borough Local Plan Review (June 2000). This includes policy DG4 on site characteristics which requires that the proposed development is respectful of such as the natural landform of the site, historic and nature conservation features, also views into and out of the site.

RISK ASSESSMENT

8. There are no significant risk considerations in relation to this report.

CONCLUSION

9. Although private residential gardens are no longer classified as previously developed land, infill development on sites within the urban settlement boundaries is acceptable in principle, but individual proposals are to be considered on their merits against current planning policies including those regarding issues such as design and impact on the character of the area. The Development Sites and Policies Plan Member Working Group may consider whether a specific policy concerning residential infill development would be a necessary addition to the existing and emerging suite of policies.

Appendices

Appendix A - Planning Policies Most Relevant to Infill Development

Background Papers: None

Reference Papers:

Officer report to Planning Committee, date 11/09/2013, application reference P/13/0591/FP.

Enquiries:

For further information on this report please contact Linda Jewell, Head of Planning Strategy and Environment (Ext 4569)

PLANNING POLICIES MOST RELEVANT TO INFILL DEVELOPMENT

Core Strategy (August 2011)

CS6 The Development Strategy

Development will be focussed in:

Fareham (Policy CS7), the Western Wards & Whiteley (Policy CS9),
Portchester, Stubbington & Hill Head and Titchfield (Policy CS11);

- Land at the Strategic Development Locations to the North of Fareham (Policy CS13) and Fareham Town Centre; (Policy CS8);
- Land at the Strategic Development Allocations at the former Coldeast Hospital (Policy CS10) and Daedalus Airfield (Policy CS12).

In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries including their review through the Site Allocations and Development Management DPD, taking into consideration biodiversity / potential community value, the character, accessibility, infrastructure and services of the settlement and impacts on both the historic and natural environment. Opportunities will be taken to achieve environmental enhancement where possible.

Development which would have an adverse effect on the integrity of protected European conservation sites which cannot be avoided or adequately mitigated will not be permitted. This will be informed by the results of ongoing surveys and research, including the Solent Disturbance and Mitigation Project, which may result in adjustments to the scale and/or distribution of development set out in policies CS7-CS13 and could reduce the overall level of development

CS9 Development in the Western Wards & Whiteley

Development will be permitted within the Western Wards and Whiteley settlement boundaries where it protects their setting and the natural, historic, biodiversity and cultural resources and contributes to one or more of the following:

- the provision of around 1,480 dwellings between 2010 and 2026 in the Western Ward settlements and around 180 dwellings at Whiteley;
- economic development through the provision of 1,000 sq.m of B1 and 29,000 sq.m of B2/B8 floorspace in the western ward settlements and around 23,000 sq.m of B1 floorspace at Whiteley;
- local facilities for business, leisure, culture or community facilities, including the provision of a community hospital, open space, sports pitches, allotments and cemetery provision at the former Coldeast Hospital site;
- supports sustainable transport and an enhanced pedestrian environment;

- supports the provision of additional access to and/or enhanced biodiversity at Chilling/Brownwich and in the Hamble Valley where possible contributing to the conservation or enhancement of the interest features of nearby sites of national or international importance;
- expansion of the district centre;
- a swimming pool in the Western Wards.

CS17 High Quality Design

All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:

- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,
- provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm,
- ensure permeable movement patterns and connections to local services, community facilities, jobs and shops,
- create a sense of identity and distinctiveness and one that is legible,
- enable and/or encourage a mix of uses and diversity in an area,
- ensure that the public realm has pedestrian priority⁷⁷, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained,
- enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime,
- provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and
- provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.

In addition new housing will be required to:

- secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers.

Demonstration of adherence to the principles must be set out within design and access statements, and/or where relevant, design codes, briefs, frameworks or masterplans and to include a contextual analysis. Where relevant, a report by a licensed assessor which sets out compliance with the BREEAM and/or Code for Sustainable Homes level operating at the time of any application for planning permission.

New housing should seek to achieve the Lifetime Home standard from 2013. Prior to 2013, the Council will encourage developers to meet the lifetime home standard having regard to the viability of the proposal

Draft Development Sites and Policies Plan (October 2012)

DG3 Impact on Amenity

Development proposal must ensure that there will be no unacceptable adverse impact upon the amenity and enjoyment of adjoining land or neighbouring development by way of the loss of sunlight, daylight, outlook or privacy.

Saved Policies from the Fareham Borough Local Plan Review (June 2000)

DG4 Site Characteristics

Development will be permitted, provided that it:

- (A) retains any important historic features on the site;
- (B) does not detract from the natural landform of the site;
- (C) retains areas or features of landscape or nature conservation value;
- (D) respects views into and out of the site; and
- (E) takes proper account of any contamination of the land.