

# FAREHAM

## BOROUGH COUNCIL

### **Report to Strategic Planning and Environment Policy Development and Review Panel**

**Date**                    7 January 2014

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

**Subject:**              PETITION - STRATEGIC GAPS

#### **SUMMARY**

A petition has been submitted which calls on the Council to stand firm on its policy of strategic gaps to prevent over-development and to protect the open countryside between Stubbington and Fareham.

#### **RECOMMENDATION**

The Panel is asked to:

- (a) Note the Petition and the existence of adopted policies in the Local Plan Part 1: Core Strategy which assist in the consideration of applications affecting the strategic gaps.
- (b) Agree that the attention of the Planning Committee be drawn to this petition and Members be reminded of these policies when any planning applications for development within the strategic gaps are being considered.

## **INTRODUCTION**

2. At the Council meeting on 10 October 2013, a petition of approximately 335 signatures was presented by Councillor J S Forrest. The petition states, "We call on Fareham Borough Council to stand firm on its policy of strategic gaps to prevent over-development and to protect the open countryside between Stubbington and Fareham".

## **PLANNING POLICIES REGARDING THE STRATEGIC GAP & COUNTRYSIDE**

3. Planning decisions must be based on the policies in the development plan unless material considerations indicate otherwise. The Core Strategy was adopted in August 2011 and contains a specific policy regarding Strategic Gaps.
4. Core Strategy Policy CS22 Development in Strategic Gaps states that, "Land within a Strategic Gap will be treated as countryside. Development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements."
5. Core Strategy Policy CS14 Development Outside Settlements states that, "Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure."
6. Members of the Planning Committee may be reminded of these policies when any planning applications for development in the strategic gaps are considered and reference made to this petition.

## **RISK ASSESSMENT**

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

## **CONCLUSION**

8. The Council has adopted policies in the Local Plan Part 1: Core Strategy to assist the consideration of applications affecting the strategic gaps. The attention of the Planning Committee should be drawn to this petition and Members reminded of these policies when any planning applications for development within the strategic gaps are being considered.

### **Background Papers:**

The Petition

### **Reference Papers:**

Fareham Local Plan Part 1: Core Strategy (Adopted August 2011)

### **Enquiries:**

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