

P/13/1055/FP

FAREHAM COLLEGE

FAREHAM SOUTH

AGENT: PRO VISION PLANNING
AND DESIGN

HYBRID PLANNING APPLICATION

FULL PLANNING APPLICATION FOR THE DEMOLITION OF TWO EXISTING SINGLE AND TWO STOREY BUILDINGS ON THE AVENUE FRONTAGE (PART OF BUILDING A AND ALL OF BUILDING E);

ERECTION OF TWO STOREY EDUCATIONAL BUILDING, COLLEGE COURTYARD, INSTALLATION OF NEW LIFT (WITH EXTERNAL ELEMENT), EXTERNAL ALTERATIONS TO EXISTING THREE & FOUR STOREY BUILDINGS, INCLUDING OVERCLADDING;

ERECTION OF NEW EXTERNAL GAMES COURT & FENCING, ERECTION OF NEW ENERGY CENTRE & LEG CLINIC, ALTERATIONS TO SITE EXIT & PARKING AREAS, NEW CYCLE PARKING & BIN STORE, FOOTPATHS & LANDSCAPING AND PERIMETER FENCING;

DEMOLITION OF 1A BISHOPSFIELD ROAD, KIDZ INC NURSERY BUILDING AND ALL FORMER SCHOOL BUILDINGS ON THE SOUTHERN PART OF THE SITE (BUILDINGS M, Y, W, T, S AND R), REMOVAL OF STORAGE CONTAINERS & PARKING AREAS, CREATION OF NEW SITE ACCESS TO BISHOPSFIELD ROAD AND TEMPORARY CONSTRUCTION VEHICLE ACCESS OFF THE AVENUE;

OUTLINE PLANNING APPLICATION FOR 3.25 HECTARES OF NEW HOUSING (UP TO 120 NEW DWELLINGS) WITH RELATED ROADS, PARKING AREAS, FOOTPATHS, LANDSCAPING & OPEN SPACE TO BE USED FOR RECREATIONAL, AMENITY AND EDUCATIONAL PURPOSES.

FAREHAM COLLEGE BISHOPSFIELD ROAD FAREHAM PO14 1NH

Report By

Kim Hayler - Ext 2367

Introduction

Fareham College is moving a proportion of its operations to a purpose-built training facility on part of the Solent Enterprise Zone at Daedalus, known as CEMAST (Centre of Excellence for Engineering, Manufacturing and Advanced Skills Training) . 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.

It is proposed to dispose of the southern part of the Bishopsfield Campus for residential development to provide the majority of the funding for the planned redevelopment and upgrading work at the campus.

The following report sets out all relevant planning issues and identifies the benefits arising from the proposals, matters for consideration and recommendations on how aspects of the

development could be managed or otherwise controlled.

The application is submitted in 'hybrid' form where parts of the proposals are for FULL planning permission and parts for OUTLINE planning permission. In light of this, the matters to be considered in outline are shown as illustrative on the submitted plans and full details have been submitted in relation to the matters to be considered in full.

Site Description

Fareham College currently occupies a 9.4 hectare (23 acres) site to the south of The Avenue (A27) and to the east of Bishopsfield Road;

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 on their eastern and south eastern sides a large area laid to grass. Within this grassed area there is a full sized football pitch currently laid out, available only for use by the college.

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, Bulbarrow Walk and Bishopsfield Road to the west and Romyns Court to the north east. There are additional educational facilities to the south, in the form of Wallisdean Infant and Junior Schools. Blackbrook Grove, a Grade II* listed building, lies to the north east which is designated as a historic park and garden.

Description of Proposal

FULL planning permission is sought for:

The demolition of two existing single and two storey buildings on The Avenue frontage (part of building A and all of building E);

Erection of two storey educational building, college courtyard, installation of new lift (with external element), external alterations to existing three & four storey buildings, including overcladding;

Erection of new external games court & fencing, erection of new energy centre and leg clinic, alterations to site exit & parking areas, new cycle parking & bin store, footpaths & landscaping and perimeter fencing;

Demolition of 1a Bishopsfield road, kidz inc nursery building and all former school buildings on the southern part of the site (buildings M, Y, W, T, S and R), removal of storage containers & parking areas, creation of new site access to Bishopsfield road and temporary construction vehicle access off the avenue.

Permission is sought in OUTLINE for:

New housing (up to 120 new dwellings) with related roads, parking areas, footpaths, landscaping & open space to be used for recreational, amenity and educational purposes. Access from Bishopsfield Road to be considered with all other matters (layout, appearance, scale and landscaping) reserved.

There are significant planting and tree belts within and surrounding the site, especially

around the existing grassed area on the eastern side of the site and to the rear of properties in Wallisdean Avenue and Westley Grove, which help protect residential amenity. It is the intention to retain as many of these trees where possible, including a section of protected trees which exist to the north east of the site. The frontage along The Avenue would incorporate existing and new tree planting. Some trees may require removal in order to improve views into the site and facilitate new pedestrian linkages.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy:

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review:

C18 - Protected Species

DG4 - Site Characteristics

HE10 - Historic Parks and Gardens

Relevant Planning History

The following planning history is relevant:

P/13/0863/EA

Request for screening opinion under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 for the proposed redevelopment of the site of Fareham College, Bishopsfield Road, Fareham, to include the retention of a reduced College Campus including the development of a 2000m square new education building and the recladding of 7000m square of existing education buildings, residential development of up to 120 residential units, public open space, amenity area, new footpaths, access, parking and internal road.

EIA not required - 24 October 2013

Representations

Seven letters have been received raising the following concerns:

Opposed to building on the playing fields and to the creation of a public recreation ground as this would impact on the habitat of protected species;

Do not oppose to development on the brown field part of the college, although the numbers

should be reduced as the plans do not include sufficient parking;

Ideally building should be on brown field only with a new line of trees stretching from the north to the south on the east side of the college. The playing field should be fenced for college use only with all access (pedestrian and vehicular) via Bishopsfield Road only, in line with Hampshire Constabulary advice;

The area of woodland to the east should be fenced off and protected during the construction phase;

Support the recommendations of the Ecosurvey for protection and enhancement of wildlife;

Light pollution and impact upon protected species;

There should be no access point to the south of the development;

An effective boundary is required around the proposed recreation ground and should be erected prior to works commencing;

Any footpaths or cycle-ways should be kept together towards the north of the field;

Trees on the boundary should be kept/enhanced within a clear buffer zone comprising mainly native species;

The risk of flooding in the properties to the south of the proposed development should be taken seriously as there is evidence of poor drainage here;

All new tree planting should be carried out in advance of construction activity;

Existing lighting from the college is a nuisance. Future lighting should be professionally designed;

Loss of tranquil view from Wallisdean Avenue;

Impact on property value;

Traffic in the area has and will increase significantly;

Fareham is proposing 7000 houses in north Fareham, why are more houses needed in the town centre adding to traffic along The Avenue.

The Comments of The Fareham Society:

The Society were consulted on the future development and policies for the College site in October 2013 as part of the Local Plan Part 2. This document is not yet published and the results of the consultation known. The application has therefore been submitted before the Local Plan process has been completed;

The pressure of government funding has resulted in the application being submitted just before Christmas and before the public consultations process is completed governing future policies for the site in the Local Plan;

The Society supported the general principle as it gives an opportunity to acquire much needed open space for the use of local residents;

It has been assumed that the redevelopment would take place on the brownfield area of the site. The draft consultation document was not clear on this issue and no dimensions or degree of encroachment discussed. The application is no clearer;

The Society does not wish to see any intrusion of built development into the existing open space as there is a shortfall and overriding need for open space;

Overlooking of the recreational area by houses is a good idea;

It is essential that contingency plans are put in place if there are parking problems in the future;

The Society can support some element of the thinning of the trees along The Avenue frontage. Some of this is happening due to the temporary access for the construction phase. The trees are pleasing and this attractive visual amenity should not be diminished;

Fareham College is a public building; they have the opportunity to create a pleasing and good working environment for students and staff and visitors. There is an opportunity for a good new design in keeping with the character of The Avenue which is largely residential;

It is unclear from the architect's drawings how the materials are to be used on the north elevation;

The large coloured plant boxes could introduce an industrial feel.

Consultations

Hampshire County Council (Highways Development Planning) -

In preparing their comments, the Highway Authority has considered The Transport Assessment documents prepared by Stuart Michael Associates Limited dated November 2013 accompanying the application and all relevant guidance and policy documents, both local and national, including DfT's guidance on Transport Assessment and DCLG's publication National Planning Policy Framework.

Trip Generation

In determining the baseline against which this development should be considered reference is made to the existing uses and permissions already granted to this site. In this regard it is considered that the potential traffic generated by the existing educational use would be around 493 movements (373 arrivals and 120 departures) in the morning peak hour (08.00-09.00) and 272 movements (91 arrivals and 181 departures) during the evening peak hour (17.00-18.00).

The redevelopment of the educational facilities will generate around 350 movements (265 arrivals and 85 departures) in the morning peak hour (08.00-09.00) and 194 movements (65 arrivals and 129 departures) during the evening peak hour (17.00-18.00).

The private housing (the Transport Assessment assumes 112 units) will generate around 65 movements (19 arrivals and 46 departures) in the morning peak hour (08.00-09.00) and 73

movements (45 arrivals and 28 departures) during the evening peak hour (17.00-18.00).

The redevelopment will therefore result in a notional reduction of around 78 movements (a reduction of 89 arrivals and an increase of 11 departures) in the morning peak hour (08.00-09.00) and 5 trips (an increase of 19 arrivals and a reduction of 24 departures) during the evening peak hour (17.00-18.00).

Traffic Impact

Whilst the development will result in a reduction in vehicular movements there will be changes in when these movements take place and their direction.

Modelling has been carried out on the A27 The Avenue/Bishopfield Road/Veryan traffic signal controlled junction and the Bishopfield Road/Longmynd Drive priority junction. The modelling compared the baseline operation (2013) with the future operation (5 years after the date of the registration of the planning application - 2018) when the redevelopment is assumed to be completed.

In assessing the operation of the A27 The Avenue/Bishopfield Road/Veryan traffic signal controlled junction modelling utilising the nationally accepted LinSig software program has been used. The modelling demonstrates that the traffic signals operate within their theoretical capacity in the existing morning and evening peak hour situation and will with the predicted redevelopment and background traffic growth in 2018 during these hours.

It should be noted that the Highway Authority has received numerous requests for the introduction of a pedestrian phase within the traffic signal cycle at this junction to provide a safe crossing opportunity for local residents and college students. Whilst it is noted that this proposal does not justify such a provision consideration could be given to allocating an element of the proposal's Community Infrastructure Levy towards funding in part such a facility.

In assessing the operation of the Bishopfield Road/Longmynd Drive priority junction the modelling has indicated that the junction presently operates well within its theoretical capacity in the existing morning and evening peak hour situation and will with the predicted redevelopment and background traffic growth in 2018 during these hours.

Travel Plan

A College Travel Plan is being prepared for the College by Hampshire County Council. This Travel Plan will cover both the Bishopfield Road and the new CEMAST campuses. Within the CEMAST Section 106 Agreement there is a planning obligation to have an approved site Travel Plan prior to the opening in September 2014 of the CEMAST campus. Consequently, the provision of a Travel Plan for the Bishopfield Road campus and its approval, monitoring fees and the provision for a surety mechanism to ensure its implementation has already been secured. However, there is merit in requesting that the details of the Travel Plan are approved prior to development commencing to ensure that the interests of the retained college campus are similarly covered as is the CEMAST campus's interests.

The detailed planning application when it is submitted to the Local Planning Authority for the residential element of the redevelopment of the site will require a Travel Plan. The Travel Plan will be required to accord to Hampshire County Council's "A Guide to Development

Related Travel Plans".

Car Parking

The existing college's parking provision is 396 car spaces, 16 disabled spaces, 4 mini-bus spaces, 52 motorcycle spaces and 158 cycle spaces.

A survey of the existing college car parking usage on its peak demand day (Tuesday) with the proposed revised student and staff figures and their respective modes of transport, proposed timetable rescheduling and meeting the targets of the Travel Plan have been used in determining the car parking provision required for the proposed college redevelopment.

The proposed car parking provision for the reduced college campus is 220 car spaces, 11 disabled spaces, 3 mini bus spaces, 22 motorcycle spaces and 100 cycle parking spaces.

The Highway Authority's experience with similar educational establishments is that if insufficient on-site parking provision is provided it will result in over-spill parking taking place in the adjoining residential areas thereby causing an amenity problem for the local residential community. The total on-site parking provision is based on various existing usage assumptions, predicted staff and student numbers and is reliant in part to the success of the Travel Plan. Monitoring, as proposed within the Travel Plan will be key to identifying whether on-site parking provision is sufficient and if not what measures proposed within the Plan can be introduced to ensure that less cars are used by staff and students in travelling to the college. In the event that over-spill parking does take place and the Travel Plan measures prove unsuccessful then traffic management measures in those residential roads affected be considered in consultation with the local residents and implemented if there is a consensus. Bishopfield Road and Longmynd Drive are two such roads that will be potentially be susceptible should the proposed on-site parking provision prove insufficient.

The detailed planning application when it is submitted to the Local Planning Authority for the residential element of the redevelopment of the site will be required to meet the local planning authority's residential car parking standards.

Highway Access

In order to carry out the college redevelopment in a safe manner a temporary access for construction vehicles is proposed from the A27 The Avenue with a temporary egress for construction traffic proposed onto the Bishopfield Road layby in front of the college. The arrangements have been the subject of discussions and a site meeting between the Highway Authority and Local Planning Authority officers and the developer's highway consultants. The agreed temporary arrangements are shown on drawing number SLA/001 revD. The detailed design of these works will need to be submitted and approved by the Local Planning Authority in consultation with the Highway Authority before any works on the site commence. Following completion of the college redevelopment the temporary access and egress will need to be reinstated to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

The existing vehicular and pedestrian access to the college is provided by means of a one-way (southbound) layby with access from and egress to Bishopfield Road. In order to provide the required safe junction spacing for the new residential access the existing layby will require shortening thereby providing a new egress. The proposed revised egress

arrangement is shown on drawing number 4565.001 rev C. The shortening of the layby will in theory result in a loss of queuing capacity for exiting vehicles. However, vehicles exiting the college at peak times will be contained within the layby and within the curtilage of the college until they can gain access to the public highway (Bishopfield Road) and as such this queuing will not impact on the safety and operation of Bishopsfield Road. On-site observations have shown that it is possible to provide the required visibility splays (2.4m x 90m) from the position of the new egress.

Conclusion

It should be noted that this proposal does result in an overall decrease in trips to and from the site.

The development proposals are acceptable in transport and highway terms subject to conditions.

Director of Planning and Environment (Highways) - No objection subject to conditions.

Sport England

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 hectares or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.'

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country. In light of the above, Sport England objects to the proposal because it is not considered to accord with any of the exceptions in Sport England's playing fields policy.

This hybrid application includes a residential development that will encroach onto the College's playing field and a path/road (title 'The Boulevard') that will dissect the playing field. The proposal also includes a MUGA on the northern part of the playing field and Sport England has no objection to this element of the proposal.

Sport England's playing fields policy aims to protect the entire playing field site and not just those areas currently marked out with a pitch. This is because the playing field is seen as a resource for pitches to be marked out on, changed from one pitch sport type to another, or reallocated to allow parts of the playing field to rest from over play.

We note in the Sporting Provision Statement that reference is made to the poor quality of the college's playing field due to drainage issues and that alternative playing fields are available. The Statement also makes reference to the existing pitch having limited use and that the rest of the playing field has not had any formal sporting use in excess of five years.

Sport England does not consider that this is sufficient reasoning to justify the loss of playing field. The fact that the playing field is poorly drained does not mean that it is genuinely surplus to use and part of it can be disposed of. Playing field drainage can be improved by using a specialist who can design a scheme to improve the playing field quality.

Although alternative sites are being used, this also does not mean that part of the playing field is surplus to requirements, this can only be demonstrated through a robust assessment of demand and supply in the form of a Playing Pitch Strategy.

Furthermore, just because part of the playing field is not marked out with a pitch is also not a justification for its disposal. Historic aerial images show goal posts on the site of the proposed housing and path/road and therefore the playing field is capable of accommodating a pitch. The fact that part of the playing field is not currently marked out with pitches is a management decision and does not demonstrate that the playing field is clearly surplus to requirements.

In light of the above, Sport England objects to the proposal because it is not considered to accord with any of the exceptions in Sport England's Playing Fields policy.

The residential element of the proposal that encroaches onto the playing field is also clearly contrary to the provisions of paragraph 74 of the NPPF which states:

'74. Existing open space, sports and recreational buildings and land, including playing field, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

Should your Council be minded to grant planning permission for the development then in accordance with The Town and Country Planning (Consultation)(England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

Sport England would be pleased to explore options with the applicant with a view to withdrawing our objection. We would suggest that the residential element of the proposal should be scaled back to remove any encroachment onto the playing field. Therefore units 84 to 91 and 105 to 112 and the path/road that dissects the playing field should be omitted from the scheme.

Director of Streetscene (Recycling Co-ordinator) - The residential layout is in outline only. No objection is raised subject to the residential layout complying with the Council's Planning Advice Note, 'The Provision of Refuse Storage Facilities in New Residential Developments.'

Hampshire County Council (Archaeology) - no objection subject to condition

Hampshire Constabulary (Crime Prevention Design Advisor) -

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The proposal creates a number of public footpaths, which will provide access to the new recreation ground. Allowing the footpaths to come together in one place will provide for a high level of connectivity across the wider area. The housing area will become a short cut as people transit the wider area, which significantly increases the opportunities for crime and anti-social behaviour. This level of connectivity will make policing the area very much more difficult should incidents start to occur.

The proposal creates a recreation ground and a corridor of public open space to the east of the site. There is very little natural surveillance of the public open space, through which the proposed footpaths / cycle ways pass. Such attributes increase the opportunities for crime and anti-social behaviour.

Currently the proposed recreation ground forms part of the college grounds. The college grounds are secured; being enclosed within a secure boundary treatment. When this area becomes a public recreation ground will the boundary treatments be maintained? How effective will the boundary treatments be? Without such a boundary treatment both, the rear access ways and those properties to the south and east of the recreation ground will become very vulnerable to crime.

Within the college there are large parking areas these should be well lit. The lighting plan should be designed to give a uniformity value of between 0.25 and 0.40 and a figure greater than 65 on the colour rendering index.

Within the housing development to provide for the safety and security of residents and visitors the public highways should be lit to British Standard 5489.

The above recommendations relating to the residential layout would be considered at the reserved matters stage. The number of footpaths into and out of the site has been highlighted as being a potential problem in relation to policing of the area in the future, however in design and sustainability terms the footpaths create good connectivity and accessibility for both residents on the site and local residents visiting the open space.

Director of Regulatory and Democratic Services (Environmental Health - Noise) - no objection subject to conditions

Director of Regulatory and Democratic Services (Environmental Health - Contamination) - no objection subject to conditions

Environment Agency - no objection subject to condition

Southern Water Services - no objection subject to conditions and informative

Director of Community (Strategic Housing) -

Due to the high demand for rented accommodation, it would be our preference to see all the affordable housing delivered as affordable rent (i.e. no shared ownership). Furthermore we would expect 1 bed accommodation to be suitable for 2 persons, 2 bed to be suitable for 4 persons and 3 bed suitable for 6 persons.

When a detailed application is submitted, there would be some scope to reduce the 4 bed affordable housing accommodation provision, by exchanging this for an increase in 1 and 2 bed accommodation (but only on the basis that the applicant agrees to swap the units based on the pro-rata number of bedrooms rather than the total number of dwellings).

Natural England -

Internationally and nationally designated sites

The application site is approximately 1.1km from a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Portsmouth Harbour Special Special Protection Area (SPA) which is a European site. The site is also listed as Portsmouth Harbour Ramsar site and also notified at a national level as Portsmouth Harbour Site of Special Scientific Interest (SSSI). Please see the subsequent sections of this letter for our advice relating to SSSI features.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Natura 2000 Site - No Objection Subject to Conditions

Natural England advises your authority that the proposal is not likely to have a significant effect on the interest features for which the above SSSI, SPA and Ramsar sites are designated, either alone or in combination with other plans or projects subject to conditions and advice to the effect of the following attached to any permission granted:

- The mitigation measures proposed in the Brent Goose and Wader Mitigation Strategy are fully implemented.
- An appropriate legal agreement is entered into to ensure the proposed open space as set out in the mitigation strategy and submitted plans is secured and managed in-perpetuity.
- Detailed open space proposals, building on the recommendations made within the Brent Goose and Wader Mitigation Strategy are produced and agreed by Natural England prior to any residential development commencing on site.

SSSI Site

Natural England is satisfied that, subject to the imposition of the above conditions and the development being undertaken in strict accordance with the submitted proposals and the conditions set out above, these development proposals will avoid impacts upon the interest features of the Portsmouth Harbour SSSI.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and

- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

Other advice

Natural England does not hold locally specific information relating to local sites, local landscape character and local or national biodiversity priority habitats and species. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust or other recording society and a local landscape characterisation document) in order to ensure that your authority affords these matter the appropriate weight in determining this application.

Director of Planning and Environment (Ecology) -

On-site ecological interest

The reports provide adequate survey and assessment of the site and impacts of the proposals. The site consists of 14 existing college buildings, and associated car parking and areas of hard standing, along with ornamental planting and scattered trees. To the south and east are playing fields, bounded by areas of mature and semi-mature trees on the southern and eastern boundaries. All buildings, some of which will be lost to the proposals, have been deemed to be unsuitable for roosting bats. Various trees on the boundaries do have the potential to support roosting bats but will not be directly impacted by the plans. Surveys recorded the main areas of bat activity along the southern and eastern vegetated boundaries, which will be retained through the proposals. Replacement planting is proposed to compensate for areas of existing planting (including immature trees) lost. Three ponds are present on the site and these have been found not to support great crested newts (though toads and smooth newts are present and therefore the ponds have biodiversity value within the site). One pond will be retained and enhanced in the proposals, including being supplemented through creation of a new, adjacent pond which will provide compensatory aquatic habitat. Amphibians will be translocated into the retained ponds as a matter of good practice. Wooded areas, species-poor hedgerow and scattered trees on site all have the potential to support nesting birds. No evidence of bird nesting was found in any buildings. The wooded eastern boundary area is proposed to be enhanced through supplementary planting and appropriate management to improve its wildlife value. Small areas of potential reptile habitat on the site are not proposed to be impacted by the scheme.

Impacts to European designated sites

With regards to the outline residential part of the application, all net residential increase within 5.6 km of the Solent coastline is deemed to result in a likely significant (at least in combination) on the Solent European designated sites. The proposals include provision of public open space where the existing land is in private use. As such, and through extensive pre-application discussions with Natural England, it has been agreed that this open space provision adequately mitigates any in-combination impacts on the coastal designated sites, providing recreational space for both new residents and existing surrounding residents, offsetting visits to the coast.

A condition is suggested securing a Habitat Enhancement and Management Plan with regards to the outline part of the application, in order to secure an appropriate strategy for the on-site open space, in line with the necessary measures specified within the applicant's Brent Geese and Wader survey report.

The college playing fields have, themselves, been highlighted within the Solent Waders and Brent Goose Strategy as being of uncertain value to waders associated with the European coastal designated sites (as birds may use such inland sites at certain times). In response, and as agreed with Natural England, weekly surveys of the playing fields have been carried out over the winter 2013/14 period during high tides to assess their use by waders or Brent geese. Surveys also included offsite areas in case bird records were returned from on-site, thus potentially requiring offsite compensation measures. Over the winter period, no birds have been recorded using the college site and this suggests that the proposals (in terms of construction works to the college site, and construction and operational use of the residential aspect) will not result in impacts to SPA-supporting habitat. These comments are made on the basis of full surveys up to and including the end of January. Weekly surveys will continue until the committee date at the end of February and so long as the results remain the same (i.e. no bird use of the college playing fields recorded) then these comments will remain applicable. The applicant will need to submit results of February surveys prior to the committee date.

Securing necessary measures

The reports do not reflect the hybrid nature of the application and distinguish between measures required in relation to the full part of the application and those required in relation to the outline part. Some measures proposed to mitigate for the impacts of the college development (full application) are required within the college site, and others are required on the wider (outline) part of the site. As such, whichever consent is built out first will need to provide certain measures within the wider site and this should be secured by conditions on any consents.

Director of Planning and Environment (Arborist) -

No mature trees would be removed or affected by the proposals. Those trees identified to be removed are sited along the northern boundary and are much younger species. The Council is currently engaging with the College with the view to imposing Tree Preservation Orders on significant trees within the site.

There are no arboricultural grounds for refusal and therefore no objections are raised to the

proposed redevelopment of the Fareham College campus and the 120 unit residential scheme - subject to arboricultural planning conditions.

Director of Planning and Environment (Urban Design) -

Whilst there are some issues to be addressed, the scheme as a whole will represent a high quality development that will make a significant contribution to the college, its status and presence as well as benefitting the immediate neighbourhood and Fareham in general.

Planning Considerations - Key Issues

Comments

There are a wide range of matters which must be considered when determining this application. The Officer's comments which follow assess the planning application proposals against the relevant policies of the approved Core Strategy. Where possible the development proposals have been considered under a number of 'theme' headings.

Policy position

New educational building and refurbishment of existing buildings

Provision of Open space, outdoor recreation and community facilities

New residential development

Affordable housing

Sustainable development

Highways and transportation issues

Ecological conservation and enhancement

Amenity issues for residents adjoining the site

Policy position

Core Strategy Policy CS2: Housing Provision sets out the strategic housing requirement of 3,729 dwellings in the Borough (outside of Welborne). An update in the PUSH-wide South Hampshire Strategy has increased the Borough's housing requirement to 4,201 dwellings in the plan period up to 2026; this increase is included in the Development Sites and Policies Plan (Publication Plan).

Core Strategy Policy CS6: the Development Strategy states that "Development will be focused in Fareham. In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries".

Core Strategy Policy CS7: Development in Fareham states that "Development will be permitted within the Fareham settlement boundary where it contributes to the provision of around 680 dwellings in the period 2010-26".

Fareham Borough Council consulted on its Local Plan Part 2: Development Sites and Policies Plan (DSP) in October/November 2012. The Fareham College site was not originally identified as a possible housing site in this version of the Plan. However, during subsequent discussions with the landowners, the Council became aware of Fareham College's intentions to redevelop the site.

Fareham Borough Council undertook a four-week consultation on a new Draft Policy and

Supporting Text for Fareham College and Development Site Briefs for Three Employment Sites. While the DSP Plan does not form part of the development plan, it does set out the general parameters within which development of Fareham College should be considered.

The publication version of the Plan, was presented to Fareham's Executive and Full Council on 10 February 2014 and 13 February 2014 respectively and approved for development management purposes. It should therefore be considered a material consideration in the determination of this planning application.

Within that plan there is a dedicated policy for Fareham College, DSP33.

Policy DSP33: Fareham College states that:

Fareham College will be redeveloped in accordance with an agreed master plan 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 approximately 110 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, with particular attention to the key frontage along The Avenue (A27);
- 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.

New educational building and refurbishment of existing buildings

The essential character of the site comprises 1960's - 80's campus style college buildings of large scale blocks up to four stories within a strong landscaped setting.

The overall proposal comprises refurbishment of the existing buildings, relocation and demolition of facilities from the southern part of the campus and a new building sited on the north western frontage of the College fronting The Avenue.

The design has been influenced by planning the efficient use of space, shared and group use of rooms, promoting flexibility and adaptability of use, incorporating recreation and social facilities and consolidating academic staff offices.

It is proposed to re-clad the retained 1960's blocks with a metallic panelled over-cladding

system incorporating double-glazed windows and doors. The over-cladding system will improve their appearance and environmental performance, and reduce operational costs. The existing pitched and flat roof forms are to be retained although some re-roofing works are proposed where required to existing flat roofs.

Where appropriate, the College has requested the choice of materials to be based on those selected for the CEMAST building, promoting a corporate image for the College.

The form and appearance of the new building has been designed to a scale appropriate to its functions, internal space requirements and its site context. The building would be compatible with the retained college buildings. The apparent height of the building is increased by the enclosure of roof plant areas and the use of a different flat sheet cladding materials. This cladding would be 'copper red' as specified at the CEMAST project. Officers consider in its overall site context the new building would enhance the appearance of the site when viewed from The Avenue.

The existing College buildings fronting The Avenue are currently screened by dense tree planting. These trees would be selectively thinned out at key points to create views into the College. It is intended to retain a landscape belt of at least 22 metres (75 feet) wide along The Avenue frontage.

The development would result in a consolidated campus of 2.9 hectares (7 acres) for the College in the northern part of the site extending eastwards as far as the existing line of London Plane trees. The College would retain its existing access from Bishopsfield Road.

Officers consider that in terms of development design expectations the proposal would lead to improvements to the appearance of the site when viewed from the surrounding area. The proposal therefore complies with Policies CS16 and CS17 of the adopted Core Strategy and Policy DSP33 of the Development Sites & Policies Plan. This is subject to the imposition of appropriate planning conditions to secure those matters identified above.

Provision of Open space, outdoor recreation and community facilities

The existing grassed area on the eastern side of the site which includes a marked out football pitch is not available for general public use at present.

The proposed residential element of the proposal would generate a need for one hectare (2.5 acres) of open space on site. In addition to this the applicant has agreed to transfer to the Council a further 1.9 hectares (4.7 acres) of open space which would be available for both the new residents together with local residents.

The residential element of the proposal would also trigger the need for a children's equipped play area. The details of the equipped play area, including its position within the site would be agreed with the Council and once constructed, transferred to the Council.

The proposal would involve the construction of a MUGA (Multi User Games Area) within the northernmost part of the site. This facility would be available for both College students and the wider community.

Careful consideration has been given as to how these community facilities would be accessed. As a result a new footpath network is proposed. Footpaths would be constructed linking The Avenue with the open space and also linking Redlands Lane to the

east with Bishopsfield Road to the west. These footpaths would be constructed to adoptable standard.

Officers consider that in terms of open space, outdoor recreation and community facilities required to serve the new residential dwellings, the proposal complies with Policy CS21 of the adopted Fareham Borough Core Strategy; saved Policy DG4 of the Fareham Borough Local Plan Review and Policy DSP33 of the Development Sites & Policies Plan. The concerns raised by Sport England in relation to the loss of part of the playing field is covered in the following section of this report.

New residential development

Although in outline form only, the illustrative plans demonstrate predominantly two storey development with some three storey flatted development close to the College boundary to the north of the residential development area. These three storey blocks would be situated away from the site boundaries and where College buildings of a similar height currently stand.

The illustrative layout shows the housing designed to front highways and areas of open space, to create frontages that maximise natural surveillance. Dwellings backing onto mature trees are shown with gardens deeper than the minimum normally sought in order to prevent requests in the future for the trees to be pruned or removed.

Furthermore the illustrative layout shows a mix of terraced, semi-detached and detached dwellings together with flatted blocks, set out along an adopted highway with private cul-de-sacs and drives. At 2-3 stories, the general level of development and its character as illustrated would be respectful of the locality.

The illustrative layout also suggests a number of detached dwellings (sixteen) sited on part of the grassed area that makes up part of the eastern side of the college site. Eight dwellings are shown along the southern boundary and eight dwellings are shown along the western side of the grassed area.

Members will note from the consultation section that Sport England have raised objection to the loss of part of the playing fields and the construction of part of the east to west footpath between Bishopsfield Road and Redlands Lane.

Officers have given careful thought to the comments of Sport England and have discussed these with the applicant.

The applicant has advised officers that the value realised by residentially redeveloping the southern part of the site is needed towards funding the improvements to the educational offer at the site.

The applicant has also stressed that the grassed area at the eastern side of the site has not been used for sporting activities for a period in excess of five years. Therefore as well as the benefits to the educational offer, the proposal would enable much of the grassed area to be fully brought into use for the benefit of the local community.

Officers believe that it is indeed appropriate to consider the development proposals as a whole and the benefits it would deliver. It is recognised that in addition to the improvements to the educational facilities and accommodation, a substantial area of land would be made

available as public open space within a densely developed part of the Fareham. A multi use games area which would also be available for community use would be provided as part of the proposals. Furthermore the proposals would provide for good quality pedestrian links across the site to the broader area.

In further considering this matter Officers have had regard for the existing level and projected requirement for playing field provision in the area.

Fareham Borough Council commissioned a Playing Pitch Study in July 2012. The Fareham College site is identified in that Study as providing one senior football pitch. In terms of ownership and accessibility, the college pitch site is not identified for community use.

The Playing Pitch Study identifies that in the Fareham Community Action Team (CAT) area, within which Fareham College is located, there is an oversupply of senior pitches. An oversupply in senior pitches is also seen through the remainder of the Borough.

There is deficiency in junior pitches identified in the Fareham CAT area. However, the shortfall in youth pitch provision is balanced by the surplus in senior pitches in the area. Projection supply/demand suggests that by 2017 the situation will remain static. The site could however be used for the provision of senior and/or junior pitches.

Officers have also had careful regard to the concern relating to a dedicated footpath running east/ west through the existing grassed area.

In order to improve the connectivity of the site and open space with the wider area, it is intended to construct a footpath, to adoptable standard, from Redlands Lane to Bishopsfield Road. This footpath would provide a number of benefits including public access into the proposed open space/sports facilities, a route to Redlands Lane Bus Rapid Transport; a quicker route into Fareham Town Centre and a route to the shops and community facilities south of Bishopsfield Road.

The proposed footpath would run along the northern edge of the proposed open space which is to be transferred to the Council. The land further north, which includes the MUGA would remain within the ownership of the College. The land to the north is narrower and would form a visual green corridor from The Avenue, south into the site. Its function is therefore significantly different from the wider open space/playing fields to the south.

Whilst Officers acknowledge that the footpath crosses the grassed area in an east/ west direction, it does so at a point where the space dramatically narrows in width. The footpath would not therefore in itself prejudice the potential of the grassed area for the laying out of pitches.

Officers also acknowledge that the area of the existing grassed area to be developed for residential purposes, is considered to form part of a playing field as defined within the Regulations.

Sport England have offered to explore options with the applicant in order to withdraw their objection. The applicant and officers will be speaking with Sport England in advance of the Committee meeting. The outcome of this discussion will be reported to Members in the form of an update at the Planning Committee.

The issue of the partial redevelopment of the grassed area for residential purposes, along

with the footpath traversing the site, falls to be considered against Policy CS21:Protection and Provision of Open Space. Officers accept that the loss of part of the site to a residential use is contrary in part to Policy CS21.

As set out above however, Officers consider the improvements to the land including its opening up to wider community use, the provision of the multi use games area, and the substantial benefits provided by the comprehensive development of the site, outweighs the limited harm that would arise. Furthermore Officers have set out their reasoning above as to why they do not believe the route of the footpath would prejudice the use of the grassed area for open space and/ or other sporting uses.

Officers consider that in terms of residential development design expectations the proposal complies with Policies CS16 and CS17 of the adopted Fareham Borough Core Strategy and Policy DSP33 of the Development Sites & Policies Plan.

Affordable Housing

Members will be aware that policy CS18 of the adopted Core Strategy seeks 40% affordable units on a site of this size. The policy also states that 'where development viability is an issue, developers will be expected to produce a financial assessment in which it is clearly demonstrated the maximum number of affordable dwellings which can be achieved on the site.'

The developer has produced such a financial assessment which has been the subject of scrutiny by the District Valuer. The assessment took into account amongst other things, build costs, on site infrastructure and contributions, Community Infrastructure Levy and developer profit. The assessment concluded that to remain viable the scheme will only be able to support 20% of the units being provided for affordable housing.

Government guidance encourages a positive approach to planning to enable appropriate, sustainable development to come forward wherever possible. The National Planning Policy Framework establishes that the planning system ought to proactively drive and support sustainable economic development. It also requires that local planning authorities should positively seek to meet the development needs of their area.

'The Government is keen to encourage development to come forward, to provide more homes to meet a growing population and to promote construction and economic growth. Stalled schemes due to economically unviable affordable housing requirements result in no development, no regeneration and no community benefit. (DCLG publication- Section 106 affordable housing requirements review and appeal published April 2013)'

In light of the Government advice on such matters, and the economic viability appraisal submitted which was subject to independent scrutiny, Officers consider it would be appropriate to accept the level of affordable housing being offered.

Officers consider that in terms of affordable housing the proposal complies with Policy CS18 of the adopted Fareham Borough Core Strategy. This is subject to a planning conditions securing the delivery of the affordable housing.

Sustainable Development

Policy CS15 of the Core Strategy states that the Borough will promote and secure sustainable development by directing development to locations with sustainable transport options and access to local facilities. This site meets this requirement being close to local facilities; schools, shops and public transport.

Policy CS15 also states that new development should seek to achieve Code for Sustainable Homes level 4 for all residential development and BREEAM excellent for non-residential developments, unless it can be demonstrated to be unviable.

The developer has produced a financial assessment which has been the subject of independent scrutiny. The assessment concludes that the proposal would support Code level 3 for all residential development and BREEAM very good for the new College building.

Officers consider that in terms of sustainability, the proposal complies with Policy CS15 of the adopted Fareham Borough Core Strategy.

Highways and transportation issues

The residential proposal would be accessed by a new access created from Bishopsfield Road to the north of 1b Bishopsfield Road. The existing college access would continue to serve the College campus, albeit in a new reconfigured design.

There are no existing public rights of way across the site. A new footpath network is proposed as part of the proposed development creating connectivity from nearby streets through the site. Public footpaths would be provided from The Avenue southwards into the public open space and from Redlands Lane through the site to Bishopsfield Road.

The existing college's parking provision is 396 car spaces, 16 disabled spaces, 4 mini-bus spaces, 52 motorcycle spaces and 158 cycle spaces. The Highway Authority are satisfied that the proposed car parking provision for the reduced college campus,(220 car spaces, 11 disabled spaces, 3 mini bus spaces, 22 motorcycle spaces and 100 cycle parking spaces) is acceptable. These parking spaces can be satisfactorily accommodated on the redeveloped site and are shown on the detailed plans.

As the residential element of the proposal is illustrative only it is not possible to comment on the level of residential car parking, however the illustrative plans do demonstrate that the appropriate parking levels can be achieved on the site.

The highway issues relating to the development both within the site and the wider highway network have been subject to extensive discussions between the applicants and the Highway Authority and the Council's Highway Engineer. Formal comments are set out in detail in the 'Consultations' section of this report.

A temporary access for construction vehicles is proposed from the A27 The Avenue with a temporary egress for construction traffic proposed onto the Bishopfield Road layby in front of the college. Following completion of the college redevelopment the temporary access and egress will need to be reinstated.

The Highway Authority has confirmed that the proposal would result in an overall decrease in trips to and from the site. The development proposals are therefore considered to comply with Policy CS5 of the Fareham Borough Core Strategy and Policy DSP33 of the

Development Site & Policies Plan. This is subject to the imposition of appropriate planning conditions to secure those matters identified above.

Ecological Conservation and Enhancement

The application site is within 1.2 km of internationally designated habitats. The Solent Disturbance and Mitigation Project indicates that any increase in residential development would be likely to have a significant impact on the Nature Conservation interests of the designated sites.

The proposals include provision of public open space where the existing land is in private use. As such, and through extensive pre-application discussions with Natural England, it has been agreed that this open space provision adequately mitigates any in-combination impacts on the coastal designated sites, providing recreational space for both new residents and existing surrounding residents, offsetting visits to the coast.

The college playing fields have, themselves, been highlighted within the Solent Waders and Brent Goose Strategy as being of uncertain value to waders associated with the European coastal designated sites (as birds may use such inland sites at certain times). In response, and as agreed with Natural England, weekly surveys of the playing fields have been carried out over the winter 2013/14 period during high tides to assess their use by waders or Brent geese. Surveys also included offsite areas in case bird records were returned from on-site, thus potentially requiring offsite compensation measures. Currently to date over the winter period, no birds have been recorded using the college site and this suggests that the proposals (in terms of construction works to the college site, and construction and operational use of the residential aspect) will not result in impacts to SPA-supporting habitat. Weekly surveys will continue until the committee date and an update will be provided to Members at the meeting.

Officers consider that in terms of European Designated Sites, protected species, and biodiversity protection and enhancement issues, the proposal complies with Policy CS4 of the adopted Fareham Borough Core Strategy along with saved policy C18 of the Fareham Borough Local Plan Review. This is subject to planning conditions to secure those matters identified above.

Amenity issues for residents adjoining the site

The boundaries separating the properties in Wallisdean Avenue to the south and Westley Grove to the east are typified by mature tree and woodland boundaries. These properties are situated some 32 and 21 metres from the site boundaries respectively.

Properties in Bulbarrow Walk and Berwyn Walk to the west have their side elevations facing onto the residential layout. 1b and 2a Bishopsfield Road back onto the site and 1b Bishopsfield Road has the new access to the north of its side flank wall and rear garden. The illustrative layout shows a landscape buffer and pedestrian footpath separating the new access from this property.

The illustrative layout also secures vehicular access to the rear gardens of both 1b and 2a Bishopsfield Road.

Officers are satisfied that the proposal would not harm the amenities of existing local

residents in relation to light, outlook and privacy in accordance with Policy DSP33 of the Development Sites & Policies Plan.

Conclusion

The application site is identified as a potential development site within the Development Sites and Policies Plan and is highly important to the Borough as it includes the delivery of much needed housing.

The proposal will enable the refurbishment and extension of the College facilities, the opening up of currently private land for public use and the delivery of a number of affordable housing units.

Officers acknowledge the concerns raised by interested parties. The report sets out above how the development of the site would be undertaken to ensure the amenities of local residents are safeguarded.

Planning conditions along with a Section 106 planning obligation are recommended below to secure all appropriate matters and to ensure the necessary safeguards are in place where required.

The proposal brings forward substantial benefits to the Borough and its residents and is favourably recommended subject to the prior completion of a planning obligation set out below and the imposition of planning conditions. It is the opinion of officers that the proposal is an acceptable form of development.

If Members are minded to grant planning permission then the application will need to be first referred to the National Planning Casework Unit to seek confirmation that the Secretary of State does not want to call the application in for determination.

RECOMMEND:

Subject to:

1. The proposal being referred to the National Planning Casework Unit and confirmation received that the Secretary of State does not wish to call the application in for determination;
2. The results of surveys being received and demonstrating that there is no harm to bird use of the playing field;
3. The applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect to the following:
 - a. To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, after completion of new educational development or 100th dwelling (whichever is the latter) with a maintenance contribution upon transfer of land;
 - b. Provision of Children's Equipped Play Area and subsequent transfer to Council with maintenance contribution before occupation of the 100th dwelling;

- c. Secure community use of the MUGA before occupation of the 101st dwelling;
- d. Secure public access (to adoptable standard) from The Avenue south to the POS before occupation of the 100th dwelling;
- e. Secure public access (to adoptable standard) from Redlands Lane to Bishopsfield Road before occupation of the 100th dwelling.

FULL PLANNING APPLICATION FOR THE DEMOLITION OF TWO EXISTING SINGLE AND TWO STOREY BUILDINGS ON THE AVENUE FRONTAGE (PART OF BUILDING A AND ALL OF BUILDING E);

ERECTION OF TWO STOREY EDUCATIONAL BUILDING, COLLEGE COURTYARD, INSTALLATION OF NEW LIFT (WITH EXTERNAL ELEMENT), EXTERNAL ALTERATIONS TO EXISTING THREE & FOUR STOREY BUILDINGS, INCLUDING OVERCLADDING;

ERECTION OF NEW EXTERNAL GAMES COURT & FENCING, ERECTION OF NEW ENERGY CENTRE & LEG CLINIC, ALTERATIONS TO SITE EXIT & PARKING AREAS, NEW CYCLE PARKING & BIN STORE, FOOTPATHS & LANDSCAPING AND PERIMETER FENCING;

DEMOLITION OF 1A BISHOPSFIELD ROAD, KIDZ INC NURSERY BUILDING AND ALL FORMER SCHOOL BUILDINGS ON THE SOUTHERN PART OF THE SITE (BUILDINGS M, Y, W, T, S AND R), REMOVAL OF STORAGE CONTAINERS & PARKING AREAS, CREATION OF NEW SITE ACCESS TO BISHOPSFIELD ROAD AND TEMPORARY CONSTRUCTION VEHICLE ACCESS OFF THE AVENUE.

PERMISSION:

Materials including hard surfacing; access for pedestrians and cyclists to be constructed in accordance with approved plans; parking; secure cycle parking; no mud on roads; windows on north and west facade of the new educational building to be kept closed; development to be carried out in accordance with Noise Impact Assessment; final design of energy centre to include noise mitigation measures; Landscaping and its implementation; Landscape Management Plan; Tree protection measures; Landscape tree survey; Tree work specification; details of lighting; submission of a Habitat Enhancement and Management Plan; construction traffic management plan; no burning; hours of construction; levels, boundary treatment/fencing, temporary construction traffic access and egress, reinstatement of temporary construction traffic access and egress, revised vehicular egress, visibility splay (vehicles), travel plan; new building BREEAM very good.

OUTLINE PLANNING APPLICATION FOR 3.25 HECTARES OF NEW HOUSING (UP TO 120 NEW DWELLINGS) WITH RELATED ROADS, PARKING AREAS, FOOTPATHS, LANDSCAPING & OPEN SPACE TO BE USED FOR RECREATIONAL, AMENITY AND EDUCATIONAL PURPOSES.

GRANT OUTLINE PLANNING PERMISSION: Reserved matters to be submitted and approved - layout, landscaping, scale and appearance, materials including hard surfacing, details of roads, making up highway, parking, travel plan; no mud on roads; noise report; contamination; details of foul and surface water drainage scheme to be agreed; Landscaping and its implementation; Landscape Management Plan; Tree protection

measures; Landscape tree survey; Tree work specification; Code level 3; Habitat Enhancement and Management Plan; Open space Strategy; lighting scheme; landscaping implementation; no burning, hours of work, levels, boundary treatment, parking and cycle storage; affordable housing; programme of archaeological work in relation to works on playing fields; Construction traffic management plan; access to be retained to 1b and 2a Bishopfield Road at all times, including during the construction phase.

Notes for Information

(i) You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845 6035633 prior to the commencement of the development.

(ii) Your application will determine whether the proposed tree works are acceptable in planning terms. Please be aware that this will not automatically override your responsibilities under other legislation and in particular your attention is drawn to the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994. These Acts and Regulations protect ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees. In simple terms, you should make sure that there are no wild birds nesting in or bats roosting in or adjacent to the tree(s) that you are proposing to work on. It is a criminal offence to recklessly or intentionally destroy any bird, its nest or its eggs or any bat or its roost (even if the roost is not occupied at the time).

With particular reference to bats, it is the tree owner's responsibility, along with the tree work contractor who will undertake the work, to observe the law and make sure that no offence is committed. If you consider that there is potential for the trees to be used by bats, we recommend that a bat survey of the tree(s) is undertaken by a consultant. If bats or bat roosts are found to be present, a licence from the Department of the Environment, Food and Rural Affairs may be required for the work to be undertaken legally. This licence simply permits works which affect bats or their roosts which are otherwise unlawful. Natural England can provide details of suitable consultants to undertake bat surveys on 02380286410.

If bats or evidence of bats are found at anytime, all works must stop immediately; contact natural england on 02380286410 or the bat conservation trust helpline on 0845 1300 228 for further advice.

The Bat Conservation Trust produce a helpful leaflet entitled 'Bats and Trees - a Guide to the Management of Trees', copies of which can be obtained on 0845 1300 228 or email enquiries@bats.org.uk

The Trust has also produced a good practice guide - 'Woodland Management for Bats' that is available from Forestry Commission Publications, PO Box 25, Wetherby, West Yorkshire, LS23 7EW, Tel 0870 1214180, email forestry@twoten.press.net The Arboricultural Association also publishes a useful resource - 'Guidance Note 1 - Trees and Bats' that gives good advice, particularly on how to mitigate the impact of any tree works on potential roosts for example, by using soft felling techniques. Copies can be obtained on 01794 368717 or through the Association's web site at www.trees.org.uk The following advice is also offered with specific reference to trees and bats:

Timing of Tree Works

To reduce the chance of disturbing a bat roost it is important to avoid the summer (breeding season) and winter (hibernation) months. Works to trees with potential for bats is best done from late August to early October when young bats are mobile and on the wing, female bats are unlikely to be pregnant and the hibernation season has not yet begun. March to April is also a suitable time, though consideration should also be given for nesting birds as these are also protected by law. Crown pruning and minor tree works can also be completed over the winter months. The removal of potential roost sites during this time should be avoided, as some bat species hibernate in trees.

Best Practice Methods

Keep tree work to a minimum retaining all potential roosts where possible. A precautionary inspection of the tree(s) by the tree work contractor looking for signs of bats should be carried out before starting work. This should include an inspection of all holes and niches using a torch and preferably an endoscope. If bats or signs of bats are found no work should start and Natural England should be contacted for further advice.

Where possible avoid cross cutting in proximity to cavities or hollows. Limbs with internal fissures should be pruned carefully to maintain integrity of features as potential roost sites. Any sections felled containing cavities should be lowered carefully and left on the ground (preferably for 24 hours) with the openings clear, allowing anything inside an opportunity to escape.

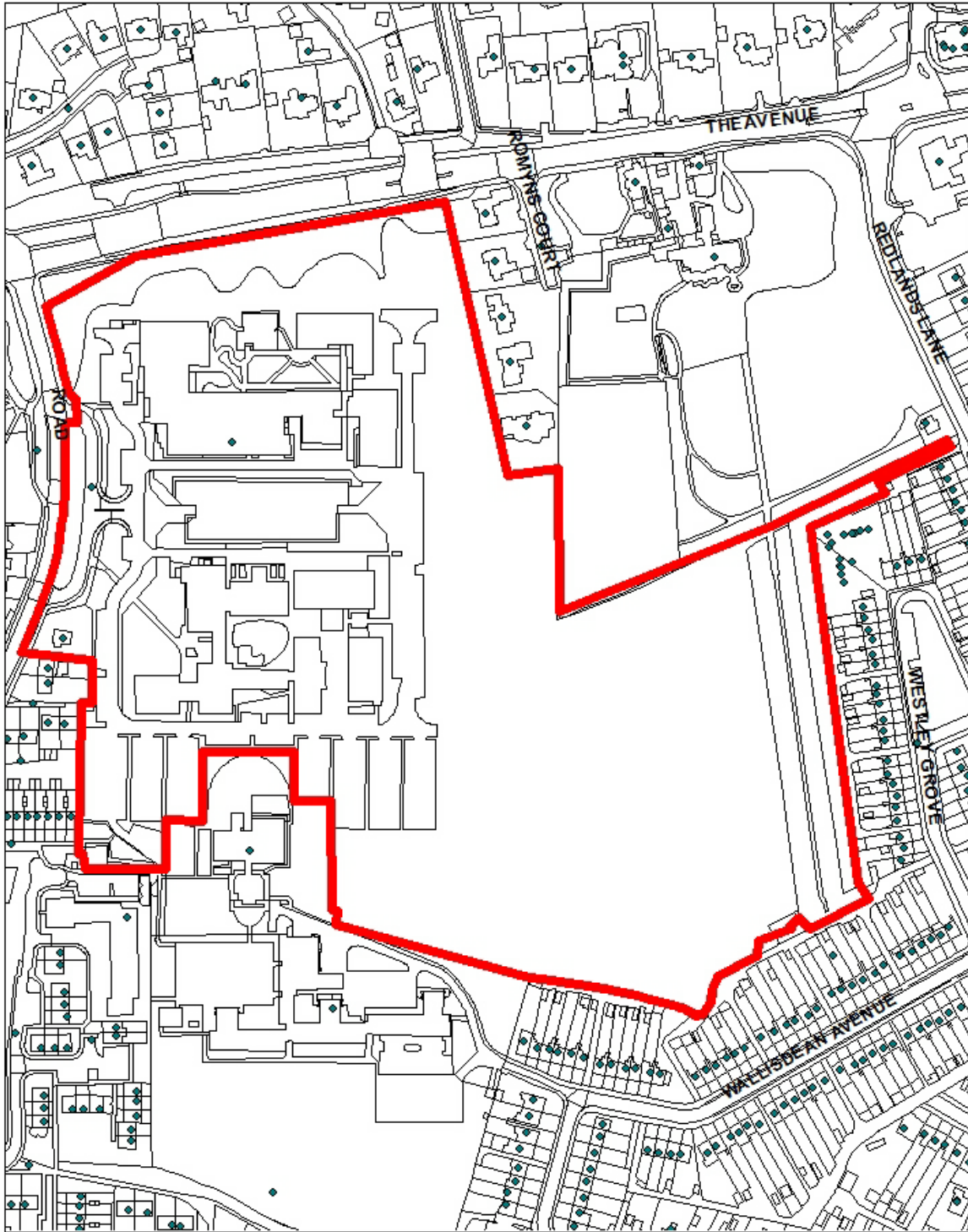
Split limbs that are under tension may need to be wedged open to prevent their disclosure when pressure is released, potentially trapping bats. If ivy covers areas of a tree's trunk or branches there is roosting potential behind it, potential roosts in the tree may also be hidden behind it. Dealing with ivy covered trees depends on the amount of ivy. If there is a thick mass of ivy growth it may be practical to consider felling the tree on the basis that the thickness of the foliage will soften the fall and reduce the shock. This tree can then be inspected on the ground and if possible left for 24 hours, before section cutting. If the tree is only partially covered, pruning or sectioning may be more appropriate. If the works are not urgent, cutting the ivy at its base and completing the work when the ivy is dead, thus reducing the bat roosting potential, should be considered. However, where stems of ivy create a dense mass against the trunk, there will always be roosting potential.

Background Papers

P/13/1055/FP

FAREHAM

BOROUGH COUNCIL



Fareham College
Scale 1:2500



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014