

FAREHAM

BOROUGH COUNCIL

Executive Agenda Item 11(2), Appendix A: Proposed Amendment

Date: 10 February 2014

Subject: Local Plan Part 2: Development Sites and Policies - Publication Plan

Proposed Amendment by: Executive Portfolio Holder for Planning and Development

Portfolio: Planning and Development

PROPOSED AMENDMENT

1. It is proposed that Executive Agenda Item 11(2), Appendix A: The Development Sites and Policies Plan, be amended as set out below.
2. Policy DSP7: New Residential Development Outside of the Defined Urban Settlement should be amended and clause (ii) deleted, because as Planning Advisory Service confirms in its online advice pages '*Principles of plan-making*', while development plans should draw upon the National Planning Policy Framework (NPPF), they should not repeat policy.
3. Clause (ii) of Policy DSP7 states that new residential development outside of the defined urban settlement boundaries will be permitted in instances where it has been demonstrated that "*It is for a residential development of exceptional quality or innovative nature in design*". This is simply repetition of the fourth bullet point of paragraph 55 of the NPPF, which states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as "*the exceptional quality or innovative nature of the design of the dwelling*".
4. The deletion of clause (ii), the accompanying suggested amendments to Policy DSP7, and the consequential amendments to paragraph 4.6 should ensure that the Plan maintains its conformity with the NPPF, while ensuring that the Policy does not unnecessarily repeat advice set out in the NPPF.

PROPOSED AMENMENT TO CHAPTER 4: PARAGRAPH 4.6 AND POLICY DSP7

New Residential Development Outside of the Defined Urban Settlement Boundaries

4.6 The Borough Council will protect the areas outside of the DUSBs from development that would adversely affect the landscape character, appearance, and function, by avoiding non-essential residential development, including changes of use to residential garden area. Subject to other planning policies, exceptions may be made for the conversion of existing buildings, one-for-one replacement of existing dwellings, or where there is a proven requirement for a new dwelling to support an agricultural worker's employment requirements to live in close proximity to their place of work.

Policy DSP7 New Residential Development Outside of the Defined Urban Settlement Boundaries

There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where:

- i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or**
- ii. It involves a conversion of an existing non-residential building where;**
 - a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and**
 - b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.**

A change of use of land outside of the defined urban settlement boundary to residential garden will not normally be permitted unless other environmental benefits can be secured.

New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.