

UPDATES

for Committee Meeting to be held on 24 February 2014

ZONE 2 - FAREHAM

(1) **P/13/1055/FP** **FAREHAM SOUTH**
FAREHAM COLLEGE BISHOPSFIELD ROAD FAREHAM PO14 1NH

1. The applicant and officers have had discussions with Sport England regarding their objection to the proposal. Sport England requested that the Council reconsult them, specifically in relation to the findings of the Council's Playing Pitch Study. Upon receipt of the further comments of Sport England, Officers will forward the comments to the National Planning Casework Unit to assist in their consideration of the proposal.

2. Blackbrook Grove Grade II* listed building and historic park and garden lies to the north east. In light of the distance from the proposed development and the historic park and garden boundary, Officers consider that the proposal would not harm the setting of this Grade II* listed building and historic park and garden.

3. The owner of Blackbrook Grove (23 The Avenue) has commented on the proposal as follows:

- Upon receipt of planning permission the College intend to market the site. It is the case that the housing proposals will change substantially, leading to a more dense scheme;

- A lengthy boundary is shared with the College therefore we should have been notified;

- There is concern with security; the College should erect a solid fence not less than two metres in order to safeguard the neighbouring property;

- Drainage is very important and the existing culvert should remain intact;

- It is suggested the dwelling mix is wrong; there should be a greater proportion of family houses;

- The Council should encourage inspired development and architecture.

4. Bullet point 'a' of legal agreement should read:

a. To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;

5. An amended site plan of the educational element of the proposal was received on 20 February 2014.

6. Further weekly surveys have been carried out and a final Brent Goose and Wader survey report for the proposals has been received. The final report confirms that no further change in Brent Goose or Wader activity was recorded on the College site. It can therefore be concluded that the site is not an inland roosting/foraging site for the Special Protection Area (SPA) qualifying Wading bird species.
