

Hamble-le- Rice Parish Council



COUNCIL MEETING

Monday 27th November 2017 at 7.00pm

**Roy Underdown Pavilion, Baron Road, Hamble-le-Rice
AGENDA**

1. Welcome

- a. Apologies for absence
- b. Declaration of interest and approved dispensations
- c. To approve minutes of the Full Council Meeting 13th November 2017

2. Public Session

Community and Partnership

- 3. Sgt Matt Moss – Neighbourhood Policing and Hampshire Constabulary
- 4. Branding and communication
- 5. Clerks report – report attached.

Planning

H/17/81650	First floor and two storey side and rear extension with rear dormer window.44 BARTON DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RE
H/17/81844	Single storey side and rear extension 38 WESTFIELD CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LG

- 6. Fareham Borough Council response to the local plan

Finance, compliance and governance

7. Car parking charges for 2018
8. Review of fees and charges for 2018/9

Exempt Business - To propose and pass a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press for the discussion of the following matters where publicity might be prejudicial to the special nature of the business.

9. Staffing matter – verbal report

Amanda Jobling
Clerk to the Parish Council
clerk@hamblepc.org.uk

Date

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY, 13th NOVEMBER 2017 AT THE ROY UNDERDOWN PAVILION, COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-LE-RICE AT 7.00 PM

PRESENT:

Cllr S Schofield – Chair
Cllr P Beach
Cllr M Cross
Cllr S Hand
Cllr I James
Cllr D Phillips
Cllr D Rolfe
Cllr I Underdown

In Attendance

Mrs A Jobling – Clerk to the Council
Mrs J Panakis – Minutes Secretary
7 Members of the Public

To Receive Apologies for Absence

394/111/17 Apologies for absence were received from Cllr S Cohen, Cllr G Woodall and Mrs J Symes.

Declaration of Interest

395/111/17 Cllr Beach declared a dispensation regarding the Foreshore and Dinghy Park. Cllr Cross declared an interest in planning. Cllr Hand declared a dispensation relating to the Foreshore and Dinghy Park and membership of the Royal Southern Yacht Club. Cllr James declared a dispensation relating to membership of the Royal Southern Yacht Club. Cllr Underdown declared dispensations relating to the Foreshore and Dinghy Park and the River Hamble and a prejudicial interest in Planning Application NC/17/81662.

To Accept the Minutes of the Council Meeting held on 23rd October 2017

396/111/17 The Clerk said that there is one amendment to the circulated minutes: on page 1, item 385/102/17 'Footpath 5 (RSYC)' has been altered on the minutes to be signed to 'Footpath 5 (RnSYC)'. Cllr Underdown proposed, Cllr Phillips seconded, all agreed, and IT WAS RESOLVED that the Minutes of the Council meeting held on 23rd October 2017 be accepted as a true record. The Minutes were then signed by the Chair.

To Accept the Exempt Minutes of the Council Meeting held on 9th October 2017

397/111/17 Cllr Underdown proposed, Cllr Phillips seconded, all agreed, and IT WAS RESOLVED that the Exempt Minutes of the Council meeting held on 9th October 2017 be accepted as a true record. The Exempt Minutes were then signed by the Chair.

Chairman's Signature: Date:

Public Session

398/111/17 A parishioner spoke to the Council about the difficulties associated with boat movements along Hamble Lane and concern about the proximity to the road of the new library building. Damage was regularly being done to boats as a result of overhanging trees and pinch points on the road network. Given the importance of the boat yards to the local economy she requested that this issue needed to be dealt with.

399/111/17 Another parishioner wanted clarification on the works being proposed to a Horse Chestnut tree on Satchell Lane at the approach to Port Hamble. She was concerned that such a specimen was due to be cut back and wanted the Council to oppose the request for works to be carried out.

The Chair thanked both parishioners for their contributions.

Community and Partnership

400/111/17 Hamble River Harbour Authority Mr Jason Scott, Harbour Master at Hamble River Harbour Authority, spoke to the Council about the work of the Harbour Authority. The Harbour Authority has two main aspects of its work: safety of those using the river and environmental development. Safety aspects ensure that all river users do so in a reasonable manner to ensure their own safety and the safety of other users. The river is part of the Solent and is a natural salt marsh and is a conservation area, SSSI and Ramsar area for migratory birds, consequently the Authority is a consultee on development applications around the Harbour and they have close relationships with local Planning Authorities, Marine Management Organisation, Natural England and Historic England. The work of the Authority is controlled by two committees: The Harbour Board itself which is the decision making body and a Management Committee comprising representatives from boat yards, businesses and community representatives. It reviews the decisions made and advises the Harbour Board. Mr Scott went on to talk about a recent planning application which the Harbour Authority had approved because it would have improved safety in the river plus gave proper consideration to environmental sensitivities, but which had been refused by the Planning Authority.

Cllr Schofield thanked Mr Scott for attending the meeting and informing the Council of the work the Harbour Authority undertakes.

401/111/17 GE Aviation Mr Wallace presented GE's latest outline planning proposal for the building of 147 units. Features included: retaining the bowling green and the football pitch; a mixture of houses and flats ranging from 1- 4 bedrooms; additional parking for Coronation Parade along Kings Avenue. The percentage of social housing in the development was still to be agreed with Eastleigh Borough Council. Concern was expressed about additional traffic on Hamble Lane especially while a consultation was running to reduce congestion on the road.

A public consultation would be held on 30th November and 2nd December and it was hoped that the publicity for the event would be available by the end of this week. The Council would look to help promote the events.

Planning

402/111/17 NC/17/81662 *Various tree works at Lukes Close, Hamble-Le-Rice. This application was complicated, involving trees at various locations. Trees included: a Sycamore;*

Chairman's Signature: Date:

Cherry; 3 Oaks; Apple; Catalpa and a Sycamore/Ash, locations of which were highlighted to the meeting by the Clerk.

Cllr Underdown did not speak or vote on the item. Cllr Hand proposed, Cllr Phillips seconded, and Cllr Cross abstained, the remainder all agreed, and IT WAS RESOLVED that the Council requested that the applications be subjected to an arboriculturist report. **CLERK**

403/111/17 O/17/81637 *Proposed residential development for up to 48 dwellings with new access, roads and parking, landscaping and ancillary works, including relocation of substation (access only to be considered) on land to the South and East of The Plough Inn, Portsmouth Road, Bursledon.*

Cllr Hand proposed, Cllr Underdown seconded, Cllr Cross abstained, all agreed and IT WAS RESOLVED that the Council object to the Planning Application on the grounds that the site was outside the development boundary and was in conflict with the countryside policy, could result in settlement coalescence on the peninsula and would generate additional traffic on Hamble Lane which is already at capacity and is congested at peak periods. **CLERK**

Community and Partnership

404/111/17 Donkey Derby Field Allocation 2018 The Clerk reported that the Council had received requests for the use of the field and were set out in the table circulated. The number of days needed (based on application received or those that were anticipated) exceeded the allocated number of days.

Cllr Phillips proposed, Cllr Rolfe seconded, all agreed and IT WAS RESOLVED that as the French and Italian markets had not submitted applications no dates could be reserved for them and the Royal Southern Yacht Club would be allocated 22-24 June 2018. It was thought they could organise alternative arrangements for the other dates. The 6 days reserved for HPC community events would be retained.

405/111/17 Bursledon, Hamble-Le-Rice and Hound Local Area Committee Funding Request

Cllr Underdown proposed, Cllr Hand seconded, all agreed and IT WAS RESOLVED that a grant application for £2000 be submitted to the Local Area Committee to meet the cost of arranging 4 craft and maker market events on Hamble Foreshore during 2018. **CLERK**

406/111/17 Memorial Bench Requests Currently there are a number of benches in the Parish which have previously been donated and now need replacement. No maintenance payments had been secured when the benches were donated nor was it clear what the removal process was when the benches needed replacement or how we would contact donors. It was agreed that these issues needed to be resolved by the Asset Management Committee as part of the renewals programme. The Asset Management Committee would need to be advised on the style and design for benches and street furniture arising from the branding and street furniture review. Until then the council could not agree to new memorial bench requests.

Chairman's Signature: Date:

The Council currently had 2 requests from parishioners for memorial benches; one at the Village Green/Green Lane and the other at College Playing Fields. One of the requests was recent and was seeking approval prior to the 1st December when they had an event arranged; the other had been received in July and it had not been possible to take forward while the reviews were taking place. It was agreed that the Asset Management Committee would report back to the Council by the end of January 2018 in order to resolve the situation.

The Council also discussed the purchase of a commemorative bench to mark the end of WW1 and again it was agreed to consider the detail of this in January 2018. **CLERK**

Updates and Reports

407/111/17 Working Groups and Community Plan No reports were received.

408/111/17 Clerk's Report Item 1 – The Clerk reported that County Highways could not reconsider the reduction to the number of parking spaces allocated on Coach Road due to safety concerns.

Cllr Hand proposed, Cllr Underdown seconded, all agreed and IT WAS RESOLVED that the Parish Council accepted the loss of parking and that the work at Coronation Parade would commence as soon as possible **CLERK**

Item 7 – Supplier's details for Jewsons. Financial Regulations stated that this had to be brought this to the attention of the Council as this supplier's bank details had been changed. This was noted.

Item 9 – Supply of a Chromebook to a Councillor for council business. Cllr Schofield proposed, Cllr Underdown seconded, all agreed and IT WAS RESOLVED to authorise the purchase of a Chromebook as detailed in the report for the sum of £179.99. **CLERK**

Item 10 – The Quotes for the tree and hedge works in the locations specified in the report were noted.

409/111/17 Annual Footpath Report The annual report was considered. Parts of Footpath 505 was highlighted as being in need of repair. The report was noted.

410/111/17 HRVF Report - Noted

411/111/17 Protocol for dealing with Housing Applications over 25 Units The Clerk had submitted a paper for discussion. It was agreed that this would come back for further discussion given the work that was taking place to reduce the number of Council meetings per month. **CLERK**

412/111/17 Fareham Borough Council Local Plan The Council requested that the Clerk prepare a response to aspects of the Plan which involved Hamble River Valley and bring to the next meeting of the Council. **CLERK**

Finance, Compliance and Governance

413/111/17 Burial Committee Work was still pending on the Terms and Conditions and the ashes area, which was in need of aesthetic improvement.

414/111/17 Dinghy Park Working Party This Working Party were still finalising the Terms and Conditions. It was anticipated a small survey would be launched via the internet using Survey Monkey. They would be meeting with the Dinghy Party Users Group in late January to discuss the results of the survey.

Chairman's Signature: Date:

415/111/17 Asset Management Committee Hamble Football Club had submitted a request for an additional building. The Club has been asked to provide further details.

The bins at Westfield Common need replacing with larger bins but this was subject to the branding exercise.

Cllr Cross drew attention to the renewals programme and the option of switching to hybrid powered tools as part of an approach to reduce vibration and improve our environmental credentials. Personal Protective Equipment is to be renewed for grounds staff and a new inventory kept of equipment.

Cllr Underdown proposed, Cllr Phillips seconded, all agreed and IT WAS RESOLVED that the Council purchased, in this financial year, a Kubota F3090 power unit at a cost of £14,750 from Carters of Swanwick.
CLERK

416/111/17 Bank Reconciliation and Suppliers The bank balance at the end of October 2017 was £177,224.81. This was noted and signed by the Vice Chairman.

417/111/17 Payments A list of payments for authorisation was circulated. The payee "Tudor" was queried: the Clerk to circulate, via e-mail the following day, full details of this payee.

Cllr Schofield proposed, Cllr Rolfe seconded, all agreed and IT WAS RESOLVED that, the payments were authorised subject to confirmation being received about "Tudor".
CLERK

418/111/17 Card Payments It had subsequently transpired that there were issues with the reconciliation of card payments to the bank account each month. The Clerk had written to the Auditor to ascertain whether she had any practical advice to solve this problem. It was agreed to await the Auditor's response before making a decision on the future use of this system of payments.

The meeting closed at 9.30 pm.

Agenda item: **Communication and Branding**

Recommendation:

To agree a way forward

The Council has been focused on undertaking a branding exercise, which will guide the work of the Council, and the way in which it presents itself to the community. This initially came up as a result of needing to update the website and developing a communication strategy. Following the WeRHamble Survey this was widened out to encompass a wider review.

The purpose of undertaking a branding exercise is to create a clear and unequivocal image that people relate to when they think of Hamble Parish Council (HPC). This is important as the Council modernises and changes. Over the last year the council has started a number of key projects and has started to change its way of working.

These can be summarised as follows:

- Promoting the use of technology, choice and self-service for those that want it
- Putting consulting at the heart of what we do to identify priorities
- Being a champion for the community
- Working with others to achieve community aspirations
- Being more efficient to deliver more for less
- A focus on quality – be it environment, stewardship of our assets, the way we communicate

This is not an exhaustive list of the areas of change but they do highlight some themes.

Transformation of this kind will influence people's perception of the Council. It is an opportunity to be clear what we think we are here for, to check this with taxpayers and to reflect this back in what we do in the future.

From a practical perspective the branding exercise could follow a simple process:

1. Firstly we need to **determine what we are actually branding**. Is it Hamble-Le- Rice or is Hamble Parish Council. For the purpose of this paper I would suggest the latter. We then need to agree on whether the brand will be a sole overarching brand or one of several. For simplicity and consistency I would recommend one all encompassing brand.

2. The WeRHamble **research** should be used to inform us about our demographic and what makes Hamble and the Council unique. Other desk-based research could also be used and if specifics need researching then we could undertake focus group/interviews with key stakeholder groups.
3. We should then be able to **position the brand** by defining what makes it distinctive and different and how we want it to be positioned in people's minds.
4. Whilst establishing where the brand is positioned we should also look at how we **define the brand identity**. This means what it stands for, what unique benefits it provides, what promises it makes and the image it will portray. What experiences do we want people to have when they engage with it?
5. Next we would look the tactical aspects, which include the development of the **brand Identity**. This means reviewing name, logo, tag line and other key signature areas such as colour schemes, imagery, use of language and tone. All of this should be encapsulated in a set of **brand guidelines**.
6. We may then wish to **launch or re-launch the new brand** through publicity, advertising, promotions and presentations. As part of the exercise we should define best methods of communication and develop a **simple communications strategy**.
7. The important part is the continuing **management of the brand**. This can be achieved through brand champions and by ensuring that we provide a constant brand experience through delivering on brand values and developing the brand reputation.
8. It would be good practice to regularly **monitor, evaluate and update** the brand where necessary in light of changes or events.

The benefits of HPC having a strong brand should not be underestimated.

A strong brand should reflect a brand promise that is reinforced every time people come into contact with any facet of the HPC. The brand must accurately the core beliefs of HPC, its leadership and broader employees and stakeholder who deliver the brand.

Finally, consistency builds brands, so every encounter with the HPC brand - whether staff, members, website, magazine, news or any communications – must consistently contribute to the desired brand identity.

However, it may be deemed that the aforementioned process is too detailed in which case at least the following stages should be considered.

1. Clarifying our role - What do we want the village to recognise us for? Champion of the community, leading local change to reflect community aspiration, getting the little things right,

maintaining public areas to a high standard, providing local services, one stop shop or a signposting service? (Is this how the community see us – how can we sense check it – further survey, We R Hamble insights, focus groups, magazine article?)

2. Changing how we communicate our message – what does our street signage look like (modern or traditional), logos (do we update?), website (rebuild with a different feel?), use of social media, language we use and format of the material we produce, frequency with which we communicate and through which mediums.

3. How this impacts on the day to day management – visible appearance of the things we own (should they be Gold, Silver or Bronze standard/cutting edge, exemplar or tried and tested?), should we aim to maintain to the highest standard, do we aim to hold others to account for the way they manage space in Hamble.

4. Implementation – the scope of the council's ambitions will have a bearing on the scale of work involved. The greater the change the higher the volume of work for both Members and staff. There are ways to organise work more effectively (report for the 11/12/17) but ultimately there is a cause and effect. Use of external resources, sharing with others and additional staff can help reduce the input from members but many of these decisions are at the heart of the Councillors role.

Recommendation:

1. Advise on the response to the letter of complaint regarding the community orchard.
2. To allocate £200 for the staff Christmas Meal

Matters arising from the last meetings

1. The auditor is reviewing the Izettle situation and it is hoped to have it operational by the issue of the parking permits.
2. Tablet has purchased and issued to Cllr Phillips.
3. EE Mast – since the last meeting EE have identified a problem with the title deeds for the land at Hamble Lane. A restrictive covenant exists permitting only community social or sporting use. Our Solicitors have contacted BP in an attempt to resolve it. If the deal falls through the council will need to fund the abortive legal costs that have so far been incurred.
4. The transfer agreement for Barclays Bank has been concluded with 15% of the full market value paid to the Council for any disposal for a non-community based purpose for a period of 30 years.

Updates

5. Phase 1 of the community orchard at College Playing field was completed last Tuesday. A mix of trees has been planted with the help and support of Paula Sanderson who has been overseeing the work. Her contribution and that of the grounds team has been much appreciated.
Unfortunately, we have received a complaint from a resident along Satchell Lane a copy of which has been forwarded to members. Can members advise on the response.
6. Hamble Station Update – EBC have confirmed that Hallam have lost their latest appeal on the above development site. Not with standing this they are looking at further appeal stages and we will be notified accordingly.
7. Christmas and New Year – in previous years the Council has contributed £200 to the cost of a Christmas staff meal which is booked for the 19th December. The Parish Office will be open every morning during December as well as Monday and Friday afternoons. The office will close on Friday 22nd December and reopen to the public on January 2nd 2018.
8. Health and Safety Updates – We now have completed surveys for both Pavilions covering asbestos, legionella and an up to date Fire Risk Survey and assessment. A number of actions are needed and will be brought back to Council in due course. Staff have arranged and attended a fire awareness course which was well received and

Existing equipment has also been assessed for vibration risk. This is an increasing area of focus for the Health and Safety Executive and members are asked to read the attached. <http://www.leaderlive.co.uk/home/2017/10/05/gallery/wrexham-council-fined-150-000-for-health-and-safety-breach-96748/>. The impact of the assessment is being considered. There are two options for mitigating risk – reducing the vibration level of appliances (report on hybrid fuelled equipment 13th November 2017) and reduction in exposure. The latter can be difficult in a small team and could have a serious impact on the way staff time is allocated. The Consultant has also asked us to check the level of vibration linked to the new mower that was agreed at the last meeting. This will be done before purchasing. A report will come back shortly.

New items

9. A request has been received and circulated to support the Lost and Found charity through provision of a textile bank. Discussions with Hound who have similar charity recycling banks have highlighted that they become a source of tipping. If the council wishes to pursue this then it will be necessary to identify a suitable area with care and to ensure that additional costs in running the bank to keep the area clear and tidy, so not fall on the council.
10. The cleaning contractors have been asked to cost for additional cleaning work at another Council facility. Further details will be provided under item 9.
11. St Marys Church – An article is attached regarding the potential refurbishment of this building and possible associated uses. Given the range of current community halls in Hamble would the Council wish to express a view about its future use?

Meeting dates

GE Consultation

GE Aviation Main Reception, Kings Avenue.

- 30th November 3-7.30pm
- 2nd December 9.30am-12.30pm

Hampshire County Council

- 27th November 1pm-7pm Pilands Wood Centre, Chamberlayne Road, Bursledon
- 7th December 1pm-7pm Roy Underdown Pavilion, Spitfire Way, Hamble-le-Rice
- 13th December 1pm-7pm Abbey Hall, Victoria Road, Netley,

EBC Local Plan

6 December 6:15pm - Railway Institute, 2 Romsey Road, Eastleigh SO50 9FE.

EBC Parish Member Planning Training

23 January at 6:15pm Eastleigh House

Dinghy Park Users consultation – 26th or 29th January venue to be confirmed

Papers attached:

Letter of complaint (contains confidential information – circulated to members separately)

Email from Andy Grandfield

Email regarding clothes bank.

Email Kath Richards local plan

Excerpt from the Scene regarding St Marys Church

Clerk - Hamble Parish Council

From: Grandfield, Andy <Andy.Grandfield@eastleigh.gov.uk>
Sent: 19 November 2017 19:46
To: Clerk - Hamble Parish Council; clerk@HoundParishCouncil.org; Bursledon Parish Council
Subject: Hamble Station High Court Challenge
Attachments: CO-6439-2016 - Hallam Land Mgt v SSCLG & anr 10-10-17 APPROVED.DOC

Dear All

Please see attached the judgment for the Hamble Station s288 hearing. The judge has not agreed with Hallam Land and has **dismissed** their claim that the Secretary of State for Communities had erred in his decision to uphold the decision of Eastleigh Borough Council to refused the Hamble Station planning application in July 2014. The scheme was an outline planning application for up to 225 residential units, plus a 60-bed care home and 40 extra care units, together with the provision of public open space and woodland, improvements to Hamble Station

I attach the judgement for information.

I understand that the appellant (Hallam) intends to ask for permission to appeal to the Court of Appeal (again), and will be filing submissions.

We will keep you informed.

Best wishes

Andy

Andy Grandfield
Lead Specialist for Housing and Development
Service Delivery - Specialist Services
Ext: 8267

Clerk - Hamble Parish Council

From: Richards, Kath <kath.richards@eastleigh.gov.uk>
Sent: 22 November 2017 16:13
To: Richards, Kath
Cc: Blythe, Matthew; Grandfield, Andy
Subject: Parish Planning Training

Importance: High

Dear Parish Councillor

I am writing to confirm that the Parish Planning Training session will be held on Tuesday 23 January at 6:15pm here in Eastleigh House. Listed below is a brief outline of what is likely to be covered:

- The new Future Eastleigh structure
- Legislation and guidance for Planning
- Local Plan and NPPF status and weight in decisions.
- Terminology and acronyms.
- S106 and CIL
- Key issues in Eastleigh Borough
- 5 year Housing land Supply (briefly)
- The role of statutory consultees and community consultees
- Decision process – delegated and committee decisions
- Appeal process when schemes are refused
- “cases” to work through
- Time for a Q&A

Can you please let me know by return if you are able to attend so that we can make adequate refreshment provisions.

Kind regards
Kath

Kath Richards
Senior Specialist (Elections and Democratic)
Strategy - Performance and Governance
Ext: 8342
Mobile: 07899 661448

Clerk - Hamble Parish Council

From: BIU Group <martin.white=biugroup.co.uk@mail124.suw111.mcdlv.net> on behalf of BIU Group <martin.white@biugroup.co.uk>
Sent: 20 November 2017 17:22
To: Clerk - Hamble Parish Council
Subject: Can you help to support Hampshire Search & Rescue?

[Bank Locator](#) | [Email Us](#) | [Unsubscribe](#)

CAN YOU HELP?

EXCELLENCE, ALWAYS



Can you help Hampshire Search & Rescue raise the funds they need to continue providing the 24/7 cover to assist the police and other agencies to search for vulnerable missing people?

By agreeing to have one of our secure clothing recycling banks in your grounds, you will become one of over 50 sites in the area who help to raise much needed money through visitors donating their unwanted clothing, shoes and textiles. We have raised £45k since August 2016 thanks to this local support which has resulted in them being able to buy a fully-equipped 4x4 vehicle to provide more off-road assistance during their search activities. With your help, we can make sure that the charity is able to purchase their next vital piece of equipment quicker than if they were relying on voluntary donations or legacies alone.



If you decide to agree to a bank being placed, we will enter your site into our Milestone Scheme which provides rewards depending on how many bags are donated over the course of the year – these will range from “thank you” certificates, to social media activity and press releases. The more bags that are donated, the more the local community will know about your support for this great cause!

If you would like to go ahead and arrange for a textile bank to be delivered or if you have any further questions on how the scheme works, please don't hesitate to get in touch.

We look forward to hearing from you soon.

[FIND OUT MORE](#)



What Happens to Your Clothing Donation



CLICK HERE TO FIND OUT MORE



BIU excellence, always
group

01422 418 618 / info@biugroup.com



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HOUND PAROCHIAL CHURCH COUNCIL WANTS YOUR HELP

As part of our Parish Mission Plan we have looked at St Mary's Church building and asked the question, does it currently fulfill any function which could not be carried out at St Edward's? Answer, apart from occasional Funeral Services the answer is NO.

We realise that in its present form, whilst it is attractive to look at, it has no toilets or Kitchen, and it is poorly heated and under lit. Before spending sums of money on remedying these shortcomings we need to know whether these changes will make it an attractive venue for other uses. It is our intention to retain at least some part of it as an active Church, but would welcome any ideas that the community has for other uses for the Nave.

We have had ideas for alternatives but these are our only thoughts such as:-

- As a Museum telling the stories of the Local Area, the Church, and the people in the graveyard.
- As a meeting hall/ conference centre.
- An intimate concert venue
- A fund raising venue
- Art groups
- History Societies local base viz Bitterne and Warsash
- As a centre for Nature conservation
- Parties

But we are open to suggestions, so if you belong to an existing organisation or are thinking of starting up a new one, maybe St Mary's might be a suitable venue for you to consider, please let us know. At this stage there will be no commitment.

We would welcome a chance to show you round our church and discuss these exciting possibilities. Just send us a note to the Church Office at the Church Hall or an email to Sted.office@btinternet.com and we will contact you. Please help us with your ideas **THANK YOU**.
Peter Hoadley - Chair of St Mary's Transformation Group



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Assistant Clerk - Hamble Parish Council

From: Siobhan Strand <siobhan.strand@eastleigh.gov.uk>
Sent: 09 November 2017 09:10
To: Assistant Clerk - Hamble Parish Council
Subject: Planning Application Consultation Request H/17/81650

Application No: H/17/81650

Site Address: 44 BARTON DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RE

Description: First floor and two storey side and rear extension with rear dormer window.

Would you please let me have your observations on the above application.

You can access the plans and documents via our portal [H/17/81650](#).

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: clare.martin@eastleigh.gov.uk

Kind regards



Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Lord"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Delfryn"/>				
	<input type="text" value="Portesbery Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Camberley"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="GU15 3TD"/>				
	<input type="text"/>				
Are you an agent acting on behalf of the applicant?					
<input type="radio"/> Yes <input checked="" type="radio"/> No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

First floor extension side extension over existing single element to include a proposed rear facing dormer window, a two storey front extension, and internal alterations to provide a utility room at ground floor, improved bedroom accommodation, an additional en-suite bathroom and a dressing room.

Has the work already been started without planning permission?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

Roof tiles

Description of *proposed* materials and finishes:

Roof tiles to match existing

Walls - description:

Description of *existing* materials and finishes:

Brick and Render

Description of *proposed* materials and finishes:

Brick and Render

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Plan reference DP.02 all works to match existing materials.

12. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Astor Estates	
Number: Suffix: House name:	
Street: The Lansbury Estate	
Locality: 102 Lower Guildford Road	05/10/2017
Town: Woking	
Postcode: GU21 2EP	

Title: Mr & Mrs First name: Surname: Lord

Person role: APPLICANT Declaration date: 05/10/2017 ☒ Declaration made

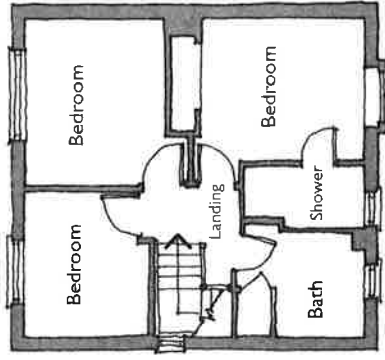
13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

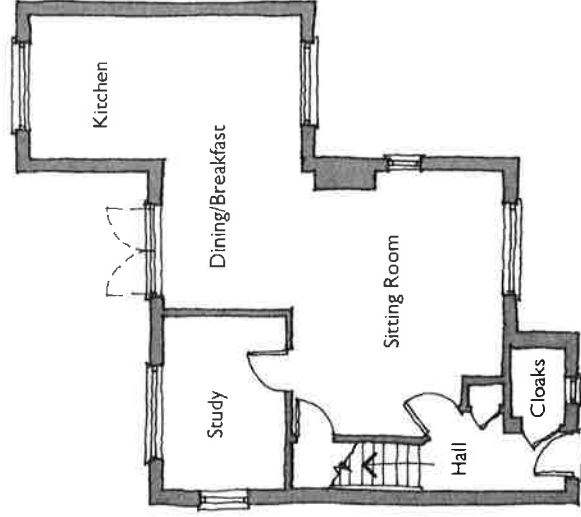


Date

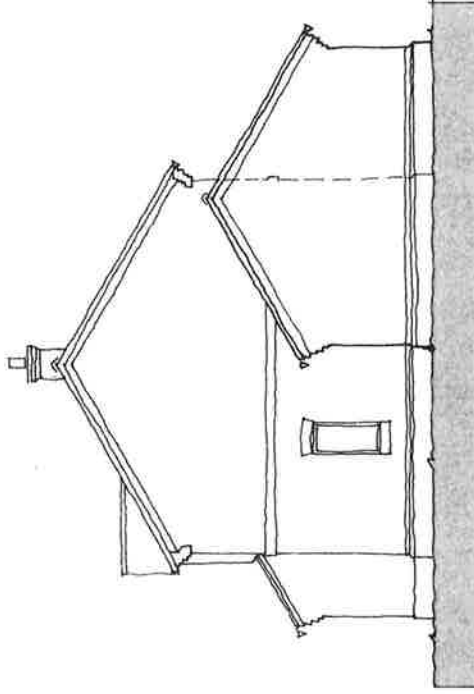
05/10/2017



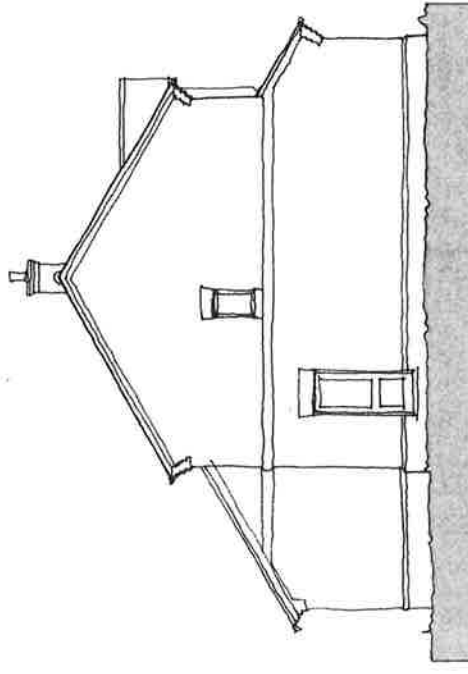
FIRST FLOOR PLAN



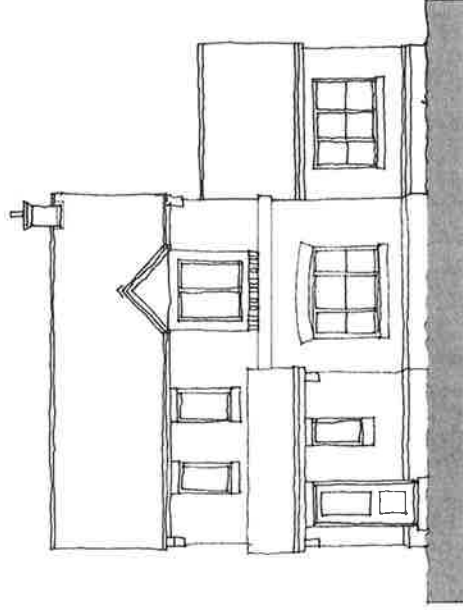
GROUND FLOOR PLAN



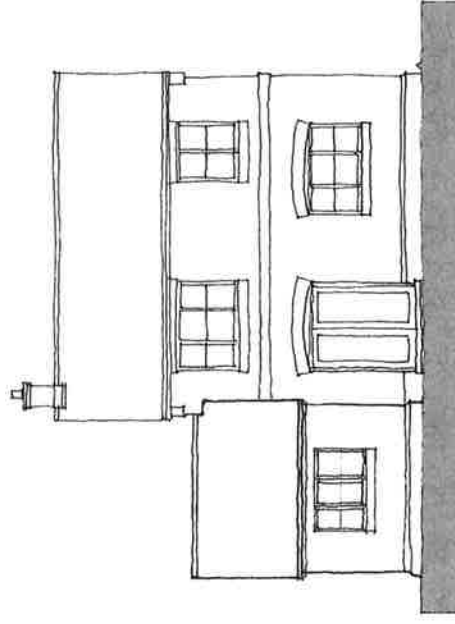
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Mr and Mrs Lord
 44 Barton Drive, Hamble, SO31 4RE
 Proposed alterations and extension
Existing Plans and Elevations
Ref DP.02 - Scale 1:100@A2

The Borough Planning Officer
Eastleigh Borough Council

5th October 2017

Dear Sir / Madam,

Planning Application: 44 Barton Drive

This householder application is submitted for a scheme to improve the living accommodation at 44 Barton Drive. The proposal includes:

- a new bedroom 1 with an attached dressing room at first floor,
- the provision of a utility room at ground floor to provide additional storage and to accommodate the boiler, washing machine and other noisy appliances away from the existing open plan living area, and
- internal rearrangement of the existing bedroom 2 at first floor to provide access and an en-suite to the new bedroom 1.

The proposed scheme has been sensitively designed to harmonise with the existing dwelling in the context of the character of the local area and to ensure there are no unacceptable impacts on neighbours' amenity.

The first floor elements of the extensions will be subordinate in height to the existing ridge line, and the footprint will not extend beyond the existing rear building line.

The rear facing dormer, which will serve the dressing room, is set back into the proposed roof line which will slope down from the ridge line to the existing single storey eaves height. The rear elevation of the application site faces the side boundary and the side gable end walls of the single storey garage and two storey house at 10 College Close. There are no windows serving habitable rooms in these elevations. A small flat roof single storey infill extension has been added to the rear of the garage and the side of the house, but this has a non-glazed roof and obscure glazing panels projecting above the fence line on the side facing the application site.

The application site garden is 9m in depth from the rear elevation of the existing kitchen to the rear boundary. There will be a distance of 11m from the proposed dormer, serving the dressing room, to the rear boundary. The

- the ridge is moved forward so the rear sloping roof follows the existing angle down to the level of the existing single storey eaves height at the rear,
- the rear elevation of the proposed dormer does not project beyond the building line of the 2 storey rear elevation of the neighbouring property, and
- the proposed front elevation does not project beyond the building line of the front elevation of the neighbouring dwelling.

The proposed development includes the use of material to match the existing external fabric and the proposed fenestration will follow the height and pattern of that in the existing house. The design of the scheme is consistent with the design of other extensions on this estate and with the character of the local area.

Three parking spaces will be retained at the front of the property, this is ample to serve a three bedroom dwelling, and as such will not result in on street parking.

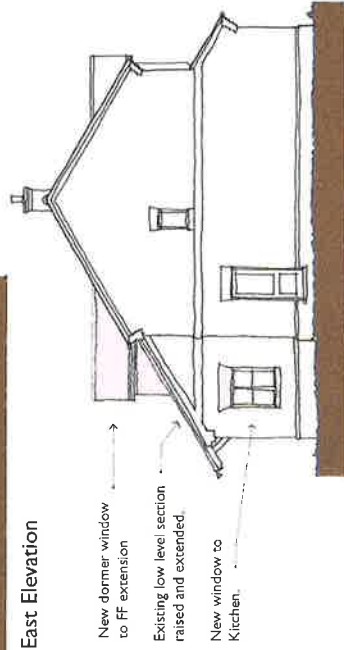
We conclude that the proposal is consistent with the relevant criteria in Adopted Local Plan policy 59.BE, and trust that the application will meet with the Council's approval. If there are any queries, please do not hesitate to contact us.

Kind regards

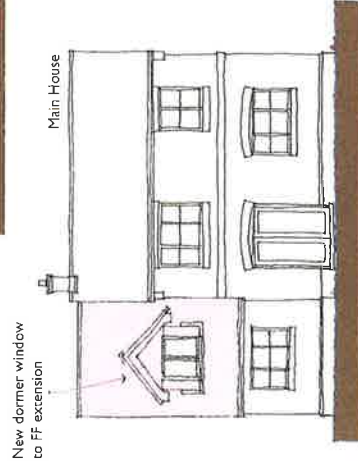
Mr & Mrs Lord



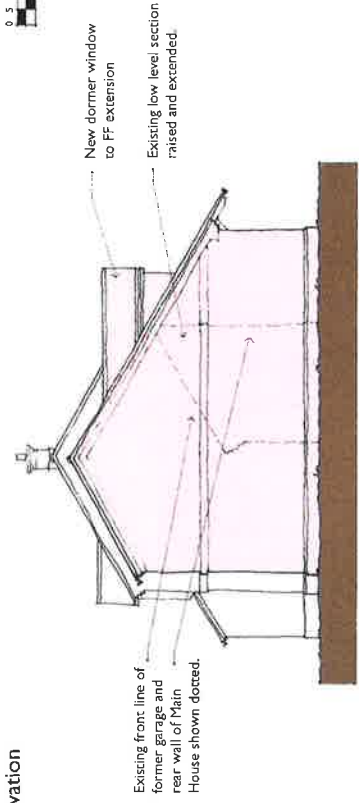
North East Elevation



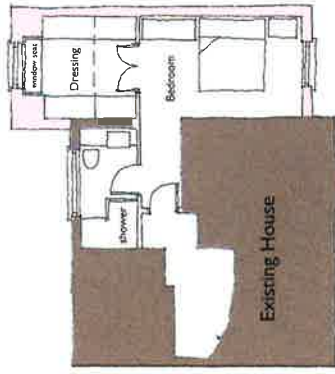
South East Elevation



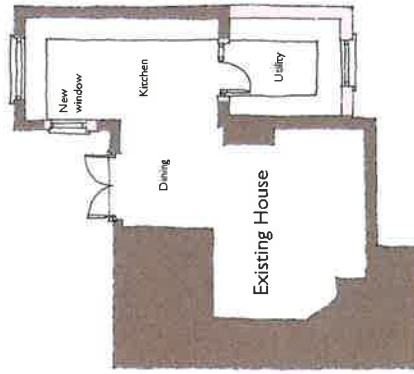
South West Elevation



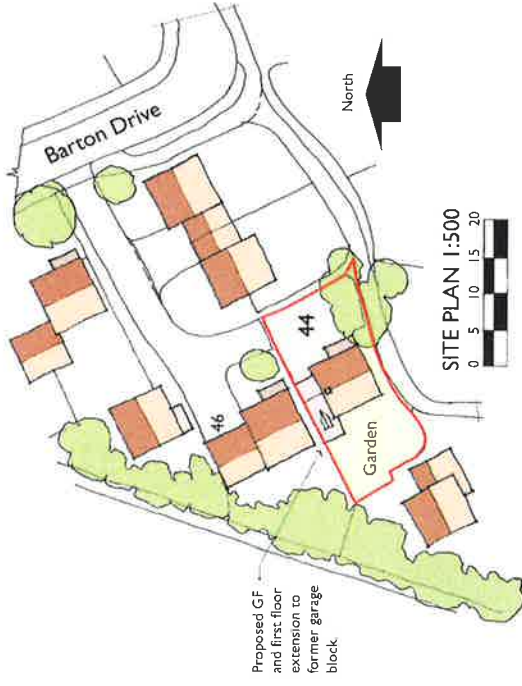
North West Elevation



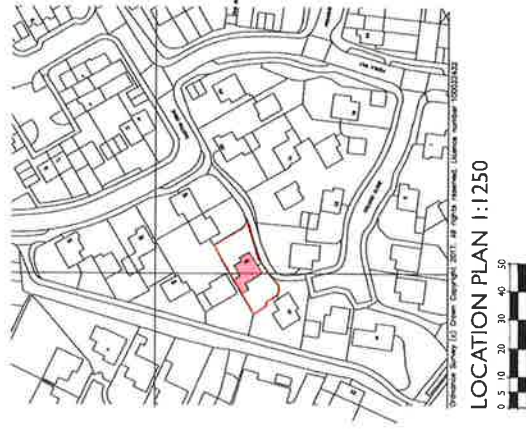
FIRST FLOOR



GROUND FLOOR



SITE PLAN 1:500



LOCATION PLAN 1:1250

REVISIONS
A Floor plans rescaled and scale bars added 23.10.2017

Proposed alterations and extensions

PLANS & ELEVATIONS

Scale 1:100 @ A2



Mr and Mrs Lord
44 Barton Drive, Hamble, SO31 4RE
Proposed alterations and extension
Proposed Plans and Elevations
REF DP02A - Scale as marked - A2

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Austin"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="38, Westfield Close"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="HAMBLE-LE-RICE"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="SO31 4LG"/>				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Michael"/>	Surname:	<input type="text" value="Bagge"/>
Company name:	<input type="text" value="MBDS Architectural"/>				
Street address:	<input type="text" value="150 Manor Drive North"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="07925239682"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="York"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text" value="UK"/>				
Email address:	<input type="text" value="baggepuss1@btinternet.com"/>				
Postcode:	<input type="text" value="YO26 5RZ"/>				

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered
vehicle access
proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered
pedestrian access
proposed to or from the
public highway?

☐ Yes ☒ No

Do the proposals
require any diversions,
extinguishment and/or
creation of public rights of
way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

10. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

White pvcU

Description of *proposed* materials and finishes:

White pvcU

Walls - description:

Description of *existing* materials and finishes:

Red brick with brown brick banding/detailing

Description of *proposed* materials and finishes:

Render painted with Sandtex masonry paint ref. Cotton Belt (off white).
Vertical Eternit Cedral boarding colour ref. Silver Grey.

Windows - description:

Description of *existing* materials and finishes:

White pvcU

Description of *proposed* materials and finishes:

White pvcU

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings nos. LP-17-01 to 05 incl.

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

13. Declaration

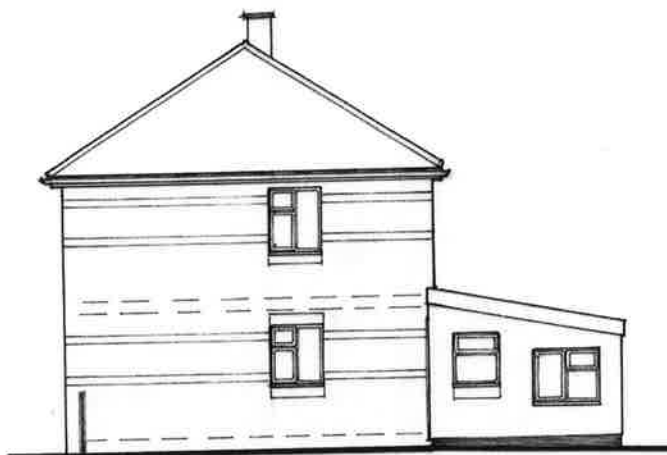
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



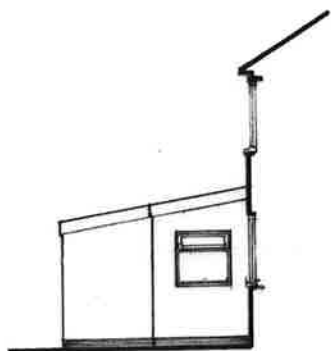
Date



NORTH WEST (FRONT)



SOUTH WEST (SIDE)



NORTH EAST (SIDE) / SECTION



SOUTH EAST (REAR)

EXISTING ELEVATIONS
scale 1:100

project
PROPOSED GROUND FLOOR EXTENSION AT NO 58
WESTFIELD CLOSE, HAMBLE, HAMPSHIRE SO31 4LG

title
EXISTING ELEVATIONS

drawing no.
LP-17-02

revision

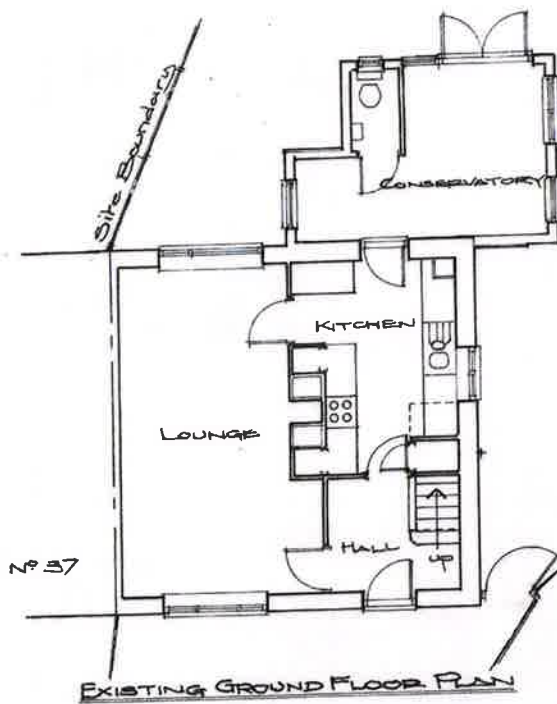
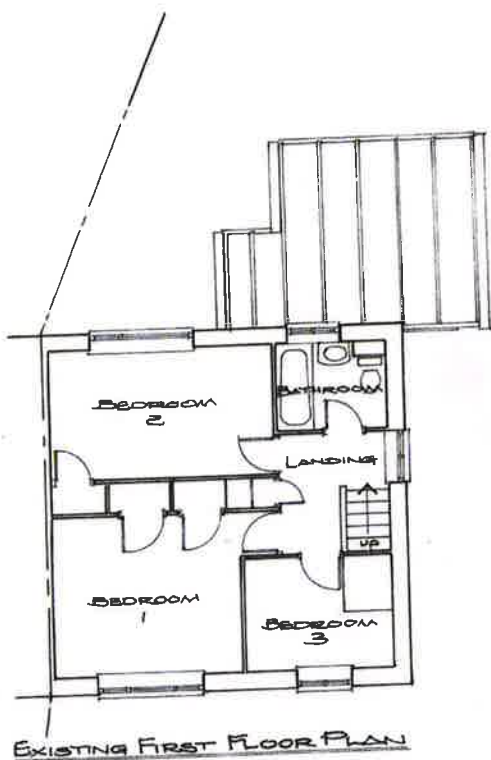
scale
1:100

date
October 2017

drawn
mpb

MBDS Architectural
150 Manor Drive North, York YO26 5RZ

e mail mike@mbdsarchitectural.co.uk
tel 07925 239 682



project PROPOSED GROUND FLOOR EXTENSION AT N° 38 WESTFIELD CLOSE, HAMBLE, HAMPSHIRE SO31 4LG		
title EXISTING FLOOR LAYOUT PLANS		
drawing no LP-17-01	revision	
scale 1:100	date October 2017	drawn mpb
MBDS Architectural 150 Manor Drive North, York YO26 5RZ		
e mail mike @ mbdarchitectural.co.uk tel 07925 239 682		

Search...

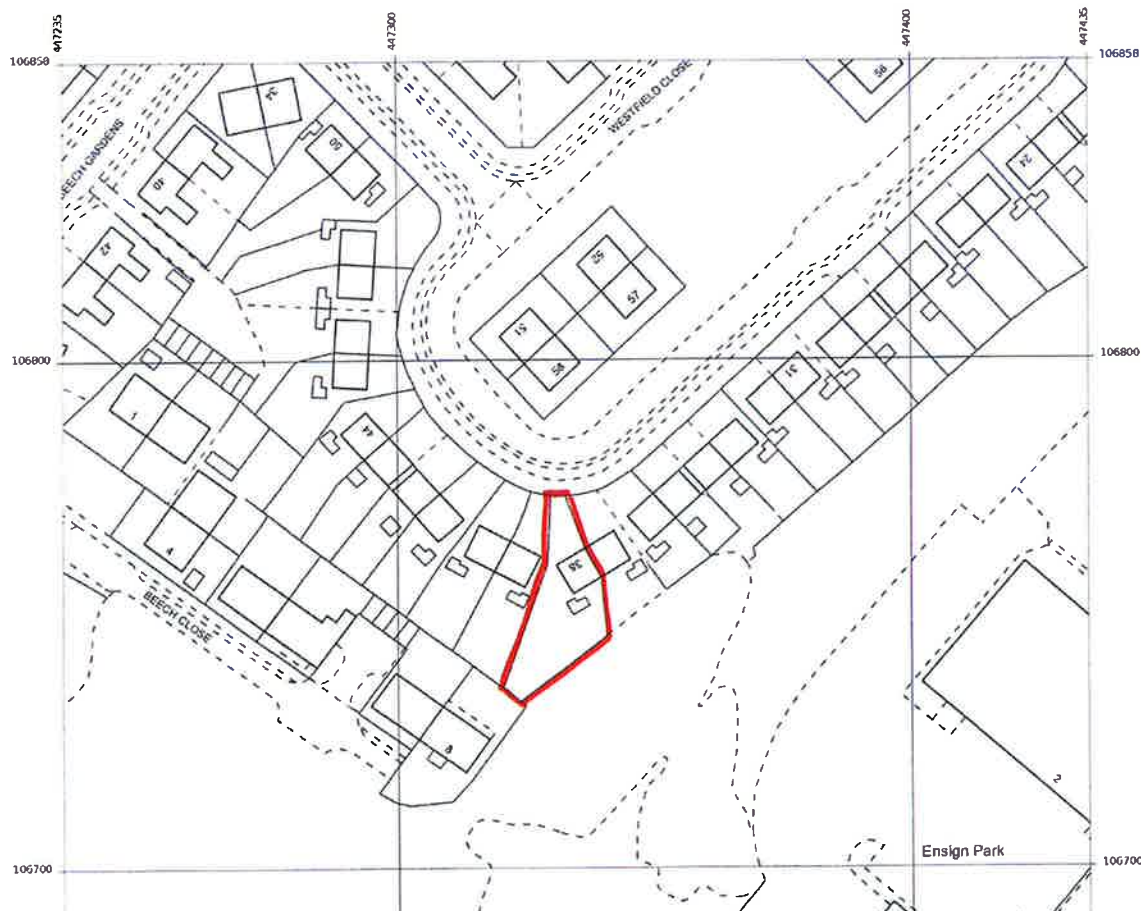
[Planning Register \(/S...](#)[Council Website \(Http...](#)

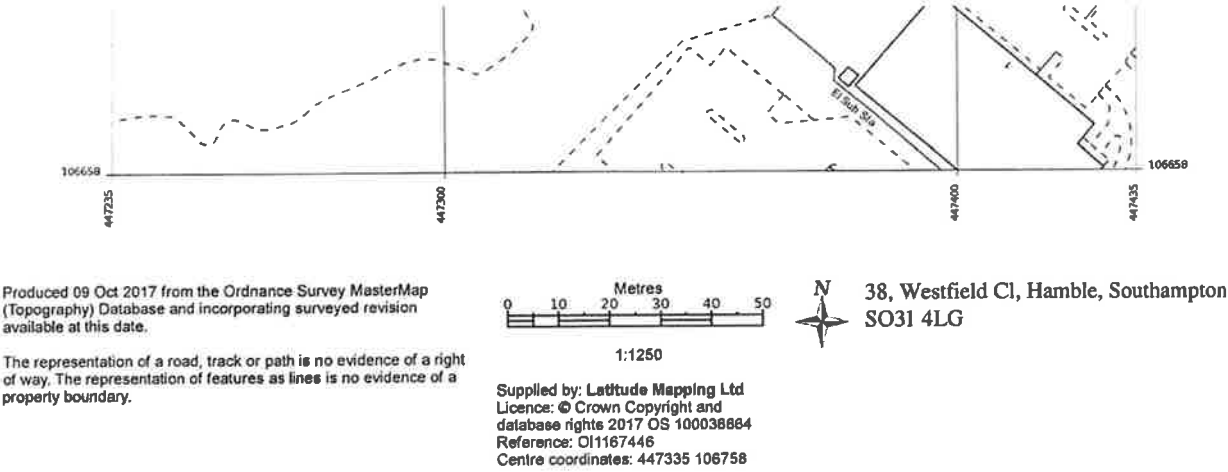
We are currently making changes to our planning pages – over the coming weeks you will see further changes that will improve the search facility of the Planning Register. In the meantime, you can search by any part of an address or application number. We apologise if you experience any disruption as we develop and make improvements to this area, and if you have any difficulties, please contact our customer service team on **023 8068** [02380688000](tel:02380688000) or email planning@eastleigh.gov.uk (<mailto:planning@eastleigh.gov.uk>) who would be happy to help.

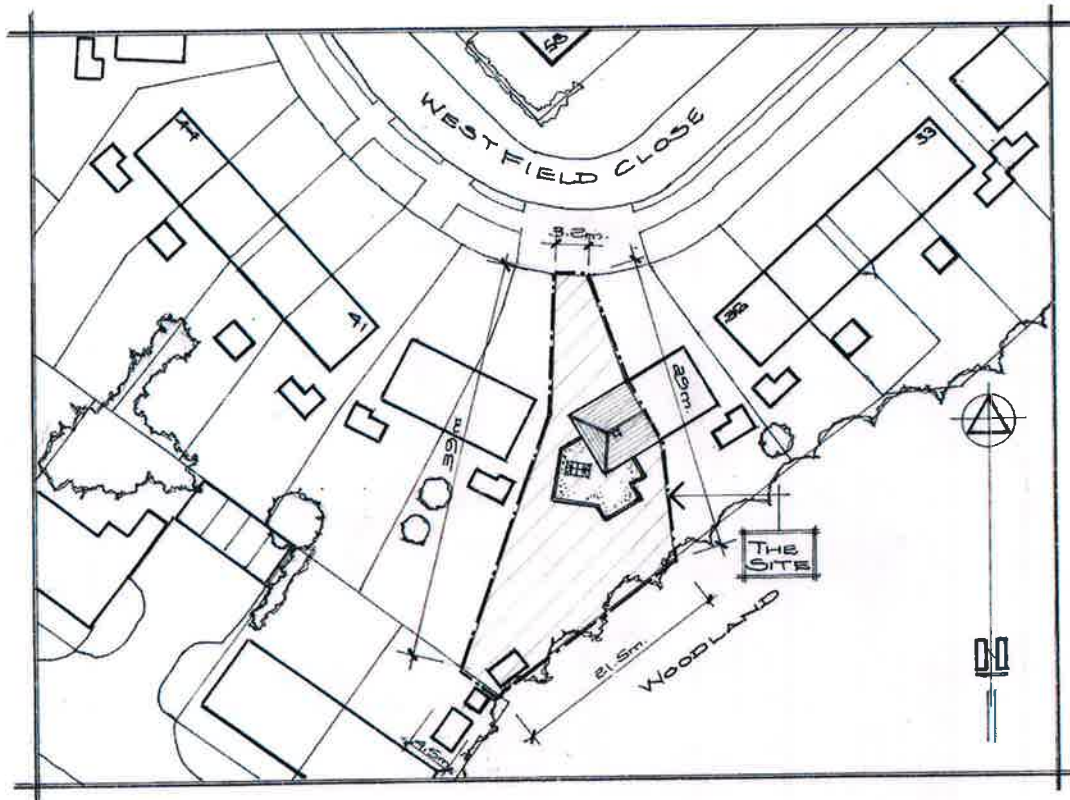
If you experience problems with the links on search results not working, try refreshing the page or right-clicking the Application and opening in a new tab. We should have this resolved shortly.

[QUICK SEARCH](#) [ADVANCED SEARCH](#) [WEEKLY LIST](#) searched for **H/17/81844**
CCP 06112017_0005.pdf[Search again](#)

rtal

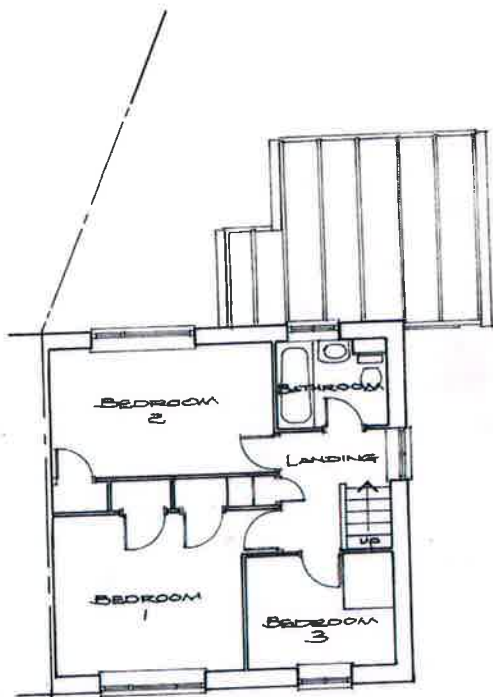




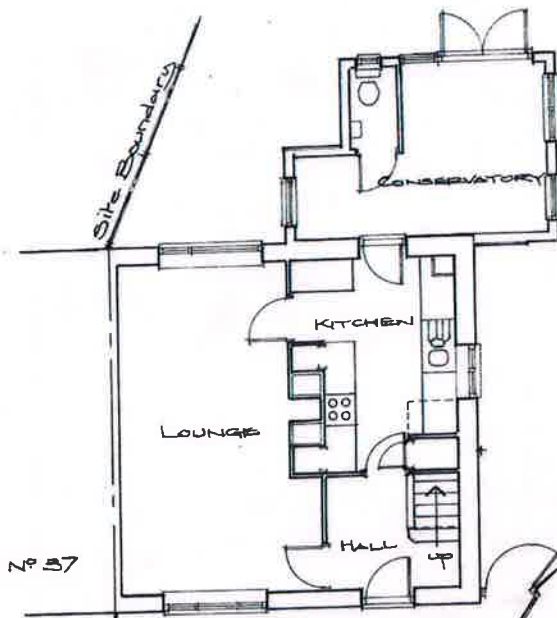
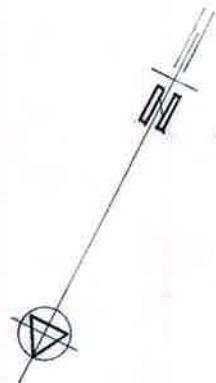


SITE LAYOUT/BLOCK PLAN
scale 1:500

project PROPOSED GROUND FLOOR EXTENSION AT N° 30 WESTFIELD CLOSE, HAMBLE, HAMPSHIRE SO31 4LG			
title SITE LAYOUT/BLOCK PLAN			
drawing no. LP-17-05		revision	
scale 1:500	date October 2017	drawn mpb	
MBDS Architectural 150 Manor Drive North, York YO26 5RZ e mail mike @ mbdarchitectural.co.uk tel 07925 239 682			



EXISTING FIRST FLOOR PLAN

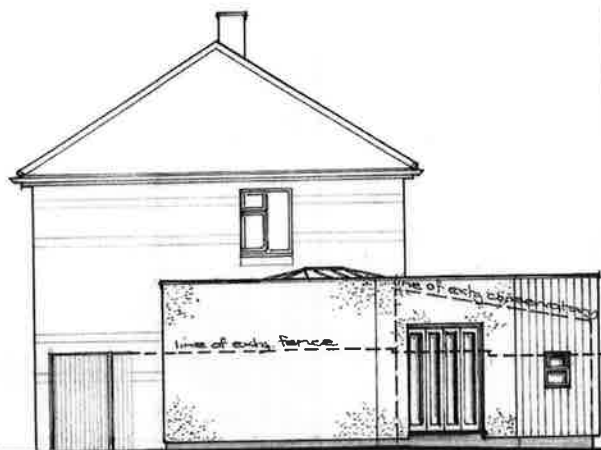


EXISTING GROUND FLOOR PLAN

project PROPOSED GROUND FLOOR EXTENSION AT NO 38 WESTFIELD CLOSE, HAMBLE, HAMPSHIRE SO31 4LG		
title EXISTING FLOOR LAYOUT PLANS		
drawing no LP-17-01	revision	
scale 1:100	date October 2017	drawn mpb
MBDS Architectural 150 Manor Drive North, York YO26 5RZ		
e mail mike @ mbd architectural.co.uk tel 07925 239 682		



NORTH WEST



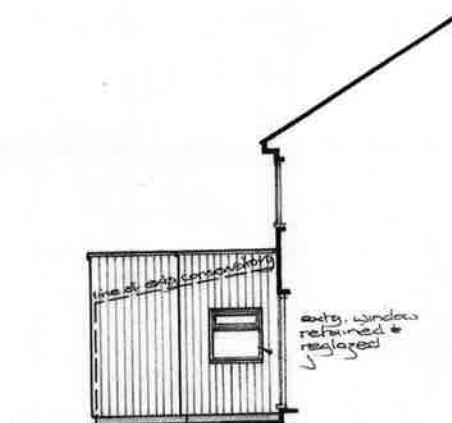
SOUTH WEST



SOUTH EAST

PROPOSED ELEVATIONS

scale 1:100



NORTH EAST

SCHEDULE OF MATERIALS & FINISHES

WALLS : painted render - Sandtex masonry paint - colour ref. Cotton Belt (off white)
vertical boarding - Marley Btarnit Central
Click cladding system - colour ref. Silver Grey

JOINERY : white PVCU window & door frames and doors.

project
PROPOSED GROUND FLOOR EXTENSION AT N° 38
WESTFIELD CLOSE, HAMBLE, HAMPSHIRE SO31 4LG

title
PROPOSED ELEVATIONS

drawing no
LP-17-04

revision

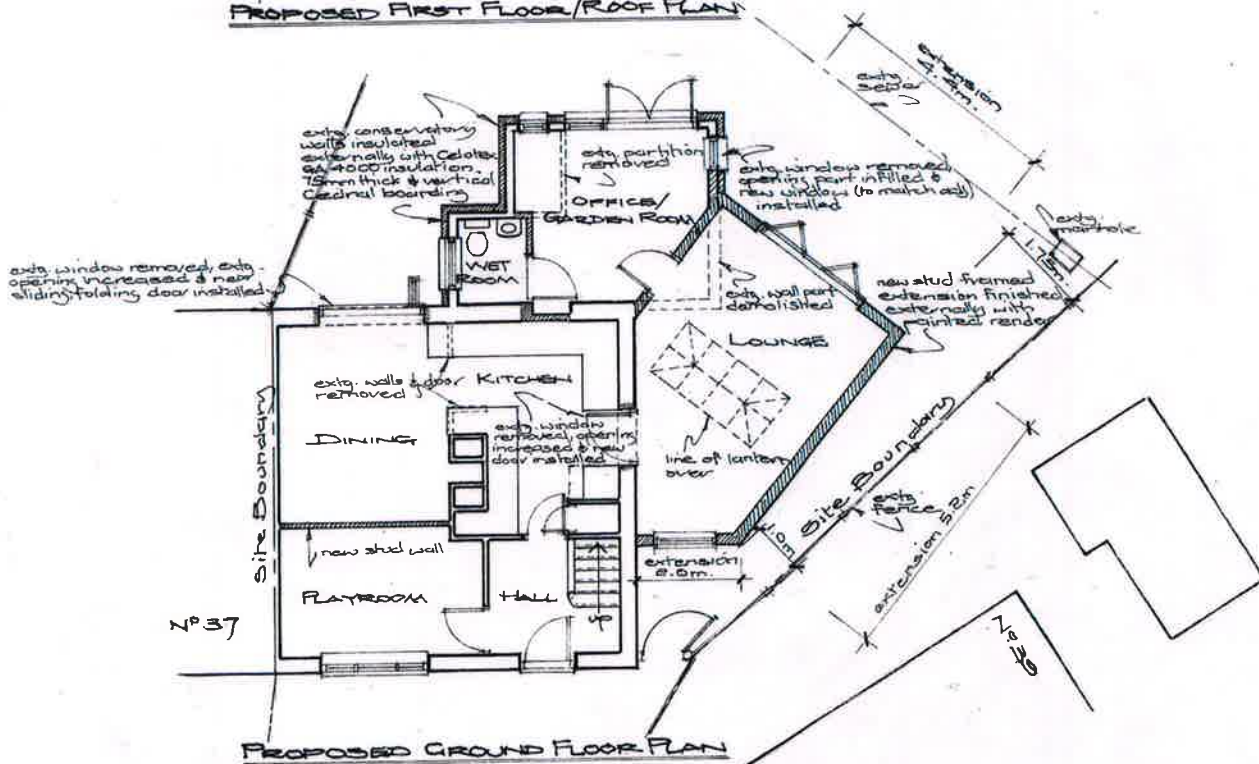
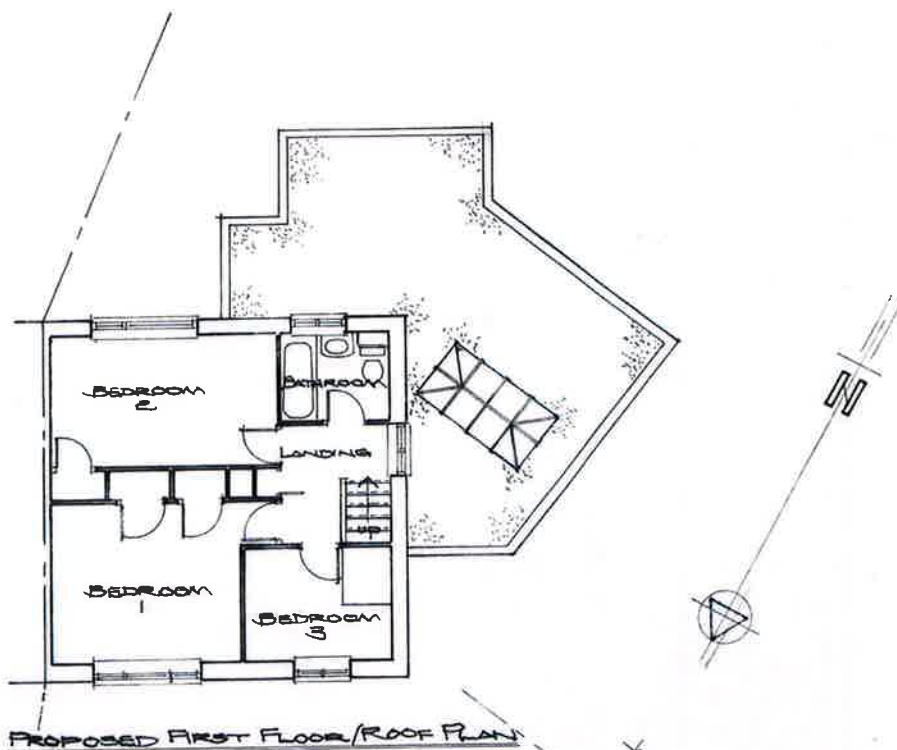
scale
1:100

date
October 2017

drawn
mpb

MBDS Architectural
150 Manor Drive North, York YO26 5RZ

e mail mike @ mbd architectural.co.uk
tel 07925 239 682



Project
**PROPOSED GROUND FLOOR EXTENSION AT N° 38
 WEST FIELD CLOSE, HAMBLE, HAMPSHIRE SO3 14L**

Title
PROPOSED FLOOR LAYOUT PLANS

Drawing no
LP-17-03

Revision

Scale
1:100

Date
October 2017

Drawn
mpb

MBDS Architectural
 150 Manor Drive North, York YO26 5RZ

e mail mike @ mbd architectural.co.uk
 tel 07925 239 682

Recommendation

To agree the Councils response, using the attached proforma, to the Draft Fareham Borough Council Local Plan

Fareham Borough Council (FBC) Local Plan – 2011 – 2036

Introduction

1. Fareham BC have launched a consultation (regulation 18) on their new local plan. Despite having a plan adopted in 2011 they have needed to undertake an early review of their Plan. This Plan looks to incorporate much of the previous Plan including the proposals for a new settlement at Welbourne. It seeks to deliver 11,300 new homes over the period 2011 - 2036.
2. The FBC has needed to go for an early review of its plan for two reasons: a change to the objectively assessed housing need across the Partnership for Urban South Hampshire area and a failure to demonstrate a 5-year housing land supply. The latter has occurred due to a delay in starting development at Welbourne which was due to make a significant contribution to the 5 year supply figure.
3. Under the previous plan there was an assumption about the rate of housing completions based on the development of Welbourne. As development has not commenced here the housing trajectory can no longer evidence a 5-year supply and so they have needed to review the plan.

Detailed considerations

4. The Plan seeks to develop 11,300 net additional dwellings between 2011 and 2036 through a stepped annual rate. This reflects the time taken at the start of the plan period for infrastructure issues to be concluded with a faster build out rate in the period 2021 - 2031.
 - 300 dwellings per annum 2011/201 – 2016/2017
 - 420 dwellings per annum 2017/2018 – 2020/2021
 - 620 dwellings per annum 2021/2022 – 2030/2031
 - 324 dwellings per annum 2031/2032 – 2035/2036
5. The development principles are as follows:
 - Maximise developable sites in the urban area
 - Focus on regeneration and redevelopment opportunities in Fareham Town Centre
 - Focus on larger developable housing sites (typically 400-700 homes in size) that are better placed (by virtue of their scale) to achieve place making and wider benefits whilst also being distributed in different areas of the Borough
 - A preference toward those sites that have lower landscape sensitivity
 - Provided a mix of site sizes
 - A preference toward urban extension sites that provide a logical extension to the existing urban area and/or a defendable urban edge for the future
6. Development will focus on sustainable development at Welbourne (new settlement), Daedalus (commercial and business) and Fareham town centre (regeneration focus). Countryside development will be resisted with strong policies on strategic gaps to prevent coalescence between key settlements to the south of Fareham.

7. In addition they will also be looking to allocate 130,000 square m floorspace with development focused at Solent 2, Whiteley, Midpoint 27, Segensworth South, Faraday Business Park, Daedalus, Swordfish Business Park, Daedalus and Standard Way, Wallington. These sites have been selected on the basis that they are close to public transport to reduce the congestion and improve air quality.

Focus on policies

8. Water Front and Boatyards – this policy relates to the protection and promotion of maritime sites and sets out the basis for extensions and intensification. Does it go far enough to support small existing maritime businesses and is it ambitious enough in promoting world class facilities?
9. Facilities Outside of Urban Area Boundaries – Outlines the importance of sites such as the Warsash Maritime Academy and the recognition that for the sites to be viable for long term use as educational bases they may need some conversions/ extensions and identifies the criteria for this. There is then a more detailed development brief for the site highlighting the potential scale of development proposed on the site, including buildings up to 4 storeys high.
10. Green Infrastructure – highlights the importance of green corridors and open space both for recreational use and to support biodiversity. There is no reference to the importance of coastal and riverside corridors and the need to protect them. nor does it recognise the importance of the Solent and the River Hamble as a wildlife corridor in its own right.
11. Natural Environment – Sites of special interest - sets out how sites of special environmental importance should be protected or damage mitigated. The policy sets out a precautionary approach to land that is caught within the area designated as a Special Protection Area (5.6km zone from the coast). This requires the council to be satisfied that development will not cause harm to Brent Geese or birds that overwinter in the area. The process is managed through a Solent Recreational Mitigation Partnership which takes financial contributions on schemes within the zone and looks to develop projects that minimise disturbance such as dogs on leads schemes, wardens etc. Through this approach sensitive sites are able to come forward for development. MDL will on their scheme have to address this same issue.
12. It also covers the Coastal Change Management Areas (CCMAs) which apply to the following areas: Hook Spit to Workman's Lane and Hook Park to Meon Shore. Along this length of coastal path there is a recognition that there will be erosion and coastal realignment. Planning consent will only be agreed where it can be shown that it will not result in an increased risk to life or significantly increase the risk to any property.
13. New moorings – the policy recognises the continual demand for moorings along the River Hamble and proposes that additional mooring can take place where they are outside of the Mooring Restriction Areas (MRA) and have no impact on the SPA's and within the MRA the replacement or relocation of existing moorings will only be permitted where there are no alternative locations outside of these areas and the proposal will improve navigation and the overall appearance of the area. The advice of the Harbour Master will be sought to help establish this test.

How to respond

14. Please find the attached paper questionnaire for completion.

EMPLOYMENT



- 6.32 Protected cropping was traditionally undertaken in timber framed glasshouses built on concrete pads, which have a typical economic life of 20 – 25 years. Due to this limited lifespan and expense of glasshouses, they have been replaced by plastic polytunnels in recent years. Although semi-permanent in physical nature, in planning terms glasshouses are classed as temporary structures. As such, when a structure is no longer viable for commercial horticulture cropping it may become redundant and fall into disuse and eventual dereliction. The structure should normally be removed and the land returned to its original use, however in many cases the structure remains in-situ. In these locations, the Council will consider the redevelopment of derelict glasshouses, in order to bring the land back into a worthwhile use.
- 6.33 Horticultural activity in the Borough also includes growing garden plants. Garden plants may be grown for sale at a garden centre which sells garden plants and other gardening related products. For the protection of the countryside, proposals for garden centres shall consider the effect the proposal will have on the landscape and the local area. In addition, the proposed development shall consider its relationship to and its impact on the road network. Where it is likely that the proposed development will attract significant numbers of visitors, the site will need to be in an accessible location and a Travel Plan will be required.

Local Employment Opportunities

- 6.34 The overall target for new employment floorspace can be met through the proposed employment allocations, alongside the employment floorspace that is planned at Welborne. However, the Council does not want to prevent suitable economic development in the right locations which contributes to the local economy. As such, the Existing Employment Areas policy enables those sites to intensify or expand, where appropriate and necessary.
- 6.35 There are a number of existing small employment sites and buildings in the Borough that are not protected under the Employment Areas policy, due to the lower scale of contribution that these areas make to economic development in comparison to those which are protected. The potential change of use or redevelopment of these sites and buildings should consider alternative employment uses in the first instance. However where buildings or sites have been long-term vacant, or have become unviable or underused, then alternative forms of development, such as residential, will be considered.
- 6.36 To allow for flexibility in the local economy, proposals for additional employment development that contributes to the local economy, such as start-up business accommodation or live-work units, will be encouraged. Any new such development will need to be respectful of the landscape and character of the area, the amenity of any neighbouring development and must not have an adverse effect on traffic or noise.

Waterfront Sites

- 6.37 Waterfront sites, including boatyards, are of primary importance to supporting the marine and maritime sector in the Borough. The importance of waterfront sites to the local economy is significant in terms of job creation and in terms of facilitating boating tourism to the Borough. The strategic importance of boatyards, and particularly the clusters of



them, is identified in the Maritime Futures: Solent Waterfront Sites (2015)²² study produced by the Solent LEP.

Policy E5: Boatyards

Existing boatyards (as listed below) (and identified on the Policies Map) will be retained for marine related employment uses unless it can be demonstrated that such uses are no longer financially viable.

The extension and intensification of existing boatyards will be permitted where it relates to boat building, repair, maintenance, fitting out or other ancillary uses. Proposals must demonstrate that they do not cause unacceptable harm to:

- a) the built character and historic significance of the area; and
- b) traffic and vehicular parking; and
- c) nature conservation and environmental interests; and
- d) the landscape character of the coast when viewed from the land or water; and
- e) public access along or to the coast; and
- f) impacts to neighbours from noise and vibration.

- 6.38 The retention of existing boatyards and allowing appropriate and necessary development is a key part of ensuring the marine industry continues to thrive in Fareham Borough. Such development should be in accordance with other policies in the Local Plan and should not be at the expense of the special character, natural beauty and conservation value of the Borough's coastal areas.
- 6.39 The existing boatyards referred to in the policy are listed below. Swanwick Marina and Universal Marina are both identified in the PUSH Spatial Position Statement as being of sub-regional importance to the marine and maritime economy.

Boatyard	Location
Eastlands Boatyard, Coal Park Lane, Swanwick	River Hamble
RK Marine, Bridge Road, Swanwick	River Hamble
Swanwick Marina, Bridge Road, Swanwick	River Hamble
Universal Marina, Crableck Lane, Sarisbury Green	River Hamble
Stone Pier Yard, Shore Road, Warsash	River Hamble
Wicor Marine, Cranleigh Road, Portchester	Upper Portsmouth Harbour
Lower Quay, Fareham	Upper Portsmouth Harbour

Table E6: Existing Boatyards in Fareham Borough

²² Available at http://www.push.gov.uk/3e_marine_futures_solent_waterfront_sites.pdf

and facilities.

- 8.13 Policy CF2 seeks to support proposals for new community and leisure facilities that meet an identified need which cannot be met by existing facilities, and are grouped together with the existing facilities on site. Such community facilities could combine several functions and provide useful social and recreational activities.
- 8.14 In all instances proposals for new or alterations/extensions to existing community facilities outside the urban area shall have regard to other policies of this plan relating to design, landscape, surroundings and transport in particular.

Policy CF3: Loss of a Community Facility

Development proposals that would result in the loss of community facilities will only be permitted where it can be demonstrated that:

- a) The facility is no longer needed; and**
- b) It is no longer practical, desirable or viable to retain the facility and an alternative community use of the facility is not practical or viable; or**
- c) Any proposed replacement or improved facilities will be of equivalent or better in terms of quality, function and accessibility.**

Any development proposals that result in the loss of a community use must be accompanied by a 12-month marketing assessment which clearly shows the facility to be surplus to requirements. As a minimum, the assessment must evaluate the quantity and quality of existing facilities in the locality and assess the need for the facility in the locality. It should include information on potential alternative community use(s).

- 8.15 The availability of community services and facilities are important for the vitality of social wellbeing of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. However, it is recognised that there may be instances where a community or leisure facility is no longer fit for purpose and it can be demonstrated that there is no longer a need for the facility in its current location or elsewhere in the Borough. Applicants will be expected to demonstrate the facility or use has been appropriately marketed for a period of at least 12 months in order to ensure its loss is justified and that the physical space is not sought for an alternative community provision. The type and scale of marketing should be commensurate with the scale of the facility that is proposed to be lost. The marketing exercise will be expected to include as a minimum:
- Confirmation by an appropriate marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time
 - Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale and location during this time
 - An enquiry log detailing how it was followed up and why it was unsuccessful
 - Evidence of advertisements in the local press and trade journals. Evidence of

marketing via the internet.

- 8.16 The advice of the Council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.
- 8.17 Community and leisure facilities within the Borough provide vital social and economic benefits and generate employment. It is recognised that a number of community and leisure facilities are located outside of the urban area, and the effect of further proposals within the countryside will need to be minimised.

Policy CF4: Educational Facilities Outside of the Urban Area Boundaries

Within sites designated as educational facilities outside of the urban area boundaries (as identified on the Policies Map), proposals for new buildings, replacement buildings, conversions, and/or extensions will only be permitted provided that:

- a) They will be used for educational purposes or a use directly required to support the educational facility; and
- b) They are of a suitable scale that is proportionate to the existing facilities on site; and
- c) For new buildings, they are well designed to respect the character of the area and, where possible, should be grouped with existing buildings on site; and
- d) They would not result in the loss of playing fields and/or sports pitches unless it can be demonstrated that these facilities are no longer required or they can be adequately replaced elsewhere on site; and
- e) They avoid building on the areas of the site that are at the highest risk of flooding, unless it can be demonstrated that the proposed development has an overriding need for the proposed location; and
- f) It is demonstrated that sufficient parking spaces will be provided to meet the needs of any additional development and that there will be no unacceptable impact on traffic levels and parking in neighbouring areas.

The change of use or re-development of educational facilities and their associated grounds outside of the urban area boundaries will not be permitted unless:

- g) It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational uses can be found; or
- h) Satisfactory alternative or new facilities will be provided.

Proposals should have particular regard to the requirements of Policy SP5: Development Outside of Urban Areas.

- 8.18 To ensure convenient access to educational facilities for all residents across the Borough, any expansion of education or training facilities should be easily accessible by public transport in order to ensure that any development supports access to education and improvements in skills for local people to enable them to compete effectively in the job market.



- 8.19 It is also recognised that the majority of proposals for alterations and additions to schools will be determined by Hampshire County Council as part of their statutory role.
- 8.20 There are a number of educational facilities in the Borough that are located outside of the urban area boundary. While it is important that the intrinsic beauty and function of areas outside of the urban area boundary is retained, educational establishments should have the ability to expand or redevelop their facilities over the course of the Plan period, to reflect the latest educational needs requirements.
- 8.21 The Warsash Campus of Southampton Solent University is currently the only higher education facility in the Borough. It consequently has unique requirements in terms of providing residential accommodation for students. The nature and type of courses offered at the Warsash Maritime Academy require direct access to the Solent and therefore specific types of educational buildings, facilities and equipment are required. Part of the site is allocated as HA7 in the Development Allocations chapter of the Plan. Any alterations or intensification of the existing educational facility will, therefore, be required to take account of the European designated sites and should avoid, where possible, the areas within the site identified as being at highest risk from flooding.
- 8.22 The aim of Policy CF3 is to allow the appropriate redevelopment of, or extensions to, educational facilities, whilst protecting the character and function of areas outside of the urban area boundary. If any of these facilities become surplus to requirement, future development will be considered against the relevant policies of the Plan and making effective use of previously development land.
- 8.23 The loss of education facilities, including the grounds, outside of the urban area will only be supported where it has been demonstrated that there is not an educational need for the site, now or in the future, and that there is sufficient provision provided in an alternative location through either existing, new or improved buildings/facilities.
- 8.24 Green Infrastructure (GI) is a network of multi-functional green spaces, green links and other green areas which link urban areas to the wider countryside. It has multiple environmental and socio-economic benefits such as: providing mitigation and adaptation to climate change and pollution control, promoting healthy, active lifestyles and associated natural capital.

Policy CF5: Green Infrastructure

The Council will expect development proposals to provide Green Infrastructure (GI) which is fully integrated into development and maximises opportunities to connect to the wider GI Network.

Development proposals that reduce the integrity of the existing green infrastructure network by means of destruction and/or fragmentation will only be permitted, where suitable mitigation is identified and secured.

Where development proposals directly impact upon, or are adjacent to, GI projects that are included within the Fareham Borough or PUSH Green Infrastructure Strategy they should ensure;

- a) They do not prevent its future delivery;
- b) The layout of the development allows for a physical connection to be achieved with the proposed GI project; and
- c) They do not have direct adverse impacts on the GI project.

Exceptions only will be considered where the following is demonstrated to be acceptable:

- d) Suitable alternative GI provision of equivalent benefit is identified and secured as part of the development; or
- e) A financial contribution is secured for suitable alternative GI provision for implementation by the relevant authority.

- 8.25 Development proposals which could adversely impact upon existing Green Infrastructure (GI) assets will only be granted permission where suitable mitigation is satisfactorily agreed and secured. This is to ensure that the local GI network is continually safeguarded and does not become fragmented.
- 8.26 Development proposals which are located close to or on future identified GI projects within Fareham Borough and/or PUSH Green Infrastructure Strategies should ensure they do not impact on these future projects. This is by means of preventing their future delivery, blocking/fragmenting or destroying the GI network. Exceptions will be made where alternative provision which is the same or better quality is secured or a financial contribution for the creation of an alternative GI project nearby is obtained by the relevant authority. The relevant authority in this case would be Fareham Borough Council or Hampshire County Council.
- 8.27 Some examples of the network of multi-functional green infrastructure can include:
- Public Rights of Way
 - Cemeteries and churchyards
 - Parks and gardens
 - Amenity open space in residential developments including incidental areas of green space such as grass verges
 - Allotments and community gardens
 - River and wildlife/ green corridors
 - Local nature reserves
 - Accessible countryside and woodland
- 8.28 The Council will continue to use appropriate funding mechanisms to invest in appropriate management, enhancement and restoration, of the existing network. Ensuring links and buffers to established sites are maintained and new areas of Green Infrastructure are created. The Council will support development proposals which provide Green Infrastructure on site and which maximise opportunities for connections to the wider GI network.
- 8.29 The Council is working with the Partnership of Urban South Hampshire (PUSH) to support and deliver the sub-regional strategic green infrastructure network set out in the PUSH Green Infrastructure Strategy 2017³¹. The strategy promotes a variety of strategic

³¹ Partnership for Urban South Hampshire. PUSH Green Infrastructure Strategy (2017)

projects such as the Forest of Bere, watercourse and river corridor restoration and enhancement as well as projects which will help direct recreation pressure away from sensitive European sites.

- 8.30 In addition, the Green Infrastructure Strategy for Fareham Borough 2014³² sets out the local approach to identifying the GI network and how this network will be linked with Welborne, neighbouring districts and the sub-regional level green infrastructure. The Fareham strategy identifies several projects which can help support and maintain ecological networks, and promotes sustainable modes of transport through increased pedestrian and cycling opportunities across the Borough. The Council is committed to implementing the Green Infrastructure Strategy for Fareham Borough 2014 and will continue to work in partnership with the local community, PUSH, Developers, Landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to protect, provide and enhance the Borough and Sub-regional's Green Infrastructure network.

- 8.31 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. These spaces are also valuable areas for wildlife and biodiversity and make a valuable contribution to the Borough's adaptation and resilience to Climate Change. The NPPF provides protection for open space, sports and recreational buildings and land, including playing fields, which should not be developed unless very specific circumstances arise³³. It is in the interest of the Borough's residents to retain existing areas of open space whilst providing new areas as part of new development and or addressing identified deficiencies to ensure the Borough retains a high-quality environment in which to live in.

Policy CF6: Provision and Protection of Open Space

Proposals for new residential development will be required to provide open space to meet the needs of new residents in accordance with the thresholds and requirements set out in the Council's Planning Obligations SPD.

Proposals seeking to develop on open space will not be permitted unless it can be clearly demonstrated that:

- a) The open space is surplus to local requirements and will not be needed in the long-term following a robust assessment; and**
- b) Replacement provision will be at least equivalent or better in terms of quantity, quality and accessibility and there will be no overall negative impact on the provision of open space; or**
- c) The development is for alternative recreational provision, which meets locally identified needs and clearly outweighs the loss of the original open space; or**
- d) The loss of open space is replaced by a scheme which delivers high quality community, educational or health benefits and clearly outweighs the scale of the net loss of open space.**

³² Green Infrastructure Strategy for Fareham Borough 2014.

http://www.fareham.gov.uk/PDF/planning/DSPCoreDocuments/FarehamGI_Strategy_Sept2014.pdf

³³ DCLG (2012) National Planning Policy Framework, Paragraph 74.

- 9.0 The Borough of Fareham has a remarkably complex landscape for its size. The landscape is one that is balanced between mixed rural valleys, coastal plain, farmland and woodland and extensive built-up areas, as well as the M27 motorway and railway lines which cross the Borough.

Policy NE1: Landscape

Development for all major applications will be permitted only where it can be demonstrated, through a robust landscape assessment that the proposals satisfy the specific development criteria contained within the Council's Landscape Sensitivity Assessment³⁵ for the character area in which the development is located.

Development proposals must respect, enhance and not have severe adverse impacts on the character or function of the landscape that may be affected, with particular regard to:

- a) Intrinsic landscape character, quality and important features;**
- b) Visual setting, including to/from key views;**
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;**
- d) The landscape's role as part of the existing Green Infrastructure network;**
- e) The local character and setting of buildings and settlements;**
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and**
- g) The character of the Borough's rivers and coastline, which should be safeguarded.**

Major development proposals shall include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.

- 9.1 The Borough's mixed landscapes provide local distinctiveness and are highly valued by residents and visitors. It is therefore important to conserve and where possible, enhance the different landscape character areas of the Borough, while accommodating the housing and employment needs of the Borough up to 2036.
- 9.2 Attractive environments and distinctive landscapes are essential to retaining the Borough's identity, providing resilience to the impacts from climate change and are essential components to the health and wellbeing of the Borough's residents. As such, the character and nature of the landscape need to be properly managed. A comprehensive Landscape Assessment of Fareham Borough was undertaken in 2016 in order to inform this Local Plan. The Landscape Assessment identifies the key characteristics of the landscape that make places distinctive as well as providing a

³⁵ Part two of the Fareham Landscape Assessment (2017)

detailed analysis of the value of the landscape and its sensitivity to change.

- 9.3 A proportionate approach shall be applied to development proposals so that the requirements of the policy will be applied flexibly depending on the nature and scale of the proposals. This is determined by the Local Requirement list available on the Council's website³⁶. Where the scale or location of the development proposal has the potential to impact the landscape, including the development or extension of a single dwelling, a robust landscape assessment should be carried out which conforms to the latest best practice guidance, such as the Guidelines for Landscape and Visual Impact Assessment (LVIA). Proposals must also have regard to the development criteria in the Fareham Landscape Assessment 2017, which identifies specific character and landscape sensitivities and provides guidance on how development may be integrated into the landscape.
- 9.4 The landscape assessment should ensure that intrinsic landscape character, quality and important features are considered both within the immediate landscape and within the context of the Borough, to ensure that the Borough-wide landscape character and features are not adversely impacted by the development.
- 9.5 The design response of proposals should reflect the sensitivity of the local landscape and settlement character and should help reinforce local distinctiveness. Furthermore, the layout of the site should incorporate a range of positive landscape benefits and enhancements to enable the creation of a high-quality development with a strong sense of place that is appropriate to its landscape setting.
- 9.6 The Countryside in the Borough sustains a variety of rich and unique habitats which are of high ecological value. The protection of these habitats is important for maintaining a rich and diverse Borough for residents to live in.
- 9.7 National Policy seeks to encourage development to achieve no net loss in biodiversity and where possible, provide net gains. The Council will ensure that any development will be strictly controlled in areas of international and local importance following the hierarchy of nature conservation. In all cases, including proposals outside of nature designations, there is an expectation that development will adhere to the principles of the mitigation hierarchy. Whereby in the first instance, if a development has the potential to significantly harm an important ecosystem directly or indirectly, it should at first be avoided (either by finding an alternative site or through appropriate design). If significant harm cannot be avoided, then adequate mitigation, (or as a last resort) compensation in perpetuity should be arranged.

Policy NE2: Biodiversity and Nature Conservation

Development may be permitted where it can be demonstrated that;

- a) Designated sites, sites of nature conservation value and priority habitats are protected; and**

³⁶ Fareham Borough Council, Local Information Requirements
http://www.fareham.gov.uk/planning/applications_and_advice/localrequireddocs.aspx



- b) Protected and priority species and their associated habitats, breeding areas and foraging areas are protected; and
- c) Proposals would not prejudice or result in the fragmentation of the ecological network; and
- d) Alternative layouts or designs have been fully considered by the applicant to ensure that adverse impacts cannot be avoided; and
- e) Suitable and adequate mitigation can be provided as part of the development to address any adverse impacts, both short-term and long-term.

Development proposals should seek to provide opportunities to incorporate biodiversity within the development and where practical, attempt to achieve no net loss of biodiversity.

Applications for development should include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

Proposals that provide enhancements, local habitat restoration, creation and management, independently on-site and/or off site will be supported.

9.8 Nature Conservation

- 9.8 Many valuable habitats in the Borough are protected by both international and national legislation and result in a hierarchy of designations ranging from internationally protected sites; Special Protection Area (SPA), Ramsar site, Special Area of Conservation (SAC); and Site of Special Scientific Interest (SSSI) to Locally designated sites including Site of Importance for Nature Conservation (SINC). In addition to these, the Borough also contains a series of National and Local Nature Reserves and also has many areas of ancient woodland and individual trees that have Tree Preservation Orders. All designated areas are identified on the Policies Map. The Hierarchy of nature conservation designations is presented in Figure NE1 below:





Figure NE1: Hierarchy of UK Nature Conservation Designations

- 9.9 The amount of weight given to the protection of an area with conservation interests depends upon the above stated hierarchy of nature conservation designations. These may apply to the site, habitat or species concerned. However, impacts on International/European designated sites (SPAs, SACs) are subject to different, more stricter protection tests as set out in the conservation of Species and Habitats Regulations (as amended) 2010.
- 9.10 There are many other habitats which are of significant environmental amenity and ecological value within the Borough which should also be conserved and enhanced. These include habitats like: river valleys, road verges, individual important hedgerows and trees (veteran and mature), urban forests, parks and gardens, and farmland. These habitats act as coherent ecological corridors and often function as an integrated network of ecosystems. They also provide various social and economic benefits to the residents of Fareham and many help support the internationally designated European sites.
- 9.11 Protected sites are, however under pressure from a variety of sources such as: climate change, air and water pollution and water scarcity as a result of development proposed in both the Borough and across South Hampshire. There is potential for these pressures to have significant adverse effects on protected sites. Therefore, an assessment in accordance with the Habitats Regulations Assessment (HRA)³⁷ has been undertaken on the Local Plan to ensure that any significant adverse effects on these sites is avoided or mitigated to reduce the impact to within acceptable levels.
- 9.12 The Borough also has areas that are of geological importance, such as the chalk pit at Downend Road, which is protected under a Site of Special Scientific Interest designation. These specific geological areas can be harmed by development covering and/or destroying their important geological strata. Such areas should be protected from any negative impacts arising from development.
- 9.13 The Council will seek to halt the loss of biodiversity and where possible enhance it across the Borough by securing net biodiversity gains through incorporating existing trees, hedgerows and habitats into development and encouraging the designing-in of further biodiversity enhancements as part of the development. There are several measures that can be integrated into development to enhance biodiversity and ensure that the Borough is able to mitigate the potential future effects of climate change and flooding. These can include but not be limited to, provision and retention of: suitable trees, hedgerows and woodland, ponds, wildflower areas and nesting and roosting features. The Council has produced a Corporate Tree Strategy which provides guidance to developers on the protection, creation, and consideration of all trees and woodland within the Borough.
- 9.14 Development which meets and contributes to the restoration, re-creation or management of priority habitats will be supported. The Council's Green Infrastructure Strategy provides opportunities for enhancements across the Borough.
- 9.15 Applications for development must include adequate and proportionate information to

³⁷ Required under the Conservation of Habitats and Species Regulations 2010

enable a proper assessment of the implications for biodiversity and geodiversity. Natural England provides guidance to applicants and Local Planning Authorities (LPA's) on what potential species/habitat surveys may need to be carried out and the relevant supporting ecological information that is required to accompany a planning application³⁸. In addition, the Council has a list of Local Information Requirements which further supports when applicants should undertake an Ecological Assessment³⁹.

- 9.16 Fareham is an internationally important wintering location for Brent Geese and Wading Bird species, with the Fareham coast designated as the Solent Special Protection Area (SPA) as a result. The Brent Geese and Waders Strategy (2010) explains that Brent Geese and Waders (SPA Birds) are also dependent on a network of habitats which provide feeding and roosting opportunities outside of the SPA boundaries. These 'supporting sites' are the areas defined as 'Important' in Policy NE3. Whilst others where the importance is not fully known (due to limited survey data) are classed as 'Uncertain' in Policy NE3. Important supporting sites are key to the functional integrity of the designated Solent SPA. As a result, any adverse impact on these supporting habitats has the potential to be detrimental to the overall well-being of the surrounding Solent SPA. There is a presumption against development that adversely affects an SPA or its supporting habitat sites. Such known supporting sites of value have been defined and identified in the Solent Waders and Brent Geese Strategy (2010), including those supporting sites that are of 'Important' or 'Uncertain' value for Brent Geese and Waders. Ongoing survey work may result in amendments to the network of sites and the policy shall always apply to the latest Policies Map as updated or superseded.

Policy NE3: Solent Special Protection Areas

Development on 'Uncertain' supporting sites for Brent Geese and/or Waders (as identified on the Proposals Map) will be permitted where evidence is presented that clearly demonstrates the site is not of 'Importance'.

Development on 'Important' supporting sites for Brent Geese and/or Waders (as identified on the Policies Map) will be permitted where it can be clearly demonstrated that:

- a) There is to be no severe adverse effects on the importance of those sites; and
- b) The proposal has sought to avoid impacts first and subsequently provided appropriate mitigation measures to address any identified adverse impacts; and
- c) A programme for the implementation of any mitigation measure is satisfactorily agreed and secured.

Cumulative Effects

Planning permission for proposals resulting in a net increase in residential units will be permitted where the cumulative effects of recreation on the Special

³⁸ Natural England Protected Species: How to review planning applications-
<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

³⁹ Fareham Borough Council, Local Information Requirements
http://www.fareham.gov.uk/planning/applications_and_advice/localrequireddocs.aspx

Protection Areas are satisfactorily mitigated through the provision of a financial contribution towards the Solent Recreation Mitigation Partnership's Definitive Mitigation Strategy.

In the absence of a financial contribution toward mitigation, an Appropriate Assessment will be required to demonstrate that any 'in combination' negative effects can either be avoided or satisfactorily mitigated through a developer-provided package of measures.

Direct Effects on Special Protection Areas

Any application for development that is of a scale and/or in a location that is likely to result in adverse effects on European-designated sites will be required to undergo an individual Appropriate Assessment. This may result in the need for additional site-specific avoidance and/or mitigation measures which are to be maintained in perpetuity.

Where proposals result in adverse impacts on the integrity of any Special Protection Area and/or its important supporting sites and cannot be avoided or satisfactorily mitigated, planning permission will be refused.

- 9.17 Development impacts on 'Important' supporting sites should be assessed and avoided in the first instance. Where required, a suitable program of mitigation measures will be sought. Creation or enhancement of suitable replacement habitat may be appropriate to ensure no net loss in supporting sites. All measures should be agreed in consultation with the Council and Natural England. Where development proposals could impact on 'Uncertain' sites (with limited survey data), appropriate site surveys will need to be undertaken to determine the level of importance of the site. Surveys are expected to have an appropriate methodology consistent with the methodology included in the Solent Waders and Brent Goose Strategy (2010)⁴⁰ and contain an appropriate amount of data, in agreement with Natural England.
- 9.18 Under the Habitat Regulations, the Council is required to demonstrate that all proposals for new development avoid or adequately mitigate any adverse effects on European designated sites including the SPAs of the Solent Coastline. As such, the Council is part of the Solent Recreation Mitigation Partnership (SRMP), which is formed of the PUSH authorities as well as Natural England, the RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. It has been created to identify and implement a programme of mitigation measures to counteract the likely significant impacts, either alone or in combination with residential development on the Solent Coastal SPAs. Cumulative effects occur where one development considered on its own would not have a significant adverse impact on designated sites. However, when assessing the impacts alongside other developments occurring in the Borough and surrounding areas, there exists a significant adverse impact on designated sites.
- 9.19 The Council has worked proactively as part of the SRMP to help produce a Definitive Mitigation Strategy to provide suitable measures to mitigate the effects and impacts of recreational disturbances associated with the increase in development around the Solent

⁴⁰ Available at: <https://www.portsmouth.gov.uk/ext/documents-external/pln-local-dev-openspace-diversitysolentwader-brentgoose-strategy.pdf>

SPA until 2036.

- 9.20 The strategic measures set out in the SRMP Definitive Mitigation Strategy⁴¹ require a financial contribution to be made for each residential dwelling built within 5.6km of the boundary of the Solent SPA. This 5.6km buffer encompasses the whole of the Fareham Borough. This financial contribution covers the quantum of mitigation needed for the development to not have a significant impact on the surrounding SPAs. However, some proposals by nature of their size and/or proximity to the coast may have additional impacts on the Solent SPAs. As a result, these types of development may require additional site-specific mitigation but will be determined on a case by case basis.
- 9.21 The Council will continue to work with the SRMP and its partners to prevent adverse effects from recreation and other impacts upon sensitive European sites, and ensure where appropriate a suitable range of mitigation measures are provided.

Coastal Management

- 9.22 Coastal management in Fareham Borough is managed by the Eastern Solent Coastal Partnership (ESCP), a partnership of four local authorities⁴² set up to jointly oversee coastal flood and erosion risk across the 162km of coastline from the River Hamble to Chichester Harbour.

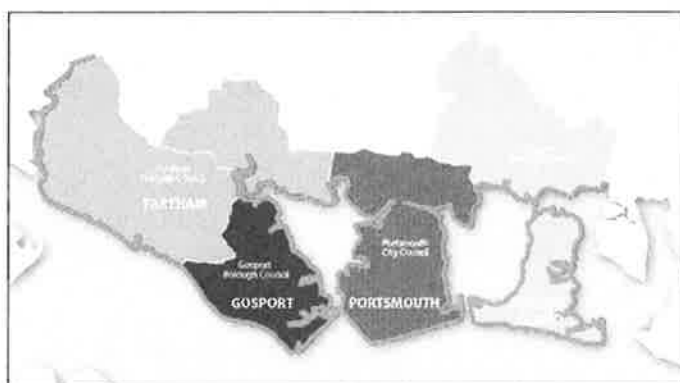


Figure NE2: Eastern Solent Coastal Partnership authorities and catchment boundary

- 9.23 The National Planning Policy Framework requires Local Planning Authorities to reduce the risk from coastal change by “avoiding inappropriate development in vulnerable areas or [avoiding] adding to the impacts of physical changes to the coast.” In addition, LPA’s should:
- “identify as a Coastal Change Management Area (CCMA), any area likely to be affected by physical changes to the coast; and
 - be clear as to what development will be appropriate in such areas and in what circumstances; and

⁴¹ Solent Recreation Mitigation Partnership Draft Definitive Mitigation Strategy 2017
http://www.push.gov.uk/item_11_-_appendix_1_srmp_draft_definitive_strategy.pdf

⁴² Fareham Borough Council, Gosport Borough Council, Havant Borough Council and Portsmouth City Council

- *make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.*"⁴³

Policy NE4: Coastal Change Management Areas (CCMAs)

Planning applications for development including new development, redevelopment, extensions to existing properties and intensification of land uses within the Coastal Change Management Area, as identified on the Policies Map, will only be permitted where it can be demonstrated that it will not result in an increased risk to life or significantly increase the risk to any property. This must be demonstrated through the submission of a Coastal Change Vulnerability Assessment which is proportionate to the scale and cost of the development and the level of impact from and to coastal change.

Proposals for new residential dwellings or for the conversion of existing non-residential buildings to residential use, will not be permitted in the Coastal Change Management Areas set out below:

- Hook Spit to Workman's Lane; and
- Hook Park to Meon Shore.

Any activities that would involve forms of excavation should be avoided within the Hook Park to Meon Shore Coastal Change Management Area, unless it can be demonstrated, through the submission of a Coastal Change Vulnerability Assessment that it will not result in an increased risk to life or significantly increase the risk to any property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the relevant Shoreline Management Plan and that there will be no severe adverse impact on the environment.

Essential infrastructure that requires a coastal location and/or proposals may be permitted provided there are clear plans to manage the impacts of coastal change, and it will not have an adverse impact on rates of coastal change elsewhere.

- 9.24 A Coastal Change Management Area is defined by the NPPF as *"an area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion)"*⁴⁴.
- 9.25 Two CCMAs are designated in the Borough and are identified on the Policies Map. The boundaries of the CCMAs are based on the areas of likely flood inundation and of coastal erosion risk. The designated CCMAs and the justifications for their designations are set out in Table NE1.

⁴³ DCLG (2012) National Planning Policy Framework (Paragraph 106)

⁴⁴ DCLG (2012) National Planning Policy Framework Annex 2: Glossary

1.	Hook Spit to Workman's Lane	Flood Zone, Main River, SPA ⁴⁵ , SAC ⁴⁶ , Ramsar ⁴⁷	Likely permanent flooding. No active intervention policy identified in Shoreline Management Plan. Coastal defences unlikely to be maintained or improved. Lack of public funds currently available. The area has significant nature conservation designations (SPA, SAC and Ramsar) with potential for environmental enhancements and is in a flood plain.
2.	Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs)	Erosion Risk Zones	Coastal Erosion. No active intervention policy identified in Shoreline Management Plan. Site of greatest potential for coastal change due to rollback of cliffs. Predictions have been used to create precautionary banding for cliff retreat for short, medium and long term predictions. This includes a retreat of up to approx. 20m in 20yrs, 50m in 50yrs and 100m in 100yrs as worst case estimates. The locality around Solent Breezes has a lower erosion rate of 8m in 20yrs, 20m in 50yrs and 40m in 100yrs. A buffer of 200m is added to the erosion predictions when developing the CCMA. Any Mineral extraction activities within this area could cause further destabilisation of cliffs.

Table NE1: Coastal Change Management Areas Justification

9.26 A range of evidence documents have been used to identify and justify the designated Coastal Change Management Areas (CCMAs) in Fareham, these include:

- the North Solent Shoreline Management Plan⁴⁸;
- the River Hamble to Portchester Coastal Strategy⁴⁹;
- Environment Agency Flood Zones⁵⁰;

⁴⁵ Special Protection Area (SPA) - give protection under the Birds Directive to rare and vulnerable birds, and for regularly occurring migratory species.

⁴⁶ Special Areas of Conservation (SAC) - given special protection under the European Union's Habitats Directive to a variety of wild animals, plants and habitats.

⁴⁷ Ramsar Sites - wetlands of international importance designated under the Ramsar Convention.

⁴⁸ New Forest District Council (December 2010) North Solent Management Plan:

<http://www.northsolentsmp.co.uk/9907>

⁴⁹ River Hamble to Portchester Coastal Strategy 2016.

http://www.escp.org.uk/sites/default/files/documents/02_Hamble%20to%20Portchester%20Coastal%20Strategy_Main%20Document.pdf

⁵⁰ As illustrated on the Environment Agency's website: (www.environment-agency.gov.uk)

- Partnership for Urban South Hampshire Strategic Flood Risk Assessment⁵¹; and
- National Coastal Erosion Risk Mapping⁵²

- 9.27 The North Solent Shoreline Management Plan (SMP) forms a key evidence document in the designation of the two Coastal Change Management Areas. This document provides a large-scale assessment of the risks associated with shoreline evolution, coastal flooding and erosion. It also presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. The SMP provides broad scale assessment of the coastal flooding and erosion risks as well as advice to operating authorities and private landowners on the management of their defences.
- 9.28 The North Solent SMP policy for the majority of Fareham Borough's coastline is 'Hold the Line' apart from the two Coastal Change Management Areas and a section of the East bank of the River Hamble which have a Shoreline Management Plan policy of 'No Active Intervention'.
- 9.29 To demonstrate the appropriateness of new development within the CCMA's a Coastal Change Vulnerability Assessment would be required. This assessment should be appropriate to the degree of risk and the scale, nature and location of the development. It should be able to accord with the requirements in paragraph 107 of the NPPF in demonstrating that the development:
- Would not impair the ability of communities and the the natural environment to adapt sustainably to the impacts of a changing climate;
 - Be safe through its planned lifetime, without it increasing risk to life or property, or requiring new or improved coastal defences; and
 - Would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.
- 9.30 In addition, the assessment can also consider measures for dealing with the development at the end of its planned life. Such measures can include procedures for removal.
- 9.31 The National Coastal Erosion Risk Mapping for Fareham⁵³ illustrates the coastal 'erosion zone' for Hook Park to Meon Shore as being the area most likely to experience coastal change in the Borough. This is because of the existing management policy to 2030 of no active intervention in this area, allowing the natural processes associated with coastal erosion to occur. The 'erosion zones' on the map illustrate the area of land predicted to be at risk from coastal erosion over 20, 50 and 100 years. A number of existing developments are located within these 'erosion zones', including the Solent Breezes

⁵¹ PUSH (February 2016) Strategic Flood Risk Assessment 2016 Update

⁵² As illustrated on the Environment Agency's website

(<https://www.gov.uk/government/organisations/environment-agency>)

⁵³ As illustrated on the Environment Agency's website

(<https://www.gov.uk/government/organisations/environment-agency>)



Holiday Village.

- 9.32 The annual rate of erosion at any point along the shoreline is often unpredictable, erosion frequently occurs in single events at particular places rather than in a steady, uniform manner. The area from Hook Park to Meon Shore has potential for sharp sand and gravel extraction and is identified as a Mineral Safeguarding Area in the adopted Hampshire Minerals and Waste Plan⁵⁴. Mineral extraction is an activity that has the potential to change the stability of the cliffs and coastline in this location if carried out in close proximity. Therefore, a landward 'buffer zone' of 200 metres extending beyond the 'erosion zones' is included within this CCMA due to both the unpredictability of the rate of erosion and to ensure proper consideration of the possible impacts of any proposed mineral extraction is made. Further work will be needed to identify a rollback strategy for Solent Breezes and those sites closest to the coastline within the site over the period of the next 20, 50 and 100 years.

Coastal Defences

- 9.33 The ESCP is currently developing plans to improve coastal flood defences between Portchester Castle and Port Solent. The design of the new defences will aim to reduce the risk of flooding and coastal erosion from the sea in this area for the next 100 years. The ESCP has also produced the River Hamble to Portchester Coastal Strategy⁵⁵ which covers the 58km (36 mile) stretch of coastline from Portchester Castle in the east of the Borough to Burridge on the River Hamble in the west of the Borough. The purpose of this Strategy is to guide coastal practitioners on the future delivery of coastal management along the Fareham and Gosport coastline. The proposed strategy has benefits to development in terms of reducing the risk of coastal flooding at certain areas; potentially opening up some of these areas to forms of development.
- 9.34 In some areas of the Fareham coastline the coastal defences are privately maintained, such as those at Solent Breezes Holiday Park. The policy position in the North Solent Shoreline Management Plan is to allow the private defences, such as those at Solent Breezes, to continue to be maintained through permissive development rights of private landowners. Any such works would have to have regards to the provisions in the Coastal Change Management Areas policy as well as other relevant policies such as the Solent Special Protection Areas policy.
- 9.35 Proposals for essential infrastructure and Ministry of Defence installations within Coastal Change Management Areas will need to demonstrate that the impacts of coastal change on the development can be adequately managed. Proposals should also ensure that it will not have an adverse impact on other parts of the coast through, for example, the disruption of coastal processes.

Boat Moorings

- 9.36 Fareham's coastline contains a variety of moorings due to its location on the Solent, one of the best sailing areas in the country. The River Hamble and the upper parts of Fareham Lake are very popular locations for boats and as such, include many areas for moorings and pontoon berths. Given this popularity, there may be future demand for additional moorings. However, the proximity of the Solent Special Protection Area (SPA)

⁵⁴ Hampshire County Council (October 2013) Hampshire Minerals and Waste Plan

means that any new moorings need to be carefully balanced with the sensitive nature of the European designated important sites.

Policy NE5: New Moorings

New Moorings will be permitted provided that they are located outside of the Mooring Restriction Areas (as shown on the Policies Map) and where it can be demonstrated that they would not have a significant adverse impact on the Solent Special Protection Area.

Within designated Mooring Restriction Areas, the replacement or relocation of existing moorings will only be permitted where there are no alternative locations outside of these areas and the proposal will improve navigation and the overall appearance of the area.

- 9.37 To protect the visual amenity in and around the River Hamble and Fareham Lake, the following Mooring Restriction Areas (MRAs) are designated:
- Fareham Lake
 - South of Warsash Sailing Club Jetty
 - Between Warsash Ferry and Hamble Village
 - South of Crableck
 - South of Swanwick Public Hard; and
 - The Upper Hamble and Curbridge Creek.
- 9.38 For clarification purposes, the term “mooring” includes all facilities for securing yachts and other vessels, including berths at marinas.
- 9.39 New moorings, as well as the replacement and relocation of moorings in MRAs are guided by the Solent SPA policy, as development of the site has the potential to result in significant effects on European sites. This can occur during the construction and/or operational and/or decommissioning phase of a development proposal. Where impacts on designated sites are likely to occur, ecological mitigation to address these impacts will need to be identified in detail at the planning application stage and accompanied where necessary by a project-level Habitats Regulations Assessment (HRA).
- 9.40 The advice of the River Hamble Harbour Authority should be sought on all development proposals which could impact on safety or navigation within the River Hamble.
- 9.41 Development proposals which implement measures that result in improvements to navigation and the appearance of either the River Hamble or Fareham Lake by relocating piled and buoyed moorings from within the MRAs to more appropriate locations are encouraged.



Where piecemeal development could delay or prevent the comprehensive development of a larger site, a legal agreement will be sought, to ensure that any permitted development does not prejudice the development of adjacent land and that highway access, pedestrian access and services to adjoining land are provided.

Applications which seek to evade infrastructure provision (including affordable housing) by not fully maximising the use of the site or by putting forward piecemeal development will not be supported.

- 10.27 Coordination of development is vital to ensure that developments are appropriately designed to take account of the surrounding context and built form, including further potential development areas that may be adjacent or near to an application site. This is particularly important when considering access to other potential development sites and pedestrian and cycle connectivity and permeability of a wider development area.
- 10.28 Coordination of development can also be essential in ensuring integration of natural and biodiversity/ecology links through a wider development area, or understanding and mitigating issues such as habitat mitigation and ecological considerations when considering the wider development potential.
- 10.29 The provision of open space and play facilities on larger development sites should be coordinated having regard to the overall quantitative and qualitative need. One or two larger play provision areas (i.e. Neighbourhood Equipped Areas of Play) may be more favourable than lots of smaller play provision (i.e. Locally Equipped Areas of Play) (as an example).
- 10.30 Ideally developments should be brought forward comprehensively but it is recognised that this is not always possible and such a requirement could ultimately slow down the delivery of potential development sites. In some instances, comprehensive development is essential when large key infrastructure requirements and careful masterplanning is fundamental to the delivery of a successful scheme (such as the Welborne Garden Village) but other sites with multiple ownership could potentially be delivered as individual components providing careful thought and allowance has been made to the needs arising from the wider development area. Mechanisms may be required to ensure such coordination is integral to a scheme, such as highway layouts and/or legal agreements to ensure that a ransom strip situation is not created and that the proposed site layouts work with the wider development area. There may also be a need for development to provide appropriate access that can serve a larger scheme or a need for off-site highway works based on an understanding of the wider development area. Understanding of a comprehensive masterplan or ensuring accordance with an illustrative framework will achieve this.
- 10.31 Unplanned piecemeal development can have a detrimental impact on the timely delivery of suitable infrastructure to support the needs of existing and future occupiers. It can also prejudice the wider and more efficient use of a site. Such detrimental impacts will need to be avoided.
- 10.32 Where proposals are brought forward in a piecemeal manner compliance with policies of the plan will be expected when considered against the wider development area. For instance, sites that fall below the threshold for requiring affordable housing provision, but

which clearly form part of a wider development area, will be expected to provide for affordable housing as if they were being considered as part of a comprehensive development. The intention of this policy is to support individual parcels to come forward in some instances and it should not be used as a means of avoiding infrastructure and policy requirements through piecemeal development. A full understanding of the wider coordination of development will remain essential.

- 10.33 The Council welcomes early engagement with local communities in the design process and the use of masterplanning to avoid a piecemeal approach on larger schemes and sites. This may involve ensuring an appropriate access that can serve a larger scheme, the ability to provide a greater mix of housing types and tenures on site, the provision of appropriate on-site play space or linking external natural and biodiversity features through the development site that would support wider green infrastructure and enhance existing natural assets. Similarly, this policy also aims to prevent proposals that unduly prejudice the development of an adjoining site in future, for example by limiting amenity and outlook, or through the placement of windows that may stifle future neighbouring development.

- 10.34 New and existing buildings must be able to cope with the effects of climate change, including the impacts of severe weather and be designed and constructed to reduce the causes of a changing climate. Using less energy, renewable and low carbon resources and designing buildings to be more efficient in their use of energy can all help to reduce CO² emissions.

Policy D5: Energy and Water Efficiency

The Council will support development proposals which through design and layout promote the efficient use of energy, make effective use of sustainably sourced materials and minimise waste and CO² emissions.

To minimise impact on the water environment, all new dwellings that are located where there are water supply issues shall achieve the Optional Technical Housing Standard for Water efficiency of no more than 110 litres per day as described by the Building Regulations (Part G). New non-residential development of 1000 sq.m gross floor area or more must meet the BREEAM 'Excellent' standards for water consumption.

- 10.35 The Council gives great importance to delivering sustainable development but recognises that the delivery of new housing development and sustainable economic growth is a priority. The policy encourages developers to provide the most sustainable form of development which is both achievable and viable. Building Regulations take into account all regulated emissions arising from new residential development (heating, fixed lighting and ventilation), but the Council will support planning applications that exceed Building Regulations requirements.
- 10.36 The conservation and management of water as a resource is also an important factor for consideration in new development and developers should implement schemes which make the most efficient use of water. As set out in government guidance, the Council has the option to set additional technical requirements on exceeding the minimum

standard required by Building Regulations in respect of water efficiency. The Environment Agency's report on Water Stressed Areas (July 2013) in the UK concluded that areas covered by Southern Water, such as parts of the Fareham Borough are in an area of serious water stress⁶².

- 10.37 In respect of non-residential standards, developers will be expected to use BREEAM standards to demonstrate the sustainability benefits of their proposals and will be expected to submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate compliance. Over the plan period it is likely that meeting higher national standards for sustainability will become more financially viable as both technology and construction skills improve. If new national standards are introduced and exceed those set out in Policy D4 above, the national standards will take precedence.

- 10.38 The management of water resources is highly important due to the impact development can have upon water quality. The sustainable management of the Borough's water resources will have benefits for its residents, visitors and business and positively contribute towards conserving and enhancing the natural environment.

Policy D6: Water Resources

The Council together with its partners will seek to manage the use of water resources by ensuring development proposals provide for the satisfactory supply and disposal of surface and waste water. Development proposals must not be detrimental to the management and protection of river, coastal and groundwater and will take opportunities to enhance these resources.

- 10.39 Fareham Borough has 8.5km of open coastal frontage, 14.5km of frontage on the tidal River Hamble and 11.5km of frontage onto Portsmouth Harbour. The Rivers Wallington and Meon also flow through the Borough.
- 10.40 The South-East River Basin Management Plan (2015) identifies significant water management issues in the South-East river basin district including pollutions from waste water (e.g. phosphorous and nitrates). The priority issues in the East Hampshire catchment are diffuse pollution, heavily modified river channels, reducing fish habitat and passage and landfill sites near protected areas.
- 10.41 The South-East River Basin Management Plan (2015) includes a number of measures in the East Hampshire catchment which include contributions towards environmental outcomes by 2021 for the River Hamble and River Meon. Future aims for additional measures are also noted for the River Wallington. The Local Plan supports the continued management and protection of its river, coastal and groundwater resources by working with its partner organisations.
- 10.42 The findings of the emerging PUSH Integrated Water Management Study show that Peel Common Waste Water Treatment Works (WwTW) will receive increased flows of

⁶² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf

sewerage effluent from development in the Fareham East and West areas. Although no significant impact or deterioration is predicted due to future housing growth, the Peel Common WwTW will require improvements by 2025 to increase capacity in the WwTW and sewer network upgrades. This catchment is noted to have nitrate problems and catchment level nitrate measures are required now although it is also acknowledged that housing growth will not affect the scale of these measures.

- 10.43 It is therefore essential that the Council ensures new development protects and enhances existing water resources where such opportunities arise. Existing water resources that need protecting include the underlying chalk aquifer in Wallington, whilst enhancements can include the implementation of Sustainable Drainage Systems (SuDS) in appropriate developments, in accordance with Policy D1: High Quality Design which can help with water quality management.

DEVELOPMENT ALLOCATIONS



- 12.10 Further housing allocations could also be made as part of the Titchfield Neighbourhood Plan. This plan is being developed separately by the Titchfield Neighbourhood Forum, and will undergo consultation, examination and a referendum before it can be 'made' (adopted). Further information relating to the work on the Titchfield Neighbourhood Plan can be found on the Titchfield Neighbourhood Forum's website⁸⁰.

Housing Allocation	Site	Residential Capacity
HA1	North and South of Greenaway Lane, Warsash	700
HA2	Newgate Lane South, Peel Common	475
HA3	Southampton Road, Titchfield Common	400
HA4	Downend Road East, Portchester	350
HA5	Romsey Avenue, Portchester	225
HA6	Cranleigh Road, Portchester	120**
HA7	Warsash Maritime Academy, Warsash	100
HA8	Pinks Hill, Wallington	80
HA9	Heath Road, Locks Heath*	71
HA10	Funtley Road South, Funtley	55
HA11	Raley Road, Locks Heath*	49
HA12	Moraunt Drive, Portchester	49
HA13	Hunts Pond Road, Titchfield Common	38
HA14	Genesis Centre, Locks Heath*	35
HA15	Beacon Bottom West, Park Gate	30
HA16	Military Road, Wallington	26
HA17	69 Botley Road, Park Gate	24
HA18	Funtley Road North, Funtley	23
HA19	399 – 409 Hunts Pond Road, Titchfield Common*	22 (10**)
HA20	North Wallington and Standard Way, Wallington	21
HA21	Hampshire Rose, Fareham	18
HA22	Wynton Way, Fareham*	13
HA23	Stubbington Lane, Hill Head*	12
HA24	335 – 357 Gosport Road, Fareham*	8
HA25	Sea Lane, Hill Head*	8
HA26	Beacon Bottom East, Park Gate	5
<i>Sub-Total (excluding those with planning permission)</i>		<i>2,827</i>

Table DA2: Draft Local Plan housing allocations

* Allocation retained from adopted Fareham Local Plan Part 2

** Site has planning permission (quantums not included in sub-total as included as planning permission in DA1)

⁸⁰ <http://titchfieldmatters.org.uk/>

DEVELOPMENT ALLOCATIONS



New Housing Allocations

Housing Site: HA1

SHLAA Reference: 3126

(incorporating 1263, 1382, 2849, 3005, 3019, 3046, 3056 and 3122)

Name: North and South of Greenaway Lane

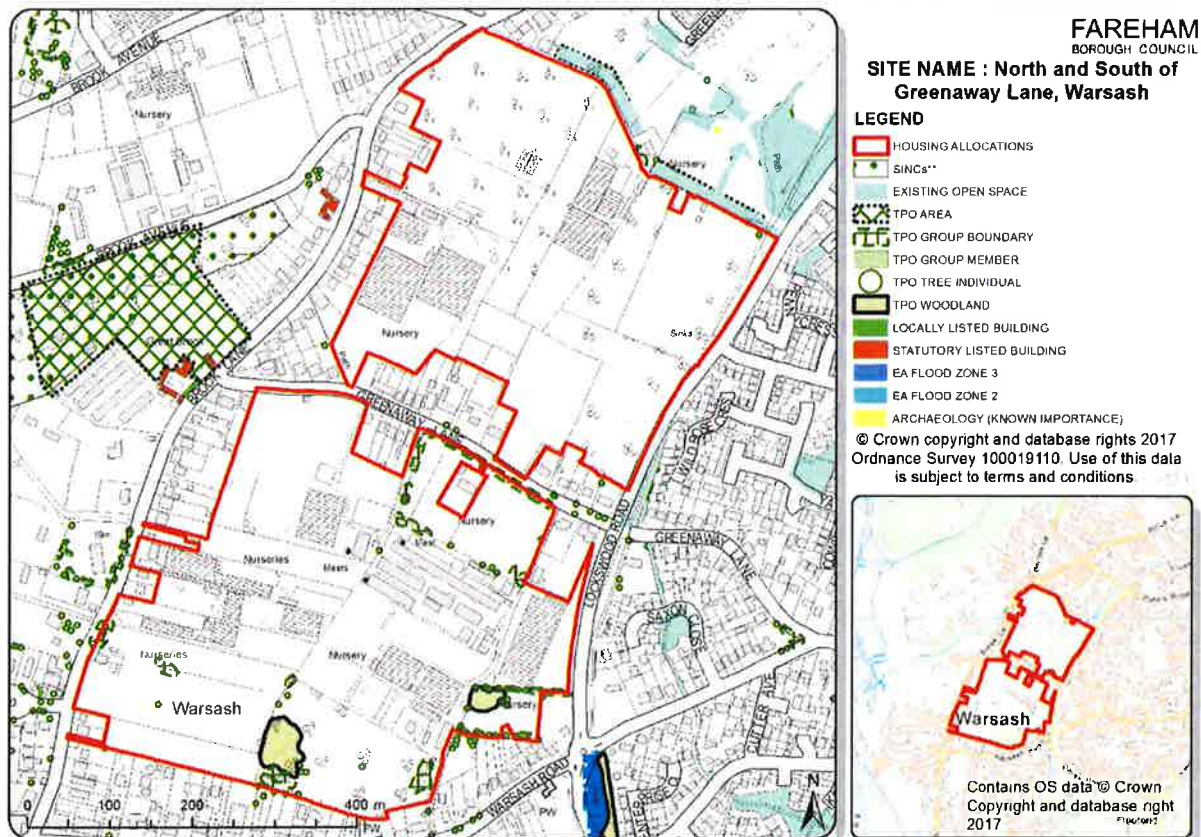
Proposed Use: Residential

Location: Warsash

Indicative Capacity: 700 dwellings

Size: 36.2 ha

Planning Status: SHLAA sites 1382, 3019, 3056 subject to current planning applications. Site 2849 subject to a planning appeal.



Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- The design and layout of proposals shall be informed by and be consistent with the Development Framework in Appendix C; and
- The quantum of housing proposed shall be consistent with the indicative site capacity; and
- Primary highway access shall be focused on Brook Lane and Lockwood Road with Greenaway Lane only used to provide access for dwellings directly fronting onto Greenaway Lane; and

DEVELOPMENT ALLOCATIONS



- d) The provision of vehicular highway access between development parcels, as identified by the Development Framework, without prejudice to adjacent land in accordance with Policy D4; and
- e) The provision of a continuous north - south green corridor linking the two badger setts and east-west wildlife link corridors with both having only minimal highway cross over points that are kept minimal in width; and
- f) The provision of pedestrian and cycle connectivity between adjoining parcels, as identified by the Development Framework, as well as providing connectivity with Warsash Road and nearby facilities and services; and
- g) Building heights shall be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane and Brook Lane where building heights shall be limited to a maximum of 2 storeys; and
- h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions; and
- i) Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure, having regard to national legislation on pooling contributions:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Two Local Equipped Areas of Play (LEAP), one to the north of Greenaway Lane and one to the south broadly as shown on the Development Framework; and
 - Two junior football pitches on-site, broadly as shown on the Development Framework; and
 - Off-site improvements to existing sports facilities.

The allocated land comprises a number of different site promoters. As such, the Council has composed a Development Framework (Appendix C) for the site which sets out the rationale and approach for achieving a comprehensive and coordinated development that allows for excellent connectivity throughout the site and to the surrounding area, whilst allowing for development to come forward on a phased basis.

The open space and equipped play space need has been derived when considering the site capacity and how and where this can be best achieved within the overall development. The two proposed LEAPs are located in some of the larger promotions of land, relatively centrally located with connectivity routes proposed throughout the site. Smaller sites within the overall allocation are unlikely to need to provide on-site equipped play provision but will be expected to contribute to either of the two LEAPs. This could be through the provision of financial contributions towards items of equipment on the proposed LEAP or other improvements/enhancements to the equipped play provision and or its setting.

There is currently (and projected forward) insufficient primary school capacity in the vicinity of the site. Financial contributions from the development to support this will therefore need to be provided, albeit this will be assessed with the relevant data at the time of considering applications on the site.

DEVELOPMENT ALLOCATIONS



Housing Site: HA7

SHLAA Reference: 3088

Name: Warsash Maritime Academy

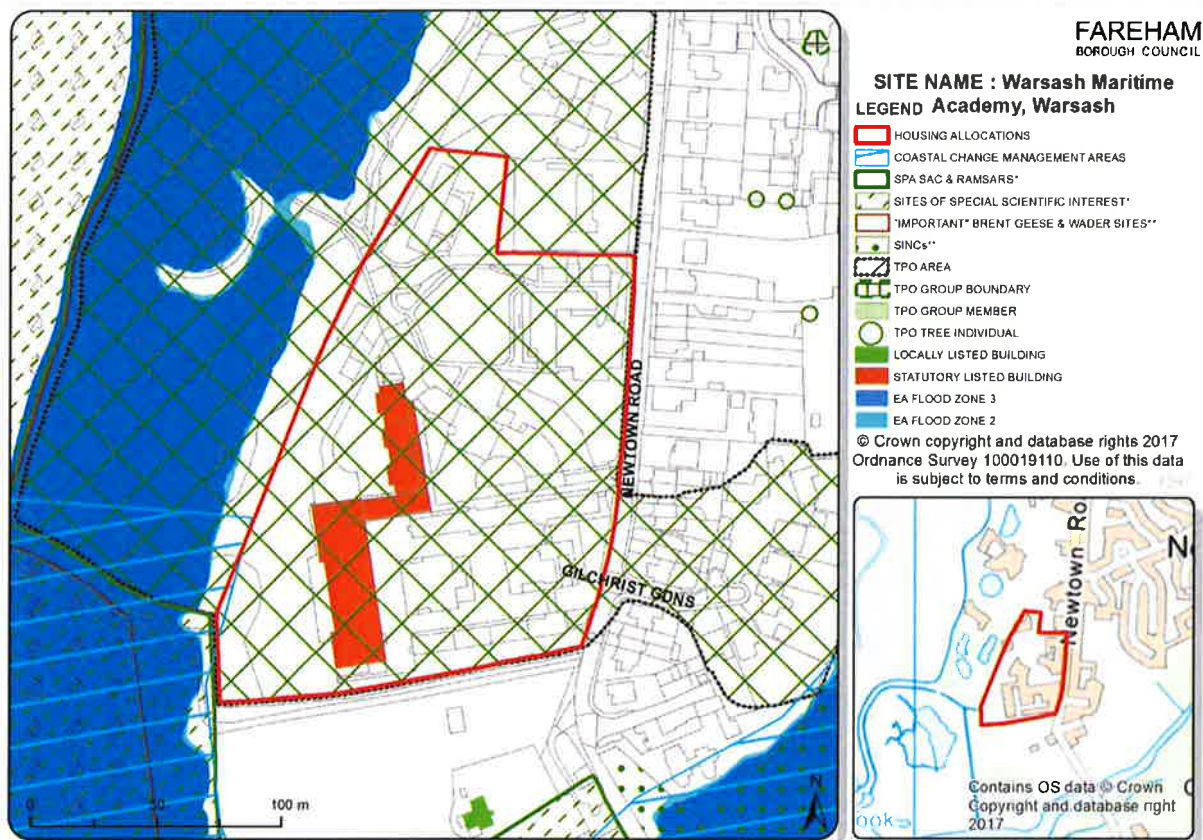
Proposed Use: Residential

Location: Warsash

Indicative Capacity: 100 dwellings

Size: 2.5ha

Planning Status: None



Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity, which is based on both residential conversion of the existing statutory listed building as well as new development; and
- b) Primary highway access shall be focused on Newtown Road; and
- c) The height of new buildings shall be limited to a maximum of 4 storeys, subject to the setting of listed buildings, character of Newtown Road and the mass of overall development; and
- d) The provision of pedestrian and cycle connectivity within the site and to Newtown Road, as well as providing connectivity with nearby facilities and services; and
- e) The principal site frontage to Newtown Road on the eastern side of the site shall be well landscaped and carefully designed to minimise the sense of immediate development in order to respect the surrounding residential character in this location; and



DEVELOPMENT ALLOCATIONS

- f) Provision of a heritage statement (in accordance with Policy D3) that assesses the potential impact of proposals on the conservation and setting of the Grade II Listed Buildings; and
- g) There is a binding agreement that will deliver an appropriate re-use of the listed buildings (subject to agreement with Historic England) within a phased programme of works linked to the delivery of residential development; and
- h) All trees are subject to an Area Tree Preservation Order and should all be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions, subject to agreement with the Council; and
- i) Boundary trees and hedgerows on the western boundary of the site should be retained and incorporated within the design to provide a buffer to the priority habitats; and
- j) Development on site shall take account of the Hook Spit to Workman's Lane Coastal Change Management Area immediately south-west of the site; and
- k) Proposals shall either provide directly, or provide a financial contribution towards the delivery (and maintenance where deemed necessary) of the following infrastructure, in line with the Council's Planning Obligations SPD:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - On-site public open space (in accordance with the Council's Planning Obligations SPD).

Comment on the Draft Fareham Local Plan 2036

How to have your say

Complete this form and submit it to the Council by Friday 8 December 2017. Please return to Consultations, Fareham Borough Council, Civic Offices, Fareham PO16 7AZ.

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

What would you like to comment on?

- | | |
|--|---|
| <input type="checkbox"/> A site allocated for housing | <input type="checkbox"/> Natural Environment |
| <input type="checkbox"/> A site allocated for employment | <input type="checkbox"/> Design |
| <input type="checkbox"/> Strategic Policies | <input type="checkbox"/> Infrastructure (including Transport) |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Development Allocations (chapter introduction) |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Implementation and monitoring |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Facilities and Open Space | |

Please provide the name of the site allocation or policy you want to comment on:

What do you want to do?

- | | | |
|--------------------------|--------------------------|--------------------------|
| Support | Object | Comment |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:

Make another comment

What would you like to comment on?

- | | |
|--|---|
| <input type="checkbox"/> A site allocated for housing | <input type="checkbox"/> Natural Environment |
| <input type="checkbox"/> A site allocated for employment | <input type="checkbox"/> Design |
| <input type="checkbox"/> Strategic Policies | <input type="checkbox"/> Infrastructure (including Transport) |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Development Allocations (chapter introduction) |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Implementation and monitoring |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Facilities and Open Space | |

Please provide the name of the site allocation or policy you want to comment on:

What do you want to do?

Support

☐

Object

☐

Comment

☐

Please provide your comment below:

Make another comment

What would you like to comment on?

- | | |
|--|---|
| <input type="checkbox"/> A site allocated for housing | <input type="checkbox"/> Natural Environment |
| <input type="checkbox"/> A site allocated for employment | <input type="checkbox"/> Design |
| <input type="checkbox"/> Strategic Policies | <input type="checkbox"/> Infrastructure (including Transport) |
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| <input type="checkbox"/> Employment | <input type="checkbox"/> Implementation and monitoring |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Facilities and Open Space | |

Please provide the name of the site allocation or policy you want to comment on:

What do you want to do?

Support

☐

Object

☐

Comment

☐

Please provide your comment below:

A bit about you

How to have your say

Please provide your contact details below. Doing this will help us to understand where peoples' views are coming from. Your name and address may be published but it will not be used for any other purposes.

Name

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Email

Thank you for having your say on the Draft Local Plan.



FAREHAM LOCAL PLAN 2036

HAMBLE PARISH COUNCIL

Council

27.11.2017

Agenda item: Review of various fees & charges

Recommendation: To approve implementation of charges or increase of existing charges from 1st April 2018

	Current Fee	Recommended increase
Function room Roy Underdown Pavilion	1 – 2 hours £6.75 per hour has not been increased for several years Up to 4 hrs £35	25p to £7 per hour No change
Helicopter landing fees	£100 Has not been increased for several years	No change Publicise more widely and review if frequency increases
Allotments	£6.50 per rod	25p - 50p per rod
Verification of identity for foreign pensions	None Other organisations such as post office and Solicitors charge	£10 per verification
Garden Licences	Bartletts Field 2017 - £77.50	£100 to include admin fee from 1 st Jan 2018
Harbour Dues for mudland moorings let to Hamble- Warsash Ferry	Same as Harbour Authority	£25 - £30 admin fee
Village Magazine	Please see separate sheet	10% for one off eighth page 5% for all other adverts

Village Magazine Advertising Charges

Size	Current One off (exc VAT)	5%	10%	Current Annual (exc VAT)	5%	10%
Eighth of A5	£13.75*	£14.46	£15.12	£83.60	£87.78	£91.96
Quarter A5 page	£26.95	£28.29	£29.64	£167.20	£175.56	£183.92
Half A5	£55.00	£57.75	£60.50	£334.40	£351.12	£367.84
Full A5	£109.45	£114.92	£120.39	£669.90	£703.39	£736.80
Premium Pages	£129.25	£135.71	£142.17	£835.72	£877.50	£1019.29

* Minimum 3 months

The Scene magazine – prices from at £25
LocalEyes - Quarter page from £22

Recommendation: To approve increase to the parking charges

Introduction

1. Parking charges have not increased for 3 years and at the recent LAC meeting it was resolved to increase the charges for the Eastleigh Borough Council car park in Hamble Square
2. The charges at the Square will be increased with effect from 1st January 2018

Proposed Parking Charges Hamble Square 2018/19

	Old tariff	New tariff
Up to one hour	£0.60	£0.80
Up to 2 Hours	£1.30	£1.60
Up to 3 Hours	£1.80	£2.20
Up to 4 Hours	£2.50	£2.90

Detailed considerations

3. The charges at the Parish Councils Foreshore car park have historically mirrored the charges in the Square and therefore the Council are asked to approve the change to the charges as detailed in Appendix A.

Appendix A

Proposed Hamble Foreshore Car Parking Charges

From 1st January 2018

	Current charge	Proposed charge
1 Hour	£0.60	£0.80
2 Hours	£1.30	£1.60
3 Hours	£1.80	£2.20
4 Hours	£2.50	£2.90
5 Hours	£3.00	£3.50
6 Hours	£3.50	£4.00
7 Hours	£4.00	£4.50
8 Hours	£4.50	£5.00
9 Hours	£5.00	£5.50
10 Hours	£5.50	£6.00