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Design & Access Statement

(Including Flood Risk Assessment & Heritage Statement)

Roundabout Hotel, 46 Wallington Shore Road, Fareham
PO16 8SB

May 2025

KNIGHT
Consulting
ARCHITECTURE – SURVEYING – PLANNING

Section One: Introduction

1. INTRODUCTION

1.1 STATEMENT

This Design and Access Statement has been prepared by Knight Consulting on behalf of Dawnpoint Properties Limited, owner of The Roundabout Hotel Wallington Road, Fareham :

“Conversion of existing Class 1 Hotel (x17 bedrooms plus manager flat) to create 14 x C3 dwellings.

This proposal seeks to provide Fareham with sustainable residential development. The present Housing Delivery Test (HDT) shows FBC at 55% of government targets for new accommodation.

This statement outlines the vision for the proposal and establishes the principles that have been considered within the design process. The relevant local policies have been identified and outlined in how we believe the proposal complies with these policies.

This document has been prepared to support the proposal in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order (SI 2010/567) and subsequent amendments and The National Design Guide (September 2019).



1. INTRODUCTION

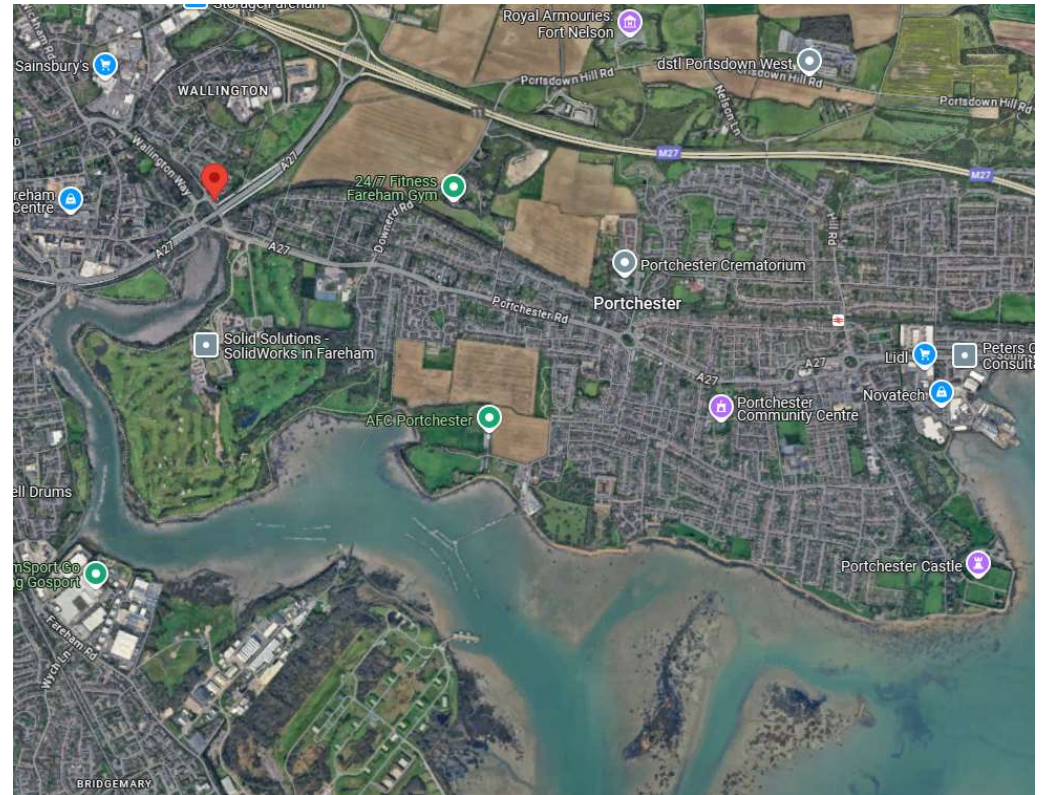
1.2 SITE LOCATION

The site is located on 46 Wallington Shore Road, Its location is within proximity with the A27, making it a well-connected area with routes outside of Fareham. Sustainable travel is easily achieved utilising the Fareham Train Station(1.2miles) with regular direct trains to surrounding towns and central London in less than 2 hours.

Along with the Railway, the site 0.7miles away from the Fareham Bus Station– offering further alternatives for Sustainable Transport.

The site is near local amenities and leisure facilities such as shops, public houses and restaurants. The Fareham Shopping Centre (0.4miles) has various shops, both national and independent retailers, which reduce the need for residents to travel excessively for essentials - offering itself to be a sustainable development location.

With the variety of businesses around the area, there would be ample employment opportunities surrounding the site.



1.3 PLAN INDEX FOR SUPPORTING DOCUMENTS

- Elevations KC 03 A ELEV
- Existing Floor Plans KC 01 A EX
- Proposed Floor Plans KC 02 A PP
- Roof Plan KC 04 A EX
- Flood Risk Report

Section Two: Site and Context

2. SITE AND CONTEXT

2.1 SITE DESCRIPTION

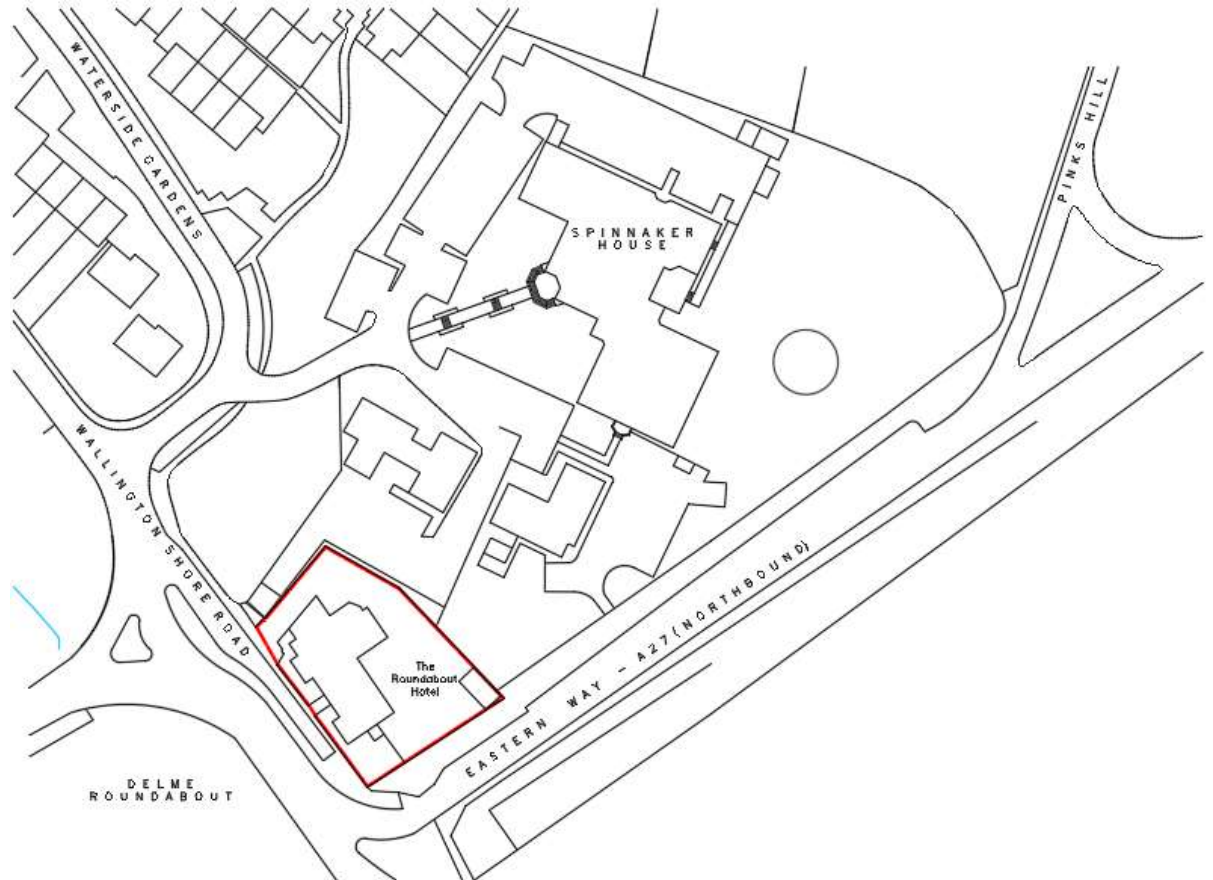
The site is located on Delme Roundabout, directly on Wallington Shore Road and on the edge of Eastern way A27 and currently serves as a Hotel/ Restaurant. The site is approximately 0.315 acres and consists of a mixture of leisure and residential usage. This application relates to the ground, first and second floor of the building and the entirety of the site.

2.2 UTILITES

All main services are available from the road. There are existing connections on site currently servicing the building.

2.3 EXISTING TREES AND ECOLOGY

There are no trees or ecology on the site which would be affected by the proposed development. Therefore, with less than the triggering 25m², this scheme is exempt from Biodiversity Net Gain.



2. SITE AND CONTEXT

2.4 SITE ACCESS

Access to the site is via Wallington Shore Road. Presently, there is an entrance to the ground floor lobby area for the existing hotel as well as a rear and a side entrance which can also lead to the existing restaurant and/or to the first and second floor hotel rooms.

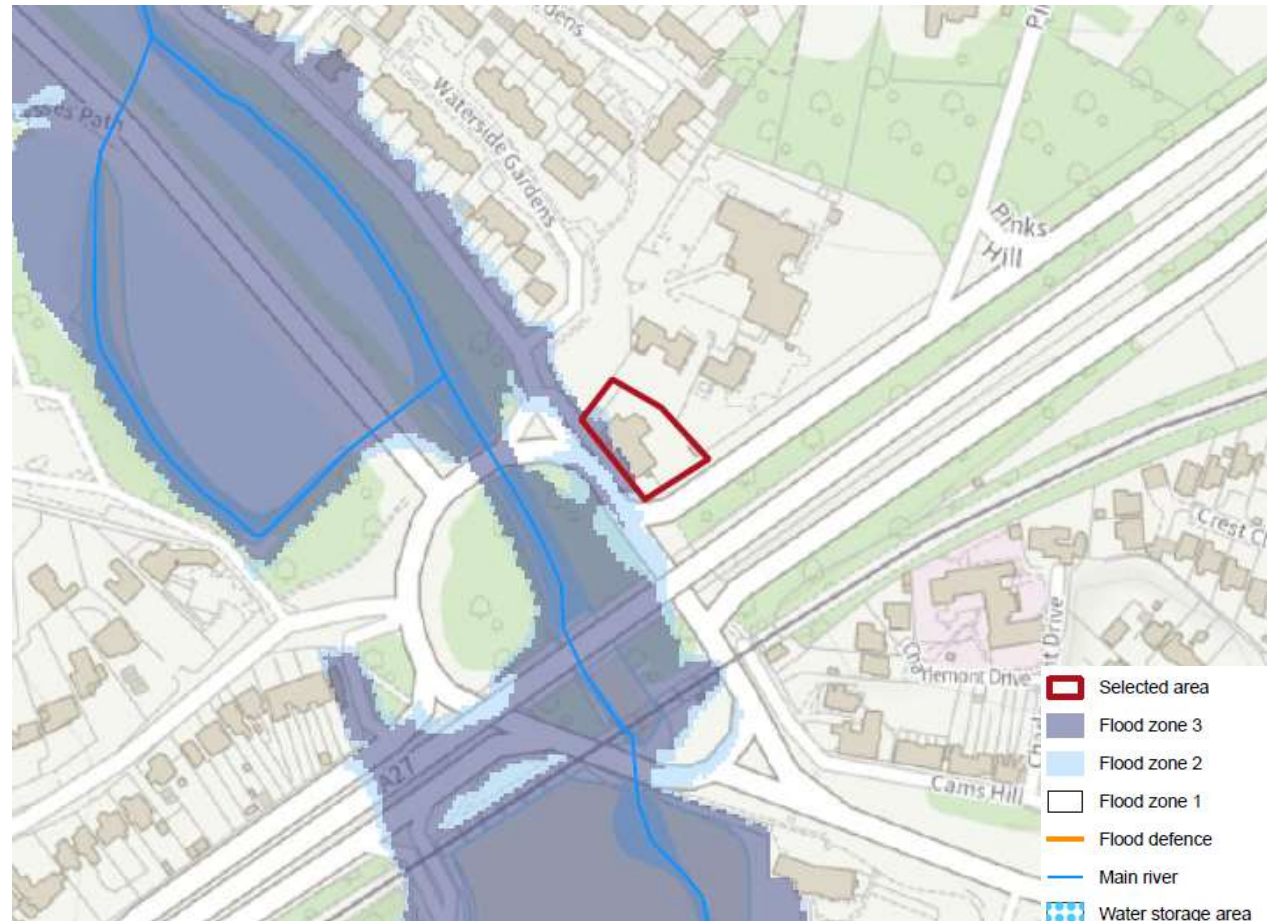
2.5 TOPOGRAPHY

The front of the site is predominantly level, but to the rear of the site sees slight level changes within the existing building stepping up to reduce risk.

2.6 FLOOD RISK

Presently, the site is located within Flood Zone 2/3. However, the site does contain rear exists which do not fall into flood zone 2/3, the ground floor is also raised creating an extra measure to minimize flood risk.

A Flood Risk Assessment (FRA) has been submitted to support the application.



2. SITE AND CONTEXT

2.6 FLOOD RISK ASSESSMENT

This Flood Risk Assessment (FRA) has been prepared to support a planning application for the conversion of an existing Class C1 (Hotel) building to 14 Class C3 (Dwellinghouses) units. The assessment is based on the "Flood map for planning" document provided by the Environment Agency (dated 27 May 2025) for the specified location. The purpose of this FRA is to identify the flood risk to the proposed development, demonstrate that the development will be safe, will not increase flood risk elsewhere, and, where possible, will reduce flood risk overall.

Flood Risk Overview:

According to the Environmental Agency's Flood Map for Planning, the site is situated on the cusp of Flood Zones 2 and 3. Flood Zone 2 has a medium probability of flooding, with an annual probability of flooding between 0.1% - 1% from rivers or 1% - 5% from the sea. Flood Zone 3 has a high probability of flooding, with an annual probability of flooding greater than 1% from rivers or greater than 5% from the sea. The site is not located within the functional floodplain (Flood Zone 3B). FBC's strategic Flood Risk Assessment (SFRA) indicates that the area is at risk of flooding from both fluvial and tidal sources, with potential impacts exacerbated by Climate Change but only at the side entrance on the main road and not within the site itself.

Assessment of Flood Risks:

2.6.1 – Fluvial Flooding

The nearest watercourse is the River Wallington, located approximately 100m to the front of the site however the ground floor is elevated by 0.75m at the front of the site and the rear of the site are not in the high flood zones.

2.6.2 – Tidal Flooding

As the site is located in the Fareham area, which is coastal, tidal flooding is a

significant consideration.

2.6.3 – Surface Water Flooding

Surface Water Flooding can occur due to heavy rainfall overwhelming the local drainage systems. The site is situated within an area identified by the EA as having a medium to high risk of surface water flooding. This risk is lowered by the site's elevation on the ground floor.

Mitigation Measures:

To mitigate the identified flood risks, the following measures are proposed:

- Flood Resilient Construction: The use of flood-resistant materials and construction techniques to reduce potential damage in the event of flooding are to be implemented.
- Surface Water Management: Implementation of Sustainable Drainage Systems (SuDS) to manage surface water runoff, including permeable paving and green roofs.
- Flood Warning and Evacuation Plans: Development of a comprehensive flood emergency plan, including clear signage, resident evacuation and coordination with local emergency services.

It is important to note the stepped access to the ground floor (approx. 0.5m above to road outside) and a free draining car park.

2. SITE AND CONTEXT

2.7 SITE PHOTOS



Section Three: Planning

3. PLANNING

3.1 PLANNING INTRODUCTION

The design proposal has been worked to the following design guidance documents:

- National Planning Policy Framework (NPPF) 2024
- Technical Housing Standards: NDSS
- National Design Guide
- Fareham Borough Council Local Plan

3.2 NATIONAL PLANNING POLICY FRAMEWORK

In December 2024, the Ministry of Housing, Communities and Local Government (MHCLG) released an updated National Planning Policy Framework (NPPF) to support the government's commitment to delivering 1.5 million new homes over the parliamentary term. The key changes introduced are as follows:

- Mandatory Housing Targets
- Green Belt Reforms
- Affordable Housing Emphasis
- Local Plan Requirements
- Five-Year Housing Land Supply (note, FBC are 'presumption in favour' as the delivery is at 55% of government targets)
- Presumption in Favour of Sustainable Development
- Economic Growth & Infrastructure
- Climate Change and Net Zero

3. PLANNING

3.3 TECHNICAL HOUSING STANDARDS: NDSS

Within the proposal, there are 14 residential units. In accordance with the National Design Space Standards, all of the proposed dwellings are compliant in accordance with the following technical requirements:

1. The dwelling provides at least the gross internal floor area and built-in-storage area set out within Table 1.
2. A dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom.
3. To provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
4. To provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
5. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m within the Gross Internal Area).
7. Any other area that is used solely for storage and has a headroom of 900 – 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
8. A built-in wardrobe counts towards the Gross Internal Area and Bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above.
9. All habitable rooms have adequate natural light provision (min 10% of floorspace).

FLAT	B/P	AREA
1	1B/1P	46m ²
2	1B/1P	43m ²
3	1B/1P	37m ²
4	2B/3P	70m ²
5	2B/3P	60m ²
6	1B/1P	47m ²
7	1B/1P	47m ²
8	1B/2P	50m ²
9	1B/1P	38m ²
10	1B/1P	38m ²
11	1B/1P	41m ²
12	1B/1P	45m ²
13	1B/1P	43m ²
14	1B/1P	43m ²

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ¹			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

3. PLANNING

3.4 NATIONAL DESIGN GUIDE

Planning Law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning Policies and Decisions must also reflect relevant internal obligations and statutory requirements.

The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statement for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of National Planning Policy and may be a material consideration in preparing plans and making decisions on planning applications.

3.5 FAREHAM BOROUGH COUNCIL LOCAL PLAN

The Fareham Borough Council Local Plan is the principal document in the Local Development Framework. Adopted in 2011, it sets out the policies for FBC future development. The Core Strategy sets out several strategic policies as below:

- H1 – Housing Provision
- HP5 – Affordable Housing
- HP1 – New Residential Development
- CC1 – Climate Change
- CC2 – Managing Flood Risk and Sustainable Drainage Systems
- NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE3 – Recreational Disturbance on the Solent Special Protection Areas (SPAs)
- NE4 – Water Quality Effects on the Special Protection Areas (SPAs)
- NE8 – Air Quality
- R1 – Retail Hierarchy and Protecting the Viability & viability of Centres
- TIN2 – Highway Safety and Road Network
- D1 - High Quality Design and Placemaking
- D2 – Ensuring Good Environmental Conditions
- D5 – Internal Space Standards

Other Documents:

- National Planning Policy Framework (NPPF) 2024
- Planning Practice Guidance (PPG)
- Residential Car Parking Standard 2009
- Fareham Borough Design Guidance: Supplementary Planning Document December 2015 (excluding Welborne)

3.5.1 Local Checklist Compliance

- **Access Statement**
- The only public right of way is the public highway in front of the building and nothing within the site itself.
- **Affordable Housing Statement**
- The 10+ threshold is passed and as FBC has an A.F. SPD, we shall be submitting a Viability Assessment to prove deviation from policy compliance. This will show the scheme would be unviable if not fully open market as developer profit will barely make double digits in this current construction climate. Please note though – these will be entry level homes for many, looking for affordable property such as young singles or couples who are in many cases, first time buyers. These are the people who would be priced out of the market if they were having to subsidise those fortunate enough to get housing benefit assistance.
- **Archaeological Desk Based Assessment**
- The Historical Environment Record database lists this site as #HER:56404 – formerly the 'Fareham Home for Girls', an early 20th century industrial school. Replacing a previous similarly used building as far back as 1884, the present building was opened in 1907 as 'St Edith's Home for Girls'. There are however no known artifacts or records of importance plus this scheme involves no ground works. Also, the building is not locally listed.
- **Climate Change Statement**
- To accord with CC2 (management of flood risk and sustainable drainage systems); CC3 (Coastal Change Management Areas); CC4 (Renewable and low carbon energy), NE1 (Protection of Nature Conservation), NE2 (Biodiversity Net Gain); NE6 (Trees, Woodland and Hedgerows) NE10 relates to the (Protection and Provision of Open Space) NE9 (Green Infrastructure) and D4 (Water Quality and Resources).
- CC2 No alteration to foul or surface water drainage connections outside of the building are proposed
- CC3 The present car park is SUDs and no intensification of parking is proposed
- CC4 The conversion requires conformity to part L1b of the approved documents by Building Control which in turn requires a SAP (Standard Assessment Procedure) to be carried out which looks at insulation and energy conservation.
- NE1 The site presently is fundamentally sterile to biodiversity. Limited cultivated flower beds front the building, but no soft landscaping is proposed in this application.
- NE2 Using the metric, this site falls below threshold with less than 25m² of non-zero distinctiveness habitat and under 5sq.m of hedgerow within the title boundary.
- NE6 There aren't any trees or hedges within the site and those in neighbouring sites are not in falling distance of the building
- NE10 The scheme has limited impact as residents may seek use of neighbour public amenity (such as the banks of the River Wallington, directly adjacent to site).
- NE9 Green Infrastructure isn't pertinent here

- D4 The site is subject to Nutrient Neutrality (which is covered later) and water consumption is proven by efficiency calculation (at approx. 90l/p/d). Note, given the previous intensity of water consumption from 18 lettable double rooms including bathrooms, a busy public bar and 50 covers restaurant – arguably, there is a marked decrease in water consumption – especially that most of the units are low occupancy, there are 19 persons across 14 rooms so an average headcount of 1.35 persons per dwelling. Natural England has deemed FBC the 'Competent Authority' to protect the Solent Special Protection Area and therefore using a scientific approach – it should also consider Portsmouth Water supply this site at 25ppm in Nitrates and Peel Common outflow treated to the Solent at 7ppm. Therefore, there is no discernible harm and in fact a substantial decrease in outflow and no net increase in overnight accommodation.
- **Community Infrastructure Levy**
- Form 1 is attached. The entire scheme is liable but not chargeable given the present ongoing usage.
- **Community Consultation Statement**
- Given this is presently an active business with tenant operators living insitu, it has not been appropriate to publicise the owner's intention to redevelop the site. The only neighbouring properties are commercial (to the north) and accessed off Waterside Gardens. The hotel presently has its own service road (Wallington Shore Road) spurring straight onto the Delme A27 Roundabout. All things considered, the de-intensified proposed use will have no negative impact upon the wider neighbourhood. Also note, the Cob & Pen public house – presently is the community local pub serving the Wallington area (500m west) and also on the roundabout (to the south/east) are the Delme Arms & Cams Mill pub/restaurants – both within 200m
- **Contaminations Assessment**
- Nothing in the present or historic status of this site would suggest any contamination and as no physical external alteration to the building shell is proposed – there would be zero disturbance needing consideration. Note, no landfill has been recorded with 250m either.
- **Drainage Strategy**
- As policy CC2 detailed above
- **Ecological Assessment**
- There is no opportunity for disturbance as this is only an internal reconfiguration with no external physical works. To that end, we have not added the Biodiversity Checklist.

- **Flood Risk Assessment**
- See the full DAS which include the FRA. The building is in FZ1 and the access road has elements of FZ2/3.
- **Foul Sewage & Utility Assessment**
- As policy CC2 detailed above and existing power & water connections are maintained.
- **Habitat Regulations Supporting Statement**
- See D4 & N1/2/6 response above. There will be SRMP payments to the Bird Aware Solent Strategy.
- **Heritage Statement**
- This building is not listed, nor in a conservation area or is a site featuring on the County Archaeologist's register – plus no ground works are needed as it is an internal reconfiguration. Please note, it is unlikely any original fabric is present in this 1907 building which has undergone extensive remodelling in the past.
- **Landscape Assessment**
- As set out in local plan policy DS3 – this site is not affected as it is not in a Landscape Sensitive area and with no external works – will not affect the character of the area.
- **Lighting Assessment**
- Dusk till dawn PIR sensor lighting will feature over all external doors on the scheme focused downward to avoid light spill. The existing car park lighting that the hotel & pub has employed, will remain and this also conforms with what is proposed.
- **Noise Assessment**
- Whilst we acknowledge the new dwellings are close to the busy A27 Delme Roundabout – this has been the case with the commercial hotel bedrooms and they have used double glazing for resident comfort. We propose to improve on this with all habitable rooms benefiting from Mechanical ventilation heat recovery units (MVHR) which remove stale air and temper incoming fresh with stripped heat. These units are whisper silent and will be situation each shower-room ceiling.

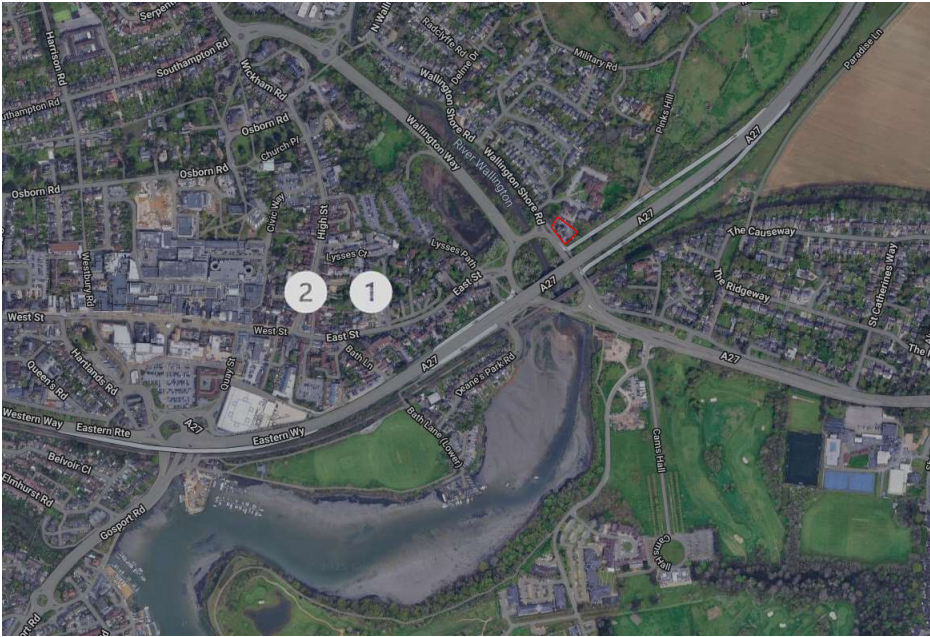
- **Parking Provision**
- The current 18bed hotel, restaurant & bar (with staff) vastly exceeded the proposed occupancy so the informal parking to site will more than provide.
- **Refuse & Recycling Plans**
- Full details can be found in 4.3 Sustainability.
- **Space Standards Checklist**
- Full details can be found in 3.3 Technical Housing Standards.
- **Transport Assessment**
- Relevant details can be found in 1.2 Site Location and in 4.6 Highways and Parking. Given that the vehicles emerge on to the A27 which presently has over 60,000 daily vehicle movements and Wallington Way approaching 19,000 per day, the effect of vehicle emerging from the service road which purely functions for the hotel, off Wallington Shore Road, will be a negligible difference from the current commercial use.

3. PLANNING

3.6 SURROUNDING CASE STUDIES HISTORY

Below are approved and relevant planning applicants which are in close proximity to the site. The map adjacent shows context of their proximity.

	Address	Application Reference	Description	Decision	Date
1	1 Wykeham Place	P/17/0147/M A/A	Change of use at Wykeham House School to provide 15 dwellings	Application Permitted	2022
2	75 High Street Fareham	P/23/0799/FP LB	Sub-Division Of Property Into Three Dwellings.	Application Permitted	2023
3	10 West Street Fareham	P/25/0011/ CU	Change of Use of First & Second Floor from Single Dwelling House and Restaurant Storage Area to a 5 Bed HMO	Application Permitted	2025



Section Four: Proposal

4. PROPOSAL

4.2 LAYOUT

This application is for the proposed development at Wallington Shore Road through the conversion of the ground floor, first floor and second floor with partial demolition to create 14 x Class C3 units.

At ground floor there are five dwellings. Flats 1, 4 and 5 will use entrances Z, Y and X. Flats 2 and 3 use entrance Y (staircase A).

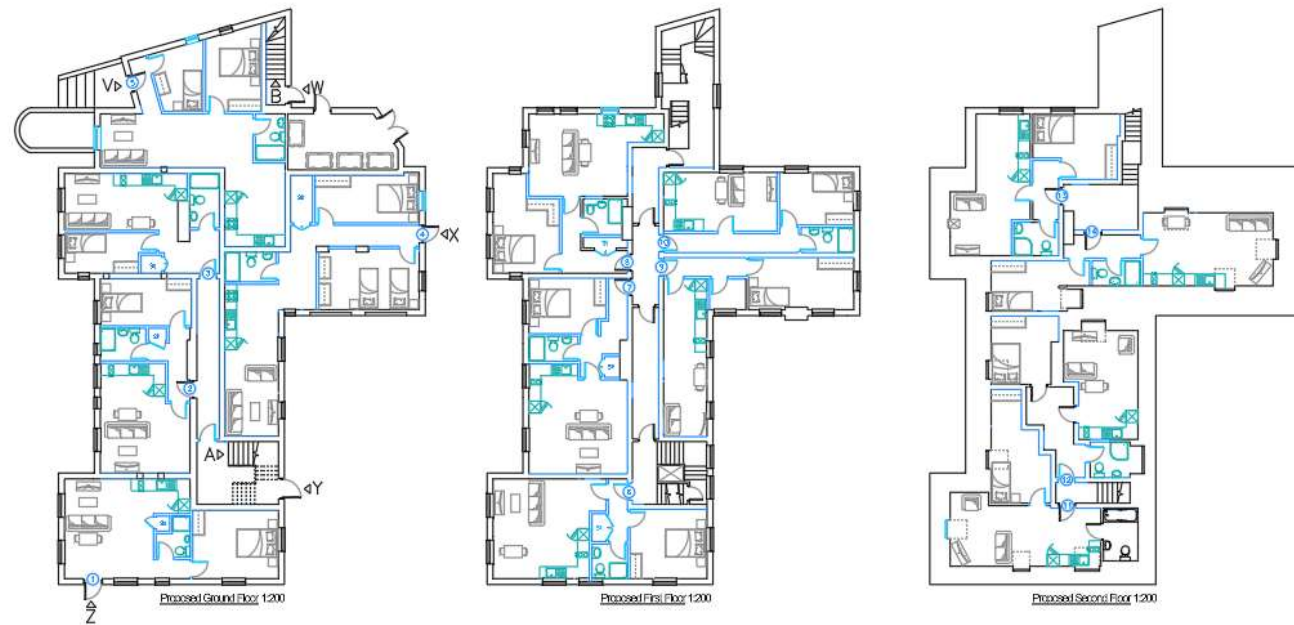
At first floor the five dwellings will use stairwells A and B and entrances Y and W.

Second floor flats 11 and 12 enter using staircase A (entrance Y) and flats 13 and 14 enter via staircase B (entrance W).

From a fire safety perspective, we don't propose a 'stayput' philosophy – and if the common part call points or detectors are triggered – the sounder/beacons will operate in every flat.

Each flat has a stand-alone heat/smoke/alarm system plus emergency lighting within its corridor.

A fire strategy plan will be on display in each flat.



4. PROPOSAL

4.3 SUSTAINABILITY

DOMESTIC WASTE & RECYLING

A provision of 480litres per multiple bed dwelling 2x240l – and 2x 120l for the single occupancy flats – this equates to 1840l for general waste and 1840l for recycling (or x4 Euro Bins) has been made, and storage is located within the shared bin and bike store to the rear of the site. For waste collection, discussions with both council collection and private collection will take place to establish the best choice.

ADAPTABILITY

The proposed new homes have been designed to provide the opportunity for the occupier to work at home, having sufficient space and facilities. Most of the dwellings exceed the national minimum standards and have sufficient circulation and movement routes.

CRIME

The design of the scheme has addressed the principles set out within Secured by Design. This will ensure residential environments that put the safety of occupants at the forefront and will in turn, create high-quality, safe and secure dwellings for the long term.

The proposed new entrance at the rear of the site will be locked and accessed only from residents. Along with this, the corridor access created will have more than sufficient lighting to provide a safe access into the new dwellings and rear of the site. Dusk till dawn P.I.R lighting will cover each entrance.

ACCESS TO AND USE OF BUILDINGS: DWELLINGS

Given the stepped access of the building, there is no scope to provide M4(2) compliant dwellings within the scheme.

ENERGY

The new dwellings will provide the following specification:

- Insulation upgrade to exceed Part L1B of the Regulations.
- SAP targets should result in the end units of EPC – C or better.

All windows to be replaced with double-glazing where required

MVHR units will be in each dwelling, negating the need to open windows for fresh air.

4. PROPOSAL

4.4 NOISE ASSESSMENT

The site is located near a mixed-use town centre environment comprising commercial (retail and services) and residential uses. The aim of this assessment is to evaluate existing ambient noise levels and outline measures to protect future resident occupiers from unacceptable noise exposure in accordance with national and local planning policies.

The key sources of environmental and ambient noise in the area include:

1. Road Traffic – heavy vehicular flow during daytime hours.
2. Deliveries and Refuse Collection - typically occurring during early mornings or evening hours.

These sources contribute to a moderate-to-high ambient noise level given the site location, with potential implications for internal acoustic comfort in the proposed residential units, particularly those closest to the Delme Roundabout of the A27 link road.

This assessment is made with reference to the following:

- National Planning Policy Framework (NPPF): Requires that development should mitigate and reduce potential adverse impacts from noise.
- Planning Practice Guidance (Noise, MHCLG): Emphasises the avoidance of significant adverse impacts on health and quality of life.
- BS 8233:2014 – Guidance on Sound Insulation and Noise Reduction for Buildings
- WHO Guidelines for Community Noise (1999):
 - Living Rooms: ≤ 35 dB LAeq (day)
 - Bedrooms: ≤ 30 dB LAeq (night) / ≤ 45 dB LAFmax

4. PROPOSAL

4.4 NOISE ASSESSMENT

Noise Mitigation Strategy:

To ensure the proposed residential units achieve acceptable internal noise levels, the following mitigation is proposed:

- 1. Mechanical Ventilation and Heat Recovery (MVHR):
 - a) Whisper-quiet MVHR systems will be installed in each dwelling, ensuring effective ventilation and heat recovery without the need to open windows, thereby reducing the ingress of external noise.
 - b) These systems will allow for fresh air to be supplied to habitable rooms while ensuring compliance with Part F (Ventilation) and Part L (Energy Efficiency) of the Building Regulations.
- 2. Acoustic Glazing:
 - a) All windows to habitable rooms will be fitted with high-performance acoustic glazing (minimum $R_w + C_{tr}$ 33 dB), particularly for the units closest to the Delme Roundabout and the A27 link road.
 - b) Where necessary, secondary glazing may be considered to further attenuate specific low-frequency noise sources (e.g plant/vehicle engines).
- 3. Internal Layout and Zoning:
 - a) Bedrooms and Living Spaces will be located away from the noisiest facades where possible.

Based on background noise data for similar town centre environments and standard acoustic attenuation values from MVHR systems and glazing, the following internal noise levels are predicted:

Room Type	Target Level (BS8233)	Predicted Internal Level
Living Room (Day)	≤ 35 dB LAeq,16hr	30–33 dB LAeq,16hr
Bedroom (Night)	≤ 30 dB LAeq,8hr	27–29 dB LAeq,8hr
Bedroom (Max)	≤ 45 dB LAFmax	40–44 dB LAFmax

These predicted values are within or below acceptable thresholds, assuming windows are to remain closed and MVHR is operational.

In conclusion, the proposed development at 46 Wallington Road is on a busy roundabout setting with existing ambient noise from traffic and commercial sources. However, the introduction of high-specification MVHR systems, acoustic glazing and strategic internal design will ensure the scheme meets appropriate residential noise standards.

Subject to the implementation of these measures, the proposal is not expected to result in adverse noise impacts for future residents, nor would it lead to conflict with surrounding uses. It is therefore concluded that the development can proceed without compromising internal residential amenity, in accordance with national and local planning policy.

4. PROPOSAL

4.5 BIODIVERSITY ENHANCEMENT STATEMENT

Introduction:

This Biodiversity Enhancement Statement has been prepared to support the full application. The site currently offers limited biodiversity value, with less than 25m² of green space of ecological features. However, as part of the proposed development, biodiversity enhancements will be introduced – primarily through the installation of fauna accommodation devices – contributing to a measurable Biodiversity Net Gain (BNG) in line with national and local policy expectations.

Proposed Biodiversity Enhancements:

4.5.1 – Additional Ecological Features

To support biodiversity the following is proposed:

- Bird Nesting Boxes: Installation of at least two integrated swift or sparrow nest boxes on the building's façade or roofline, ideally facing north or east.
- Invertebrate Habitats: Potential to install a 'bug hotel' or invertebrate box.
- Wildlife-Friendly Lighting: External lighting will be designed to be wildlife-sensitive, minimizing light spill and avoiding direct illumination of green infrastructure.

4.5.2 Biodiversity Net Gain and Policy Context:

The National Planning Policy Framework (NPPF) and Fareham Borough Council's policies encourage developments to deliver measurable biodiversity net gains. While the site is constrained in size and urban in nature, the introduction of a green roof and ecological features represent a clear improvement over baseline conditions.

Although the site falls below the threshold for mandatory Biodiversity Net Gain metrics (10% post Nov 2025), this scheme voluntarily delivers a positive uplift by creating multiple fauna housing spots.

4.6 HIGHWAYS AND PARKING

The x17 rooms, open restaurant (x50 covers) and bar plus staff, presently enjoy 18 informal parking spaces, We propose that for the 14 units (comprising of 19 persons maximum) ample provision exists and there is no intensification of movements. We also propose x14 secure cycle spaces.

Section Five: Heritage

3. PLANNING

5.1 LOCAL HERITAGE

Approximately 0.1 miles away from 46 Wallington Road is a 2 listed building, 8 and 9, Cams Hill, this building has been selected for the following,

1. Architectural Interest- national Important for the interest for their architectural design, decoration and craftsmanship.
2. Historic Interest- This includes buildings which illustrate important aspects of the nations social, economic, cultural or military history.
3. Close Historical association- With nationally important people or events
4. Group Value- Especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)
5. Age and rarity- all buildings that survive in anything like their original condition from before 1700 are listed. Between 1700 and 1840 some selection is required after which they must possess definite quality and character. Twentieth century buildings must be of very special quality to be listed; some outstanding buildings less than 30 years old have been added if threatened. No buildings less than ten years old are included

It is important to note that as set out within the SPD – Buildings or Structures of Character receive no statutory protection (unless they are within a Conservation Area).

When referencing historical OS data, the changes of 46 Wallington Road is believed to be a late addition, likely to be outside of the reasoning for its local listing. It is believed to not have a detrimental impact to the neighbouring standalone structure.



3. PLANNING

5.1 LOCAL HERITAGE

Furthermore, farther along the road are the Down End Cottages. They are Grade II Listed Buildings (List Entry: 1093514) and was first listed in 1976.

With there being no major alterations to the front elevation of 46 Wallington Road , apart from the proposed new roof dormer, it is not believed that the application will have an impact upon the surrounding local heritage assets and both the street scene and buildings will continue to be preserved.



Section Six: Financial Contributions

5. HERITAGE STATEMENT

6.1 COMMUNITY INFRASTRUCTURE LEVY (CIL)

A CIL form 1 has been submitted alongside this application but in any event, there is a net loss of area, and it has been in economic use over the past 30 months.

6.2 SOLENT MITIGATION STRATEGY PARTNERSHIP (SRMP)

Using the current contribution requirements (April 2025) a one-bedroom property is £482.00 and a two-bedroom property is £696.00.

Therefore, we calculate the total contribution for this proposal to be £7173.00 (14x 1 bed and 2x 2 bed).

6.3 NUTRIENT NEUTRALITY

Presently the site has x17 lettable double rooms plus a managers flat of 3 persons. With commercial kitchen and dining (including x50 covers over and above overnight guests) existing water consumption is for 34 persons at approximately 4250 per day not mentioning the commercial use.

Given the accommodation proposed has 14 units with 19 bed spaces – this is a substantial reduction in water consumption and waste production – so as a competent authority – National England would suggest it is for FBC to concur there is neutrality already in the scheme.



Section Seven: Conclusion

6. CONCLUSION

7.1 CONCLUSION

Based upon the information as set out in the above statement, it is considered that the proposed development would comply with relevant policies and guidelines set out within Fareham Borough Council's Local Plan along with the National Planning Policy Framework.

Therefore, we trust that the application is marked against its merit through compliance and Fareham Borough Council can agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

We welcome discussing the proposal and its contents with Fareham Borough District Council further.

