

[REDACTED]

From: [REDACTED]
Sent: 08 December 2017 14:33
To: Consultation
Cc: [REDACTED]
Subject: Comment on the Draft Fareham Local Plan 2036 - Posbrook Lane
Attachments: Local plan comment Posbrook Lane.pdf; ATT00002.txt

Dear Sir / Madam

Please find enclosed our representation regarding the Draft Fareham Local Plan 2036.

I hope the above is in order, however if you should have any queries please do not hesitate to contact me.

Kind regards

[REDACTED]
MA Town Planning
Strategic Planner



Unit 1, Station Industrial Park
Duncan Road
Park Gate
Hampshire
SO31 1BX
Tel: 0330 333 7365
www.foremanhomes.co.uk

e Part of the evidence base -
Development Strategy,
EVII - Shlaa -
'allocation omission of
their site'.



Foreman Homes

Email: [REDACTED]

06/12/2017

Planning Strategy and Regeneration Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Dear Sir or Madam

Fareham Draft Local Plan 2036 - Consultation

Land East of Posbrook Lane, Titchfield

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Housing Allocation – Land East of Posbrook Lane Titchfield.

This purpose of this letter is to provide supporting information in addition to the emerging Local Plan with regards to the 'availability', 'achievability' and 'suitability' of a residential development on the site. The potential for development is assessed in detail below in accordance with guidance contained within the National Planning Practice Guidance.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Foreman Homes Ltd, Unit 1, Station Industrial Park, Duncan Road, Park Gate,
Southampton, Hampshire SO31 1BX

Foreman Homes Limited registered in England Company No. 03313213

0330 333 7365

info@foremanhomes.co.uk

foremanhomes.co.uk



Size and Capacity

The site comprises 6.6 hectares and has been identified by Foreman Homes as being suitable for delivering 150 residential dwellings. A portion of the eastern section of the site is within Flood Zone 1. Foreman Homes seeks to preserve the eastern section of the site which comprises of 58,000sqm of green space retained for flood management and wildlife conservation purposes.

Availability

The land is singularly within the control of Foreman Homes. There are no known legal or ownership issues that would constrain the site coming forwards for development in the immediate future. The site is therefore available for development.

At the time of the writing of this letter there is currently an extant planning permission ref:P/17/0681/OA for outline permission for up to 150 dwellings on the site submitted by Foreman Homes. The application is due to be determined at committee on the 13th of December and is currently recommended for refusal. The recommended reasons for refusal are discussed below.

Suitability

The site is in an easily accessible location immediately to the south of the village of Titchfield and bounded by Posbrook Lane to the west which can provide suitable vehicular access. Details of a vehicular access from Posbrook Lane have already been agreed as acceptable by the Council's highways team.

The recommended reasons for refusal for the extant planning application relate to two considerations; the loss of agricultural land, and the visual impact on the landscape.

With regards to the loss of agricultural land Policy CS14 of the Core Strategy states that: 'Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure.' Given the failure of the Council to demonstrate a five year land supply and the provisions of paragraphs 14 and 49 of the NPPF it is not considered that this policy bears considerable weight compared to the benefits of the provision of housing, especially considering that the site abuts a housing development and there is no information available to demonstrate particular significance of the site as agricultural use.

With regards to the visual impact on the landscape it should be recognised that the site sits between two existing residential developments consisting of a relatively small development at Barn Close and the southern limit of Titchfield Village. Although the quality and significance of the Meon Valley landscape in its entirety is recognised the site itself presents no outstanding features or special significance and does not accommodate any long views of identified quality. Given the accessible and sustainable location of the site and its position adjoining existing housing

Foreman Homes Ltd, Unit 1, Station Industrial Park, Duncan Road, Park Gate,
Southampton, Hampshire SO31 1BX

0845 4507716
info@foremanhomes.co.uk

Foreman Homes Limited registered in England Company No. 03313213

foremanhomes.co.uk



developments, the significance of the site as part of the landscape needs to be weighed against the suitability of the site for providing housing when considering how the land is allocated.

The site has been identified as having qualifying features of the Solent and Southampton water SPA such as wintering Black-tailed Godwit. The site is identified as 'uncertain' in the Solent Wader and Brent Goose Strategy 2010 Update. Natural England has confirmed that further surveys are needed to determine the importance of the site as a foraging resource or as a high tide roost under the Solent Wader and Brent Goose Strategy 2010. It is recognised then that development on this site requires careful consideration with regards to the management of the eastern section of the site in relation to bird conservation. Natural England recognises that this is achievable and is not a principle barrier to development.

Surveys have revealed that the site is used by foraging bats, however there have been no identified roosts on the site. Appropriate lighting schemes and the provision of bat boxes can provide appropriate mitigation and safeguarding.

An area of flood risk (Flood Zone 1) has been identified to the east of the site, which has been proposed to be retained as undeveloped and managed as a Bird Conservation Area under the extant planning application ref: P/17/0681/OA. There are no flood risk related constraints on the rest of the site.

The site is close to the Titchfield Village Conservation Area although it does not abut it. There is also Great Posbrook Farm and Great Posbrook House nearby which are grade II* listed buildings. Although it is recognised that the character of the area benefits the setting of these listed buildings and the conservation area it cannot be considered that the principle of housing on the site is unacceptable for these reasons, especially considering that the Council cannot demonstrate a five year housing supply. Sensitively designed housing with an appropriate density needs to be recognised as acceptable in principle at this site.

Sustainability

The site is in an accessible and sustainable location immediately to the south of the village of Titchfield and bounded by Posbrook Lane to the west. Titchfield village features a range of shops and public houses. It is also an 11 minute drive to the centre of Fareham and a 6 minute drive to the centre of Park Gate.

Deliverability

Foreman Homes would seek to be delivering housing on site, subject to a viable planning permission, in a very short space of time. Subject to planning permission the anticipated deliverability on this site would be as follows;

Foreman Homes Ltd, Unit 1, Station Industrial Park, Duncan Road, Park Gate,
Southampton, Hampshire SO31 1BX

0845 4507716
info@foremanhomes.co.uk
foremanhomes.co.uk

Foreman Homes Limited registered in England Company No. 03313213



2018/19 = 40 %

2019/20 = 40 %

2020/21 = 20%

Summary

The land east of Posbrook lane can be considered to meet the tests of the Framework and PPG as it has been demonstrated that it is "suitable", "available" and "deliverable". The provision of the residential homes which this site has the capacity to deliver should be recognised in the context that Fareham is an authority which is failing to provide a five-year supply of housing and, in accordance with the provisions at paragraphs 14 and 49 of the NPPF, needs to be afforded significant weight when considering the site for allocation.

Previous surveys have identified that there are no site constraints which constitute a principle barrier to residential development which will assist the Council on its housing delivery. It is therefore recommended that this site is allocated for residential development within the emerging Local Plan.

Thank you for the opportunity to provide comments on the draft Local Plan document. We trust that these comments are of assistance and we would like to confirm that we would appreciate the chance to be involved in the future stages of the Local Plan preparation.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

Enc.