

From: [REDACTED]
Sent: 08 December 2017 14:36
To: Consultation
Cc: [REDACTED]
Subject: Comment on the Draft Fareham Local Plan 2036 - Rookery Avenue
Attachments: Local plan comment Rookery Avenue.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



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Part of the evidence base
Development Strategy -
EV11 - SHCAA.
'a local plan allocations -
mission of site.



Foreman Homes

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07/12/2017

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

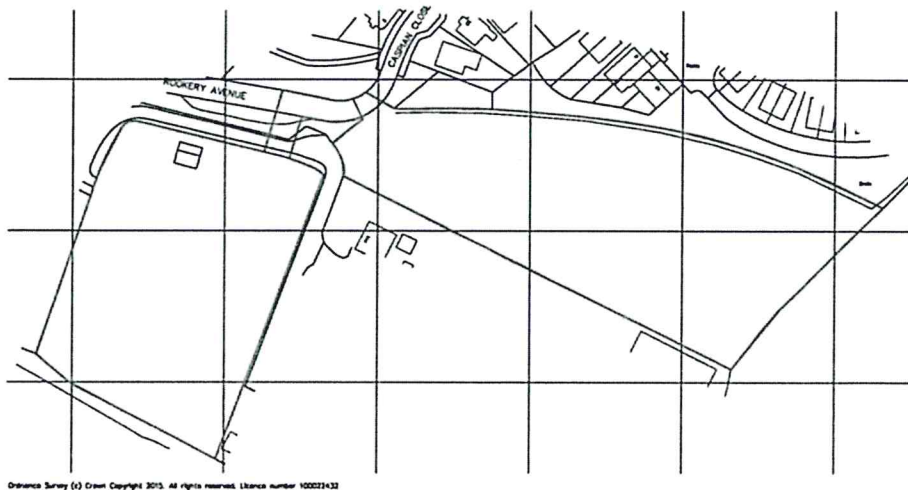
Dear Sir or Madam

Fareham Draft Local Plan 2036 - Consultation

Land to the South and East of Rookery Avenue, Whiteley

I write in support of the Draft Fareham Local Plan 2036 with particular reference to land south and east of Rookery Avenue, Whiteley.

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.



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Size and Capacity

The Rookery Avenue site comprises 1.48 ha and has been identified by foreman Homes as having capacity for up to 22 residential units with a density of around 15 dwellings per hectare.

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Availability

The Land is now in the full control of Foreman homes. With regards to availability 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.

There is a refused planning application for up to 22 units relating to the land which is currently being assessed at appeal (ref:P/16/1088/OA). There is also a duplicate scheme on site currently being assessed (ref: P/17/1056/OA).

Suitability

The site is formed of two distinct land parcels. The western parcel extends south from Rookery Avenue and borders to M27 motorway. This parcel contains a single existing dwelling and derelict outbuildings but is mostly characterised by managed grassland with some wooded areas. The eastern extend of the site is mostly wooded and features no existing buildings.

The site is in an easily accessible location with a very close access onto the M27 motorway. The vehicular access to the site has been a subject of discussion with Hampshire County Council's Strategic Transport Engineers who have advised that the principle of access is acceptable.

The woodland on site does not benefit from any TPOs. As part of the submitted application P/16/1088/OA it was demonstrated that the provision of 22 dwellings could be made without significant adverse impacts to the wooded character of the site. This was confirmed by the council's tree officer during the processing of the application. To the east of the site is Gull Coppice which is an area of ancient woodland designated as a SINC. Comments from the Hampshire County Council Ecologist in relation to reports submitted alongside application ref: P/17/1056/OA were received on the 11th of October. The County Ecologist confirms that a 12m buffer zone between development and the SINC is appropriate for protecting the habitat. It was also confirmed that there are no identified bat roosts on site, and that mitigation proposed for dormice and reptiles on site is acceptable. The presence of so far un-detected species is not a barrier to development.

Where the site is close to the M27 there is the potential for noise disturbance. However a noise report submitted in conjunction with the submitted application P/16/1088/OA demonstrates that "the proposed land is suitable for residential development and that adverse impact can be controlled by reasonable mitigation measures". The Council's Environmental Health team also confirmed that they had no objection in relation to noise disturbance during the processing of this application.

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 bares

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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 that demonstrates any particular significance of the site as is it not in use for agricultural, forestry, or horticultural purposes and does not feature essential infrastructure.

Sustainability

The site is in a highly accessible and sustainable location abutting existing residential developments which make up part of Whiteley. Swanwick Train Station is approximately 0.4 miles south of the site and Park Gate centre a further 0.1 miles in the same direction. Whiteley Shopping Centre is located approximately 2.4 miles to the north east. The cities of Southampton and Portsmouth are approximately 8 miles west and 12 miles east respectively.

Deliverability

Foreman Homes would seek to being 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;

2018/19 = 40 %

2019/20 = 40 %

2020/21 = 20%

Summary

The land to the south and east of Rookery Avenue 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.

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

Yours faithfully,



Enc.

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