



FAREHAM LOCAL PLAN PART 2: DEVELOPMENT SITES AND POLICIES

MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below:

		Modification	Soundness reason
MM1	Para 1.11	Commitment to a Review of the Local Plan	Consistent with national policy
MM2	DSP2	Delete Design policy because superfluous but insert a new sentence	Justified
MM3	DSP3	Refer to dust, smoke, fumes and odour. Delete corresponding references in DSP47	Justified
MM4	DSP5	Clarification regarding the Council's approach to ensuring that development would not prejudice the future use of adjacent land	Justified
MM5	DSP6	Protection of archaeological sites	Justified and effective
MM6	DSP7	Clarification of the Council's approach to frontage infill outside defined settlement boundaries	Positively prepared, justified and effective
MM7	DSP7	Clarification of the Council's approach to the change of use of land outside the settlement boundaries to garden land	Justified
MM8	New Policy and supporting text	New policy on Affordable Housing Exception sites	Positively prepared, justified and effective

MM9	DSP8	Clarification regarding requirements for sequential tests and impact assessments	Justified
MM10	DSP11	Solent Breezes Holiday Park – removal of the reference to seasonal occupation	Justified
MM11	Paras 4.22 and 4.26	Greenspace provision	Effective
MM12	Table 3 page 44	Clarification of Employment Floorspace Supply table	Justified and positively prepared
MM13	DSP17	Clarification of Council's approach to change of use within existing employment areas	Effective
MM14	DSP19	Include reference to 'historic significance' in first bullet point	Justified
MM15	Employment site E2 Development Brief	Remove reference to 'low intensity' development at Little Park Farm	Effective
MM16	DSP25	Refer to listed viaduct	Justified
MM17	DSP32	Deliver townscape benefits	Justified
MM18	Para 5.163	Include reference to foodstore floorspace and retaining existing parking levels at Portchester District Centre	Justified and effective
MM19	Para 5.164	Portchester District Centre: boundary change to remove residential properties and community facilities and amendment to supporting text	Justified and effective
MM20	DSP36	Refer to no reduction in parking spaces	Justified
MM21	DSP40 and para 5.180	Increasing the flexibility in the delivery of housing	Justified, effective and positively prepared
MM22	Housing site H7 – Fleet End Road, Warsash : Development Brief	Amend plan to show only one access point (via Shorewood Close)	Justified and effective
MM23	Housing site H11 – Heath Road: Development Brief	Amend plan to include two potential access points	Justified and effective
MM24	New paragraph 5.182 and Housing sites H12 and H13 Development Briefs	Refer to support for self-build schemes	Justified and positively prepared
MM25	DSP42 and new para after 5.193 Amend site briefs for H16, H17 and H20 Amend Table 8 (Appendix C)	Clarification of the Council's approach to facilitating development for older people	Justified and positively prepared

MM26	DSP47	Remove references to sunlight etc. (see MM3 above)	Justified
MM27	DSP49, paras 6.11, 6.12, 6.19-6.22 and Policy Map	Updates on Newgate Lane, Peel Common roundabout and Stubbington by-pass and consequential changes to the Policy Map	Justified
MM28	DSP50 and supporting text	Clarification of the Council's approach towards access to Whiteley – removal of references to the Yew Tree Drive link	Justified
MM29	DSP54	Include reference to protecting the Grace Dieu wreck	Justified and consistent with national policy
MM30	Para 6.30 and 6.31	Insert references to cycle/pedestrian link provision	Justified
MM31	Table 4 and appendices D-G	Up-date housing figures	Justified and effective
MM32	Employment Development Briefs	Include an indicative floorspace capacity figure	Justified and effective
MM33	Table 5 Monitoring	Revise whole section	Justified and effective
MM34	Policies map	Amend brent geese/waders sites	Justified

At the hearing sessions I confirmed that I would await the receipt of the further representations on the Council's post-hearing submissions before deciding on whether or not a comprehensive review of the settlement boundaries is required. The text of paragraph 5.27 of the Core Strategy (CS) indicates that a review of the settlement boundaries (outside the town centre Area Action Plan area) is anticipated. Although the reference is only in the CS supporting text I have nevertheless afforded it weight. However, I consider it is reasonable to interpret the Council's intentions as meaning that a review of the settlement boundaries would be undertaken *if necessary* (my emphasis). There would be little justification, particularly in terms of making the best use of time and resources, for undertaking a boundary review if sufficient land to accommodate the development needs of the Borough (as set out in the CS) could be identified elsewhere in the existing urban area. The Council has confirmed, in response to my question 2.1 (Core document DCD-06), that it was the intention to undertake the review only if the aforementioned development needs could not be met in the existing identified settlements. Having considered all the evidence, my conclusion is that such a review at this time is not justified because there are sufficient sites identified in LP2 to accommodate the identified housing requirement in the CS, without the need to alter existing settlement boundaries. However, I would strongly advise the Council that consideration should be given to including such an exercise, as a component of the review of the local plan (which is scheduled to start this year), thus ensuring that any

review document is justified (i.e. the most appropriate strategy when considered against the reasonable alternatives).

There are a small number of other changes being proposed by the Council (following the hearing sessions) but they are minor in nature and therefore are not before me for consideration and in any event I understand that they will be consulted on by the Council.

On this basis I am therefore inviting the Council to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

Following consultation on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a short commentary on any implications of the MMs in terms of the sustainability appraisal.

David Hogger

Inspector

22nd January 2015