

[Redacted]
[Redacted] Young [Redacted]
Sent: 14 July 2022 11:12
To: Planning Policy
Cc: [Redacted]
Subject: RE: Focused Local Plan Consultation Tuesday 5th July - Monday 25th July 2022
Attachments: site delivery form - Reside.pdf

Dear Sir / Madam

I am writing to respond to the Focused Local Plan Consultation which is currently underway, on behalf our client, Reside Developments Ltd.

As you are aware, an appeal was recently allowed on land south of Funtley Road (Appeal refs: 3283643 and 3284532). This grants outline planning permission for up to 125 dwellings on the site.

My client has recently responded directly to the Planning Policy Team's request to complete the 'Site Delivery Statement' and provided this by email to Emma Younger on 20th June 2022 (see attached). Within the 'Site Delivery Statement,' my client set out the anticipated delivery trajectory for the site. The council's Revised Housing Supply Topic Paper (document ref: FBC090) indicates a different trajectory. We have set out the differences in the table below.

Year	Reside's Anticipated Delivery	Fareham Housing Supply Topic Paper
2023-24	25	-
2024-25	50	40
2025-26	50	40
2026-27	-	45

It is unclear why the council have not accepted Reside's anticipated delivery figures and no explanation has been given. While both trajectories indicate delivery within the first five years, my client is confident that the development can be begun and completed sooner than the council have suggested in the Housing Supply Topic Paper.

While we appreciate that this Focused Consultation addresses only the documents that the Inspector has requested in her Post-Hearings letter, we would also reiterate that policy HA10 is the subject of a future main modification to reflect the outcome of the appeal. We would be happy to assist the council with this.

I would be grateful if you could confirm receipt of these representations.

Kind regards

Alison

Alison Young
Senior Planner

Turley

[Redacted]
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We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



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Site delivery statement

Draft Local Plan Allocations

SHELAA Site reference:3121

Input address: Land South of Funtley Road

Date of permission:	31 May 2022
Applicants name:	Reside Developments Ltd and Atherford Property Investments Ltd
Application progress:	Outline permission secured
Site assessment progress:	N/A
Viability/ Ownership/ Infrastructure:	None
Will the proposed development be nitrate neutral? Do you have an on-site solution to meet this requirement?	Yes, via a mixture of on-site and off-site mitigation.
If not, how much off-setting land would you require under Natural England's nutrient neutrality methodology? http://www.fareham.gov.uk/PDF/planning/SolentNutrientAdviceV2June2019.pdf	N/A
If off-site mitigation was not available, how would that affect delivery of the site? For example, yields to be reconsidered, delivery postponed until a solution is found, the development would be rendered unviable.	N/A
What is the current land use and what evidence do you have of that over the past ten years?	Equine uses mainly. Proven from photos and agricultural returns.

Do you want more information on the issue of nitrate neutrality before you can answer these questions?	No
Lead in time (years):	One (1)
Build rate (per annum):	50
Total units (as per application):	125

Anticipated Delivery period

2022-2023	
2023-2024	25
2024-2025	50
2025-2026	50
2026-2027	
2027-2031	
2032-2037	

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed: Andrew Munton

Print Name: Andrew Munton

Organisation: Reside Developments

Date: 20.06.22