

**Fareham Local Plan 2037
Revised**

**Examination Statement
Matter 2 Development
Strategy**

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Prepared on behalf of Raymond Brown Rookery Properties

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<u>Contents:</u>	Page
1.0 INTRODUCTION	1
2.0 STRATEGIC PRIORITIES	2



1.0 **Introduction**

- 1.1 This Statement has been prepared by Southern Planning Practice Ltd on behalf of Raymond Brown Rookery Properties who own land at Rookery Farm, Botley Road, Swanwick which was allocated in the Supplement to the Draft Local Plan in January 2020; however, it was subsequently removed as a proposed residential allocation from the Regulation 19 Submission version of the Local Plan.
- 1.2 It is pertinent to note that representations have been made on behalf of our client, Raymond Brown Rookery Properties throughout the preparation of the emerging Local Plan. Whilst this statement is not a duplication of the contents of representations previously submitted to the emerging Local Plan, this statement draws on previous responses where necessary.
- 1.3 This Statement is prepared in response to the Inspectors' Matters, Issues and Questions – Matter 2 – Development Strategy. In addition to this Statement, several other statements have been prepared in response to other matters being heard in the Local Plan Examination; where there is a cross over between these matters we have sought to cross refer rather than repeat our points.
- 1.4 This Examination Statement focuses on the overall Development Strategy proposed in the Local Plan and therefore primarily to questions 1 and 2.

2.0 Strategic Priorities

Response to Inspectors Questions

Q.1 Does the development strategy in the Fareham Local Plan reflect the vision and strategic priorities set out in the plan?

Q.2 Is the development strategy for the location and nature of development in Fareham justified as the most appropriate strategy for the sustainable development of the borough when considered against reasonable alternatives.

2.1 The Strategic Priorities are listed at paragraph 2.12 of the Local Plan. Attention is drawn to several of these priorities:

1. Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate.
2. Maximise Development within the urban area and away from the wider countryside valued landscapes and spaces that contribute to settlement definition
5. Provide a sustainable and vibrant future for Fareham Town Centre, district centres and other retail areas, maintaining and improving their vitality and viability.
9. Protect and enhance the Borough's landscape features valued landscapes green infrastructure networks and the local national and international sites designated for nature conservation.

2.2 The development strategy being pursued is set out very briefly at paragraph 3.21 of the Plan and states:

- Provision for at least ~~8,389~~ 9,556 new residential dwellings and ~~104,000~~ 121,964m² of new employment floorspace;



- The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200 m² of employment floorspace over and above that already planned for;
- Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least ~~428-961~~ dwellings as part of a wider regeneration strategy;
- Development allocations on previously developed land where available, and on greenfield land around the edges of existing urban areas in order to meet remaining housing and employment needs, but otherwise managing appropriate levels of development outside of urban areas.

2.3 As a general point we would suggest that the development strategy is very brief to be able to confirm with any confidence whether or not the strategy properly and fully reflects the Vision and strategic priorities set out in the Plan.

2.4 With respect to specific comments, we would amplify our concerns as follows:

Housing Numbers

2.5 We have already submitted detailed representations as to why we question the housing numbers set out under the development strategy and these are set out fully in those reps and in response to the Inspector's questions under Matters 3,6 and 7. We therefore question whether the number of new residential units set out in the development strategy are, first achievable and secondly adequate to meet Fareham's housing requirements and the contribution it should be meeting to assist neighbouring districts in the PfSH area. However as a result it must be questioned whether the current development strategy will meet the first Strategic Priority:

1. Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate.

Fareham Town Centre

2.6 There can be no confidence that the Council's development strategy in respect of Fareham Town Centre is achievable and deliverable in the Plan period. Detailed objections to the



relevant policy BL1 have been set out in earlier representations and in response to Matter 6. There can therefore be no confidence that this part of the Development Strategy will therefore meet the stated Strategic Priority:

5. Provide a sustainable and vibrant future for Fareham Town Centre, district centres and other retail areas, maintaining and improving their vitality and viability.

Previously Developed Land and Landscape Protection

- 2.7 The Council in many of its consultation responses repeatedly confirms that it has allocated as many sites as possible which are previously developed land to minimise greenfield allocations, this is patently not true. The most recent new allocations are primarily directed to new greenfield sites. These include sites within the Strategic Gap and or sensitive in landscape terms (HA55 and HA56). Moreover the Council has not pursued other sites which are sustainably located on previously developed land and which have been previously considered suitable for allocation such as Rookery Farm – please also see our reps in respect of other matters.
- 2.8 A number of the greenfield sites now being promoted including HA55 and HA56 are directly contrary to the Council's strategic priorities to protect and enhance the Borough's landscape features. Furthermore, other allocations are directly contrary to that part of the Strategic Priority which refers to the protection and enhancement of designated sites for nature conservation, for example Site HA42 – Land south of Cams Alders which is almost wholly within a SINC. Some of the designations for residential development which form part of the Council's development strategy do not therefore accord with the Council's stated Strategic Priorities:
 2. Maximise Development within the urban area and away from the wider countryside valued landscapes and spaces that contribute to settlement definition
 9. Protect and enhance the Borough's landscape features valued landscapes green infrastructure networks and the local national and international sites designated for nature conservation.



2.9 The Council sets out at paragraph 3.4 of the local plan that:

At the heart of the Development Strategy proposed for Fareham is the concept of good growth. Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, provide opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

2.10 It is not considered for the reasons set out above and in earlier representations that the development strategy meets the vision and strategic priorities of the local plan; and would not provide 'good growth'. It is therefore concluded that the development strategy is UNSOUND and will not deliver sustainable development to meet the Vision and strategic priorities of the Plan.