

Fareham Borough Council Local Plan Examination Council's Response to Inspector's Matters and Issues

Matter 6 Housing Allocations

Matter 6.3

HA3 Southampton Road

12.Does the Framework Plan take account of the approved planning applications on the site? If not, what are the differences?

- 12.1 The Framework Plan predates planning applications and has helped to guide the planning applications to achieve a comprehensive development strategy. It remains important to set out how future applications should be connected to the current permissions to ensure a high-quality comprehensive development and continues to be used to consider, negotiate and approve submitted planning applications for residential development. There are no differences, of significance, between the planning applications and the framework and therefore the Council considers that there is no requirement to make changes to the Framework Plan.

HA4 Downend Road East

13.Are any amendments required to the site-specific requirements or Framework Plan now that planning permission has been granted on appeal?

- 13.1 The Framework Plan fully reflects the illustrative masterplan submitted with the planning application, which has now been granted on appeal (FBC036). The proposed development layout of HA4 has been revised from the submitted planning application to ensure no built development is located in the areas of interest for palaeolithic archaeological remains, securing these remains in situ. Instead, formal open space provision has been provided in this location. In the Council's view, the Framework Plan does not require further changes as it reflects the illustrative masterplan and reserved matters negotiations with the developer.
- 13.2 Following the granting of permission on appeal, a Statement of Common Ground has been made between Miller Homes, the site promoter/developer and Fareham Borough Council (FBC035) which sets out the following potential amendments to the policy which both parties consider may be appropriate:
- Removal of the requirement to provide a buffer in respect of the SSSI at criteria (b) and (g).
 - Removal of the requirement to provide a minerals assessment at criteria (j).

14.How has the limited capacity of the local sewage infrastructure been considered? Should the occupation of the site be phased?

- 14.1 In response to consultations on the Local Plan, Southern Water have raised the issue of limited capacity of the local sewerage infrastructure at present, to accommodate the proposed development on this site. However, it was recognised that this is not necessarily a constraint provided appropriate measures are in place such as notifying Southern Water of the proposed development to ensure enough time is allowed to upsize the local sewerage infrastructure. It should be noted that the issue raised is associated with the immediate local sewerage infrastructure and not the ability of Peel Common Wastewater Treatment Works to accommodate the increases in foul water.

- 14.2 The Council produced a Statement of Common Ground (SoCG) with Southern Water to resolve this particular issue (SCG010). Within the Areas of Agreement section, in particular paragraph 5.2 of the SoCG, agreement has been reached with Southern Water that paragraph 11.53 in the Plan in conjunction with Policy TIN4, ensures developers engage and collaborate with Southern Water to ensure there is adequate wastewater infrastructure and water supply capacity to serve development or adequate provision can be made available. The Council and Southern Water agree that planning conditions could also be employed to help facilitate this. In addition, it was agreed that the Council's Development Management team will be made aware of Southern Water's comments on the allocations in the Plan which are being raised as having local sewage capacity issues so that consultation on future planning applications be sought.
- 14.3 With regards to this allocation, Southern Water were consulted in relation to the outline planning application for up to 350 dwellings on this site (reference P/20/0912/OA) and their response stated that '*initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development*'. The application has been allowed at appeal. Southern Water did not raise an objection to the application proposals in relation to the capacity of the local sewer network or formally request any phasing of the occupancy of the site.
- 14.4 Considering the above, the Council is therefore content that the issue of the current capacity of the local sewerage infrastructure can be satisfactorily resolved and there is no need to directly specify the phasing of future occupiers of the site in the Policy.

HA7 Warsash Maritime Academy

15.How has the indicative yield been determined?

- 15.1 The indicative yield of the site has been determined through the SHELAA (DS004) assessment, using the methodology set out in Stage 2: Site Assessment, Calculating Development potential (pages 9-10), coupled with ongoing work by the Council's Urban Designer, taking into account site constraints, including listed buildings, the site's existing building heights and densities and ongoing discussions with the site promoter and Development Management Officers.