

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

Matter 6 Housing Allocations

Matter 6.4

HA17 69 Botley Road

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

- 16.1 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 sewage infrastructure and not the ability of Peel Common Wastewater Treatment Works to accommodate the increases in foul water.
- 16.2 The Council felt it was necessary to produce 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. Phase 1 of the site has received full planning permission with no comment or objection from Southern Water.
- 16.3 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.

HA23 Stubbington Lane

17.What are the implications of the 50m known archaeological significance buffer for the development of the site? Should this be referred to in the site-specific requirements?

- 17.1 The archaeological significance buffer shown on the inset map would need to be considered in accordance with Policy HE4: Archaeology should the application be assessed against this policy. However full planning permission was granted in April 2020 in relation to the allocation and was decided using the 2015 adopted Local Plan.

HA27 Rookery Avenue

18.What consideration has been given to the acceptability of employment uses on the site in close proximity to residential uses? How will residential amenity be maintained?

18.1 The site is not an employment allocation and the provision of employment floorspace is not referenced in the policy requirements. The inclusion of an office element was proposed through the planning application (P/19/0870/FP) which included 1,800 sqm of office use. Following a sequential test assessment of the location for office use requested by the Council, the applicant removed the office element of the scheme. The Council considers that the reference to employment as an allocated use should be removed from the Plan as a minor typographical error.

19. What is the justification for part f) of the policy not making reference to maintaining a 50-metre protective buffer with Gull Coppice Site of Importance for Nature Conservation (SINC)?

19.1 The Council proposes a minor modification to policy criteria f) to include wording “*and provide an appropriate ecological buffer*”. The Council considers the above wording necessary to be consistent with other allocations in the plan that are adjacent to SINC. In addition, the proposed wording change provides flexibility for the buffer zone required for the protection of the designated Ancient Woodland (also part of the SINC) recognising the Natural England, Ancient Woodland, Ancient Trees and Veteran Trees: Advice for Making Planning Decisions Guidance which recommends proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage. However, the guidance also states ‘*where an assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone*’. The Council’s Ecologist has commented on the current application (P/19/0870/FP) raising no concerns on the 15m buffer that is part of the proposal and the proposed wording for criteria f) provides a degree of flexibility on the size of the buffer zone to accommodate their advice in accordance with the Natural England guidance.