

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

Matter 6 Housing Allocations

Matter 6.5

HA36 Locks Heath District Centre

20.How will adequate provision of car parking for the shopping centre be achieved?

- 20.1 The site is located in a sustainable location with direct access to local shops and services and public transport networks. A recent planning application (reference P/21/0148/FP) for the reconfiguration of the shopping centre parking and access layout to allow future residential development to proceed has been approved, this ensures that there will be no loss of existing parking provision for the centre, in line with policy criterion g.

HA37 Former Locks Heath Filling Station

21.How will adequate provision of car parking for the shopping centre be achieved?

- 21.1 The site is located in a sustainable location with direct access to local shops and services and public transport networks. During the call for sites exercise, proposed site layouts were submitted by the developer which illustrated onsite parking provision. In addition, a recent planning application (reference P/21/0148/FP) for the reconfiguration of the shopping centre parking and access layout to allow future residential development to proceed has been approved, this application set out that there will be no loss of existing parking provision for the centre, in line with policy criterion f.

22.How has the indicative yield and the maximum building heights of 3 storeys been determined?

- 22.1 The indicative yield and building heights of the site has been determined as set out in the SHELAA methodology, Stage 2: Site Assessment, Calculating Development potential (pages 9-10), in applying the criteria to restrict the building heights, the Council considered the context and character of the surrounding area, in particular the adjacent shopping centre heights and local residential dwellings in accordance with policy D1, High Quality Design & Placemaking.
- 22.2 For clarity, the stipulation of building heights is the same as adjacent site allocation HA36.

HA38 68 Titchfield Park Road

23.Having regard to the existing TPO'd trees on the site, how has the indicative yield been determined?

- 23.1 The indicative yield of the site has been determined as set out in the SHELAA (DS004) Methodology, Stage 2: Site Assessment, Calculating Development potential (pages 9-10). The SHELAA identifies the TPOs as a constraint and the available site area takes this into account. A planning application (reference P/20/1137/FP) was approved in 2021 for 9 flats.