



FAREHAM BOROUGH LOCAL PLAN 2037

Hearing Statement

Written Statement relating to Matter 6

Housing Allocations (Site HA55)

Prepared on behalf of Persimmon Homes (South Coast)



February, 2022

1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared on behalf of Persimmon Homes (South Coast) in response to the Revised Publication Fareham Local Plan. Our client previously made representations to the Publication Local Plan in December 2020 and also to the Revised Publication Local Plan in July 2021.
- 1.2 Persimmon Homes have land interests within Fareham Borough and in particular at the edge of Stubbington which includes (but is not limited to) the site south of Oakcroft Lane (Site HA54) which was recently granted planning permission on appeal.
- 1.3 This statement has been prepared in accordance with the prevailing planning policy and guidance, in particular the National Planning Policy Framework (NPPF), July 2021 and the Planning Practice Guidance (PPG). In relation to **Site HA55** (Land South of Longfield Avenue) it is argued that an amendment is required to the Land Use Framework Plan to make the policy effective.

2. ALL ALLOCATIONS

Q6. Are the sites allocated for housing in Policies FTC3-9, HA1-HA56 and BL1 soundly based; are the site-specific requirements set out in the relevant policies justified and effective and is there evidence that the development of the allocations is viable and deliverable in the timescales indicated in the Council's trajectory?

Site HA55 (Land South of Longfield Avenue)

- 2.1 The only point we wish to raise is the identification on the Land Use Framework Plan for Site HA55 of the area to the south of the Stubbington Bypass which is shown as part of the green infrastructure for Site HA55. This area is in the control of Persimmon Homes (South Coast) and is part of the green infrastructure required for the delivery of Site HA54 (Land east of Crofton Cemetery and west of Peak Lane). Persimmon Homes has had no discussions with either the Council or with the promoters of Site HA55 about the use of this parcel of land as green infrastructure for that site and it should not be identified as part of the policy requirements for Site HA55.
- 2.1 If either the Council or the site promoters of Site HA55 wish to discuss this matter with Persimmon Homes, we would be happy to facilitate this discussion. However, in the absence of any discussion and agreement the Land Use Framework Plan for Site HA55 should be amended so that the land between Oakcroft Lane and the Stubbington Bypass is coloured white or it should be labelled as part of the green infrastructure provision for Site HA54.

3. HA55 LAND SOUTH OF LONGFIELD AVENUE

Q45. What evidence is there to demonstrate the impact of the development on the local highway network either alone or in combination with other allocations (specifically HA54). If that impact is a negative one, would suitable mitigation measures address the issues?

- 3.1 The original planning application submitted by Persimmon Homes for Site HA54 (Land east of Crofton Cemetery and west of Peak Lane) was supported by a full Transport Assessment (which is available on request).¹ This concluded that the proposed development would not have a significant impact on the operation of the local highway network.
- 3.2 The Revised Transport Assessment which supported the original planning application included a proposed development of 1,027 dwellings to the south of Longfield Avenue as part of the sensitivity testing for the junction capacity analysis. As with Site HA55, this included vehicular access points to Longfield Avenue and Peak Lane. Whilst the previous preproposals at this site were not of exactly the same scale as the current proposed HA55 allocation, this is considered to be a good approximation for the likely traffic impact of that allocation site.
- 3.3 We note that FBC has just published an *Updated Strategic Transport SRTM Do Something Report* (FBC022). This has been published late in the 'statement writing period' and our client's transport consultants have not yet had the opportunity to consider this fully. We are unable therefore to take this into account at this stage and we hope that a specific period of consultation on this important document will be provided during the Examination.

Q47. How and when would the proposed Masterplan and Design Code be prepared? Who will prepare it, how will all stakeholders be involved? How would this relate to the Indicative Framework Plan?

- 3.4 Please see our response to Question 6 above in relation to the Land Use Framework Plan for Site HA55 which requires amending.

¹ Prepared by Paul Basham Associates (April 2020).