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FAREHAM BOROUGH COUNCIL LOCAL PLAN 2037
INDEPENDENT EXAMINATION
WRITTEN STATEMENT RELATING TO MATTER 6.8
MILLER HOMES LTD
FEBRUARY 2022



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1.0 Introduction

- 1.1 This examination statement is submitted on behalf of Miller Homes Ltd (MH) in respect to Matter 6.8 of the Fareham Local Plan 2037 examination process. The comments provided respond directly to the Planning Inspector's questions set out in the *Inspector's Matters, Issues and Questions for Examination*. The responses should be read in conjunction with the submitted examination statements regarding Matters 2, 3, 4 and 6.3 and Miller Homes Regulation 19 representations (ref: CD009 Part 1 – Page 837-870), copies of which can be re-provided on request.
- 1.2 In responding to the Inspectors' matters and questions, due regard is had to the NPPF paragraph 35 in assessing the Plan's soundness.
- 1.3 MH responded to the previous Reg 19 Submission Draft Local Plan consultation in Summer 2021, including submissions in relation to draft policies HA4 (Downend Road East) and HA56 (Land west of Downend Road). The previous representations remain valid, unless specifically updated with this submission and/or the agreed Statement of Common Ground (SoCG) between FBC and MH.
- 1.4 MH is promoting land to the west and east of Downend Road, Portchester, for residential development through the plan-making process, (HA56 as well as HA4 – including an extension to HA4 (SHELAA site refs: 3009, 3030, 3130)) on the basis that all three sites are sustainable, suitable and available. This is based on the evidence presented by both the Local Planning Authority (LPA) (with respect to the allocated areas) and MH (with respect to all areas), including the SoCG.
- 1.5 We are fully supportive of the HA4 and HA56 allocations. Additionally, MH is seeking an extension to the HA4 allocation, extending the allocation further northwards, to accommodate an additional 100 homes (SHELAA site 3130). This land was previously promoted by the Council as a sustainable alternative and included in the potential strategic growth area. The site's suitability for development is set out in the MH Regulation 19 consultation response (CD009 Part 1 – Page 840-847) which we would refer the Inspector so as not to repeat here.
- 1.6 An Outline Planning Application for 350 homes (ref. P/20/0912/OA) on HA4, with detailed access arrangements and provision of safe and suitable pedestrian links across Downend Road and its Rail Bridge, was allowed on appeal on 18 October 2021. A subsequent Reserved Matters application for a first phase of 180 dwellings was validated on 2 February 2022, with a target decision date of 4 May 2022. The site, including the extension land, is demonstrably in a sustainable location. An associated Outline Planning Application for improvements to Cams Bridge (ref. P/18/0001/OA), to enable direct pedestrian and cycle access to Portchester south of HA4 was approved on 3 May 2019. A subsequent Reserved Matters application was validated 28 April 2021, decision pending.
- 1.7 This examination statement responds to the Inspectors MIQs.

2.0 Matter 6.8: Housing Allocations

All Allocations

Question 6 – 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?

HA56 Land west of Downend Road

Question 48 – What evidence is there to demonstrate the impact of the development on the local highway network. If that impact is a negative one, would suitable mitigation measures address the issues?

Question 49 – How has the indicative yield been calculated?

Question 50 – Why is it necessary for delivery to be phased to follow the development at Downend Road East? How would this be achieved? Is the policy effective and justified in this regard?

Question 51 – Are the infrastructure requirements justified? What is the implication for site viability?

Question 52 – Should public transport accessibility be addressed in the site-specific requirements?

- 2.1 The SoCG between FBC and MH (ref. FBC035) sets out a joint response to the above questions in relation to HA56 Land west of Downend Road.
- 2.2 The SoCG confirms that the HA56 allocation, based on the modifications proposed, is soundly based, justified and effective. We trust the Inspector has sufficient information in regard to this matter, thus MH do not propose to repeat the information set out within the SoCG here.

3.0 Conclusions

- 3.1 MH supports the LPA’s approach to the allocation of site HA56, subject to the modifications proposed within the SoCG which request the policy be amended to ensure it is sound, justifiable, effective and consistent with National Policy.