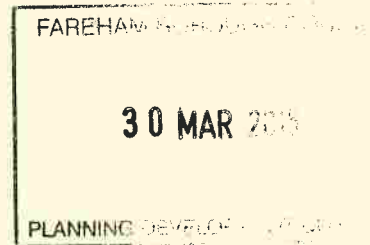




The Fareham Society



Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO16 7AZ

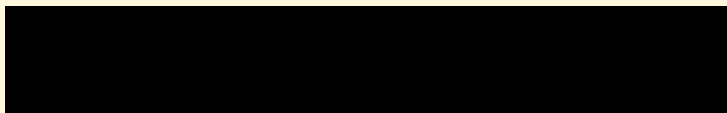


30th March 2015

Dear Sir/Madam

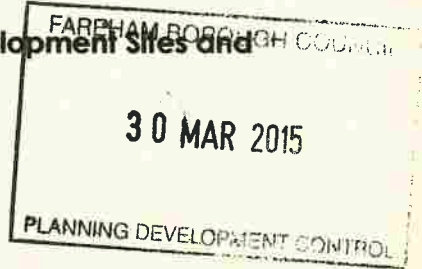
The Fareham Society wishes to submit the attached comments on the
Development Sites and Policies Plan Modifications:

Yours faithfully,



HON. SECRETARY

Fareham Society comments on the Local Plan Part 2: The Development Sites and Policies Modifications



DMM1. (Review of Local Plan)

The Society welcomes the commitment to an early review to form one local plan.

DMM10. DSP11 Solent Breezes Holiday Park

Regarding the long standing difficulties with monitoring the Solent Breezes site, it would seem that this newly written policy compounds the problem. Residents have purchased properties on the clear understanding that they are for holiday occupancy, but this has been abused in many cases over a long period. FBC Enforcement Officer resources are such that their ability to check occupancy on the site is limited. The mix of uses at Solent Breezes makes monitoring more complicated.

In order to make the policy more flexible in the future it would seem that close cooperation between the site owners and the Council is essential. This does not seem to have happened over the years. It is not clear to the Society how the site owners have assisted in the monitoring of the holiday accommodation and how this will be achieved in future. Matters came to a head several years ago when a group of chalets gained existing users rights for full time residential occupancy following an enforcement appeal.

The policy was drawn up to halt this deteriorating situation with a clear occupancy condition to assist monitoring. This policy was put out to public consultation and was well supported. One of the reasons being that the traffic from Solent Breezes impacts on Hook Village, a Conservation Area, and also the roads beyond. There has been a notable increase in vehicular activity each year, both commercial and private, particularly since the number of permanent occupiers has increased. The desire for the satisfactory enforcement of occupancy conditions is important to local residents.

If the seasonal occupancy restriction is to be removed it should be replaced by a robust holiday occupancy condition with the definition of holiday use having been made clear. The following condition which was proposed to be attached to permission for a change of use to holiday accommodation of a building in Hill Head provides a good example of how this could be done:

The holiday accommodation hereby permitted shall not be occupied as a person's sole or main residence and shall be occupied for holiday purposes only and shall not be occupied by any individual or group of residents for a continuous period of more than 30 days or for more than 60 days in any calendar year.

DMM14 DSP19 Boatyards

The Society wishes to support this modification concerning 'historical significance'.

DMM20 DSP36 Portchester District Centre

It appears unlikely that a store of this size can be provided with no reduction in car parking levels as the policy states. It would be more credible if it could be demonstrated at this stage how this could be achieved.

DMM25 Page 90 Corner of Station Road, Portchester

The Society objects to the fact that this development allocation has only been included at the modification stage of the Development Sites and Policies document. The lack of its inclusion in the published development plan means that there has been insufficient public consultation.

General comments

There are several instances where 'storeys' has been spelt incorrectly, ie 'stories'.