

Comment on the Draft Fareham Local Plan 2036

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LAND AT CHAPELFIELD, SOUTH OF GREENAWAY LANE, WARSASH

1.0 INTRODUCTION

- 1.1 This representation is made on behalf of Land and Partners Limited by Bryan Jezeph Consultancy in response to the public consultation for Fareham Borough's Draft Local Plan 2036 document. Specifically, Land and Partners is responding to draft policy DA1 (Development Allocations), paragraphs 12.1 to 12.10 of the Plan, and the site allocation brief under reference HA1 and Appendix C.
- 1.2 The Council have identified the area known as 'Land North and South of Greenaway Lane' (ref: HA1) as a site allocation for housing in the draft Local Plan 2036.
- 1.3 This area is within the control of a number of land owners and developers. The area known as Chapelfield forms part of this area and its site is under option to Land and Partners Limited. This site has also been submitted as a planning application under reference P/17/0998/OA.

2.0 SITE DESCRIPTION

- 2.1 The application site extends to 6.60 hectares and is situated to the northeast of the centre of Warsash Village. Warsash Village is located in the southwest of the Borough of Fareham close to the confluence of the River Hamble and Southampton Water.
- 2.2 The site is shown edged red on the accompanying location plan. The site fronts both Lockwood Road to the east and parts of Brook Lane to the west. The site adjoins other land also allocated in the Draft Plan to the south and north.
- 2.3 The site is comprised of various parcels of land which have historically been in horticultural use. Glasshouses and polytunnels cover parts of the site, as well as areas of hardstanding and overgrown grassland. There remain some areas of horticultural activity whilst most of the site is no longer in active commercial use.
- 2.4 The site mainly comprises vacant, unused land. Besides the areas covered by active glasshouses and polytunnels, there are smaller glasshouses that have fallen into disrepair.
- 2.5 There are some protected trees and hedges within the site but these are not extensive and mainly follow field boundaries. There is an existing house, known as Chapelfield, together with its garden and some workshops situated to the south and east of the proposed development area.

- 2.6 The Brook Lane frontage comprises a mix of existing houses which back onto the development area. This frontage to the proposed development area is continuous with the exception of a few small gaps that facilitate access to the land to the rear. This frontage also includes the existing detached 2-storey dwelling at 40 Brook Lane which falls within the scheme and will either be retained or possibly replaced with a similar dwelling. The net increase in the number of dwellings would be 171 units.
- 2.7 Brook Lane leads from the centre of Warsash village northwards to the A27. Lockwood Road which lies to the east of the site is a 'distributor' road which serves the wider area.
- 2.8 There is an unmade track that runs north south from Greenaway Lane to Warsash Road. This track serves a few existing dwellings that have access on to it. In addition, it serves the commercial site known as Veros Business Park, immediately to the north of the site.
- 2.9 Warsash Village benefits from a very wide range of shops and services which are focussed at the centre of the village on Warsash Road and close to the junction with Brook Lane. These include a Co-op, a One-Stop, chemist, take-aways, restaurants, garage, car sales, clothes shop, hairdressers, estate agents, gallery and public houses.
- 2.10 This part of the Borough is served by a District Centre which lies approximately 2km from the proposed development site. This Centre provides an extensive range of shops and services which include a Waitrose supermarket and a Shell Fuel Station. The District Centre at Locks Heath is known as the Lockwood Centre.
- 2.11 The proposed development is site is also well located in respect of other services. There are three primary schools within approximately 1.5km of the site. These are Hook with Warsash C of E Primary School; Locks Heath Infant and Junior Schools and Sarisbury Infants School. Brookfield Community College is situated on Brook Lane and it lies at approximately 1.8km from the site.
- 2.12 There are doctors' practices at the Lockwood Centre, in Brook Lane and to the east in Titchfield village. There is a dental practice in Warsash Road within about 800m of the proposed site.
- 2.13 The Victory Hall on Warsash Road offers a wide range of activities to serve the local community. It lies to the south of the proposed development area.
- 2.14 Holly Hill Leisure Centre has recently been built in the area and is located approximately 1 mile away from the application site.

- 2.15 There many sites in the area which include public open space where a range of activities can take place including sports and junior football pitches.

3.0 PLANNING ASSESSMENT

- 3.1 The site is considered to be very sustainably situated close Warsash Village with its wide range of facilities. It is accessible. It is well screened being surrounded by existing development and the site comprises a number of derelict greenhouses, unused land with mainly abandoned horticultural holdings.
- 3.2 In October 2017, the Council published its Strategic Housing Land Availability Assessment (SHLAA). The site was considered in the SHLAA as a suitable site for development. Additionally, it was assessed by the Council that the site was 'available' and development 'achievable'. Land and Partners support these conclusions made by the Council for the site.
- 3.3 In October 2017, the Council also published its 'Housing Site Selection' background paper. The purpose of the paper is to 'explain, in broad terms, the processes undertaken to inform the selection of housing sites for the Draft Fareham Local Plan 2036. It is explained in the paper that the SHLAA and Sustainability Appraisal (SA) were used to inform the selection of sites to be allocated for housing in the Draft Local Plan. The paper then gives an overview for the site, as stated below:-

HA1 Site Name: North and South of Greenaway Lane

Allocation Policy: HA1 SHLAA Reference: 3126 (incorporating SHLAA sites 1263,1382, 2849,3005,3019, 3046, 3056 and 3122)

Overview: The potential individual phases that make up this overall site have a good sustainability appraisal outcome overall with low landscape sensitivity and good accessibility. The size of the site can achieve place making principles, provide good accessibility to services and shops, and provide open space and facilities which will benefit the wider community. Infrastructure (including highway matters) can be addressed and some phases of the site could develop in the short term. The site provides a logical extension to the urban area with Brook Lane remaining a strong defensible urban edge into the future. The development of the site will increase public accessibility over an area currently with limited public access.

Overall Conclusion of Site: Preferred

- 3.4 As such, the paper gives the overall conclusion of the site as 'preferred'. Land and Partners support this conclusion made for the assessment of the site. The site was therefore included as a site allocation for housing in the draft Local Plan 2036 under reference HA1. However, the site allocation brief under HA1 then lists out site specific requirements for any proposal for development of the site to meet the criteria, and these are presented below:-

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- a) The design and layout of proposals shall be informed by and be consistent with the Development Framework in Appendix C; and
- b) The quantum of housing proposed shall be consistent with the indicative site capacity; and
- c) Primary highway access shall be focused on Brook Lane and Lockswood Road with Greenaway Lane only used to provide access for dwellings directly fronting onto Greenaway Lane; and
- d) The provision of vehicular highway access between development parcels, as identified by the Development Framework, without prejudice to adjacent land in accordance with Policy D4; and
- e) The provision of a continuous north - south green corridor linking the two badger setts and east-west wildlife link corridors with both having only minimal highway cross over points that are kept minimal in width; and
- f) The provision of pedestrian and cycle connectivity between adjoining parcels, as identified by the Development Framework, as well as providing connectivity with Warsash Road and nearby facilities and services; and
- g) Building heights shall be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane and Brook Lane where building heights shall be limited to a maximum of 2 storeys; and
- h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions; and
- i) Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure, having regard to national legislation on pooling contributions:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Two Local Equipped Areas of Play (LEAP), one to the north of Greenaway Lane and one to the south broadly as shown on the Development Framework; and

- Two junior football pitches on-site, broadly as shown on the Development Framework; and
- Off-site improvements to existing sports facilities.

The allocated land comprises a number of different site promoters. As such, the Council has composed a Development Framework (Appendix C) for the site which sets out the rationale and approach for achieving a comprehensive and coordinated development that allows for excellent connectivity throughout the site and to the surrounding area, whilst allowing for development to come forward on a phased basis. The open space and equipped play space need has been derived when considering the site capacity and how and where this can be best achieved within the overall development. The two proposed LEAPs are located in some of the larger promotions of land, relatively centrally located with connectivity routes proposed throughout the site. Smaller sites within the overall allocation are unlikely to need to provide on-site equipped play provision but will be expected to contribute to either of the two LEAPs. This could be through the provision of financial contributions towards items of equipment on the proposed LEAP or other improvements/enhancements to the equipped play provision and or its setting. There is currently (and projected forward) insufficient primary school capacity in the vicinity of the site. Financial contributions from the development to support this will therefore need to be provided, albeit this will be assessed with the relevant data at the time of considering applications on the site.

4.0 RESPONSE OF LAND AND PARTNERS

- 4.1 Land and Partners agree, in principle, to most of the criteria set out above but seek to modify or clarify some of the points as follows: -

FBC's Housing Land Supply Position

- 4.2 The Council published a Report to its Planning Committee on the 15 November 2017. The Report was entitled "How Proposals for Residential Development should be considered in the context of the Council's current 5-year housing land supply position." There has also been an update on the 5 December entitled "Housing Land Supply Position". This document refers to the five year shortfall of 660 dwellings.
- 4.3 The Consultation on the draft Local Plan indicates that the Council will provide housing for approximately 3300 new dwellings. However, it is noted that none of the allocations (apart from Cranleigh Road, Portchester and Wykeham House School Site) proposed in the Local Plan have yet been granted planning permission. It is also recognised that more recent government advice indicates

that Fareham Borough should provide more housing than the 3300 dwellings accepted by the Council.

- 4.4 For these reasons, it is considered that it is paramount that the land north and south of Greenaway Lane is allocated to meet requirement to provide 3300 new dwellings in the plan period. The land promoted by Land and Partners has no constraints that would prevent the site from providing much needed additional housing in the five-year period. The land owners have all signed a binding promotion agreement which will bring it to market upon the grant of planning permission and the land is therefore “suitable, available and achievable.”

Comments on Policy HA1

- 4.5 Land and Partners support the criteria, in principle, but have concerns about some of the site-specific elements.
- 4.6 Land and Partners is co-operating with the adjoining land owners and developers on the wider issues particularly with regard to highways, ecology and contributions to provide co-ordinated infrastructure as required by NPPF.
- 4.7 With regard to criteria (d) and (e) it is considered that it is desirable to permit some degree of vehicular access across the central open space to link the two areas of the site. This will create permeability in the form of a street rather than segregated path and enable the new residents to access facilities in the village without using Lockswood Road and Warsash Road. The crossing of the open space could be relatively narrow to minimise the impact upon the open space and to slow traffic. This would create a more connected and integrated concept which accords more with urban design good practice. We suggest that this issue should be explored in the masterplanning work and in terms of locations our view is that the Land and Partners site is best placed to accommodate such a crossing, having both the eastern and western access points at opposite sides of the allocation and a natural desire line between them. The Development Framework in Appendix C should be adjusted accordingly when this work is completed.
- 4.8 With regard to criterion (i) Land and Partners has concerns with some aspects of the open space requirements. The LEAP can certainly be accommodated but there are concerns about the on-site sports pitches. Having tested the options as part of the planning application process, we have demonstrated that the Land and Partners site cannot accommodate two junior football pitches. It is only possible to accommodate one junior pitch because of the requirement to provide sustainable urban drainage within this area as well as other practical considerations including wildlife corridors, footpath routes and play area buffers. If there were to be two junior pitches provided then one of these should be located on the land immediately to the north of the Land and Partners site.

- 4.9 There is also concern about the overall approach to formal sports provision. The proposed pitches would be very close to housing and would undoubtedly cause issues of nuisance and disturbance for residents. Furthermore, the provision of pitches is likely to lead to the need to provide car parking and access from both Lockwood Road and Brook Lane. There could also be pressure to provide changing facilities at a later stage. The evidence is that most sports pitches these days are provided with ancillary buildings and car parking and management of the pitches without such supporting infrastructure is very hard to achieve. All the owners and developers within the masterplan area have looked at this issue and concluded that it would be the wrong location to draw visitors in and create this type of activity so close to dwellings. There are much better locations available for new pitch provision and enhancements, as set out in our supporting document enclosed. Therefore it is considered preferable to provide a financial contribution to enhance facilities elsewhere in the locality.
- 4.10 The enclosed document shows that Land and Partners has already identified a number of local pitch sites within walking distance of the development site. All of these require investment in changing facilities and or parking improvements. Hunts Pond road is approximately 2.7km by road from the development site. It currently provides 3 pitches with no additional facilities. The site has the space and opportunity to both add pitches by way of pitch reconfiguration and also add changing facilities and parking which is vital to the improvement of pitch provision. A little closer to the site at Priory Park, there are two pitches again with no changing facilities and limited parking. There is an opportunity to improve facilities here. At Holly Hill, (approx 1km from the development site by road), we identified 2 sites with no specific changing facilities and a space for an additional mini pitch. A formal agreement could be made with the local leisure centre to secure the use of their facilities. At New Road (approx 1.2km from the development site by road), new facilities here are short of funds to complete these changing facilities.
- 4.11 It is considered that the central open space is better suited to informal play, amenity grassland and appropriate ecological enhancements. It has the potential to provide a high quality green swathe through the heart of the allocation, overlooked on both sides. This would be well-used, multi-functional amenity of benefit to the wider area. Having regard to all the evidence, we believe that formal sports provision would not fit well with the other activities, given the amount of land available and the proximity to dwellings. Instead, amenity grassland could provide more informal play activities that would not attract in lots of car-borne visitors or create so much disturbance from organised matches.
- 4.12 With regard to criterion (g) it is considered that the limitation to a maximum of 2 storeys is unreasonable and that there must be some areas where 3 storey development is appropriate and will enhance the design framework.

- 4.13 With regard to criterion (h) it is considered that some of the trees covered by the Tree Preservation Order are not worthy of retention. It is not necessary to retain them all and this has been agreed in principle with tree officer.
- 4.14 There are no concerns with criterion (f).
- 4.15 There are concerns about Criteria (i) in respect of bullet points that refer to education (which is covered by CIL); the LEAP is agreed and the concerns with regard to on site junior football pitches have been raised above.

Appendix 'C'

- 4.16 Besides the points covered in the previous section, there are concerns in respect of some of the matters in the Appendix (pages 215-219). With regard to the position of the site access from Lockwood Road shown on the Development Framework (page 219), the preferred position to serve the Land and Partners development is further south. This would facilitate direct access into the residential areas.
- 4.17 A further objection relates to the Development Framework which shows a "Habitat Protection Area". This area has been cleared of scrub and a few more trees have been removed with the agreement of the Council's Tree Officer. These were in poor condition and affecting other better quality trees. This area should be shown for self build plots (as shown on the Illustrative Layout that accompanied the Planning Application (P/17/0998/OA)).

5.0 CONCLUSION

- 5.1 In October 2017, the Council published its Strategic Housing Land Availability Assessment (SHLAA). The site was considered in the SHLAA as a suitable site for development. Additionally, it was assessed by the Council that the site was 'suitable, available and achievable'. Land and Partners support these conclusions made by the Council for the site.
- 5.2 The site is included as a site allocation for housing in the draft Local Plan 2036 under reference HA1.
- 5.3 Land and Partners support the allocation and the criteria in principle, subject to the points raised in Section 4 above.

APPENDIX

Analysis of Playing Pitch Strategy prepared by Land and Partners Ltd (copy attached)

Analysis of Formal Recreation in Warsash/Locks Heath Area

1. Background

This note summarises the existing playing pitch provision strategy in Fareham and an analysis of the current provision of pitches in the Warsash, Locks Heath area.

The note assesses the opportunities for the enhancements and investment in new pitches and facilities that will enable new pitches and upgraded facilities to best meet the needs of existing and proposed residents of the area.

2. Summary of Policy Guidelines

Fareham's most up to date review of football playing pitch strategy is the 2012 Fareham Playing pitch study. The study was carried out five years ago, and the study itself recommends that changes in demand and supply mean that a fundamental review of all aspects of the Strategy will need to be reassessed in 2017.

Sport England recommends a review of Playing Pitch Assessments (PPA) every 2 years or every five years if annual monitoring of supply and demand takes place.

Para 73. Of NPPF "Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."

In the absence of a more up to date study we have assessed the recommendations of the 2012 study in the context with Sport England and National Planning Policy Framework and in light of the current context of pitches and facilities as evident following our own research.

A guidance for Outdoor Sport and play, 'Beyond the six acre standard' suggested area of 1.2 hectares per 1,000 population for outdoor sports which preferably should be accessible within a 1200m walk.

2012 Fareham Playing pitch study identified that the quality of some playing pitches was poor and recommended a programme of pitch improvement. Local evidence suggests that there are still considerable improvements needed in order to increase the capacity of some pitches.

A shortfall of mini soccer pitches was identified but it was suggested that this would be improved in part by the implementation of a pitch re-configuration plan.

In view of the fact that there were a sufficient number of adult pitches, it was considered appropriate to reconfigure some of these pitches for use by youth football teams. To an extent, this re-configuration would appear to have been

carried out however, following a tour of local pitches we are confident that further pitch configuration is possible.

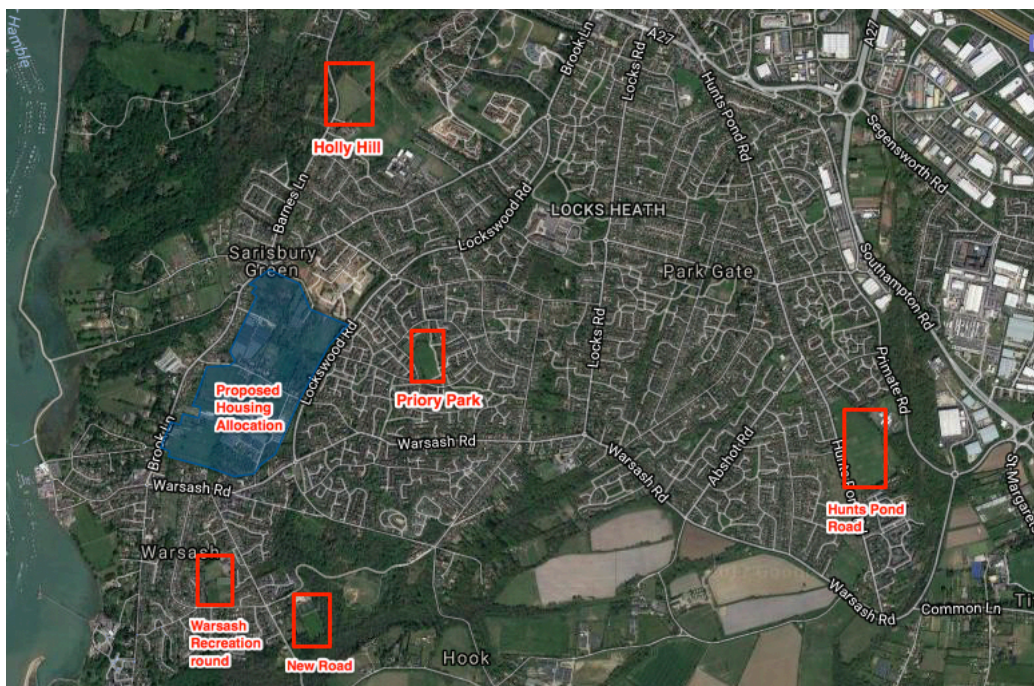
The study promoted the advantage of use of some artificial pitches in place of existing grass pitches as these will enable a higher number of matches to be staged per week. There is now an all-weather pitch at the New road site.

The 2012 study reflected that leisure budgets of most local authorities had been reduced over recent years as priorities have been in other sectors. This has resulted in decaying facilities that do not serve the community and act as a disincentive to play football.' This situation is has not changed. There is an extreme lack of changing facilities for many sites. Changing provision for women and girls remains poor generally. This prevents the use of some pitches for girls' teams, and therefore raises serious questions over equalities.

Local policies and national policies all stress the need to improve facilities. Sport England's Planning objectives are listed first to protect existing facilities, second to protect existing facilities and third to provide new facilities to meet demand.

3 Analysis of existing playing pitch provision with suggested improvements .

There are a number of playing pitches within walking distance of the proposed housing allocation. All of which require financial contributions to improve changing and toilet facilities and or additional parking spaces and security lighting.



Holly Hill Hunts Pond Road

A little further east of the development site, approximately 2,7 km by road are three pitches with room for more in Hunts Pond road. This site could be available for use on Saturdays for youth teams, but there is limited parking and are no

facilities. This area of land could be utilised considerably more if the pitches were re-configured and if onsite parking and changing facilities are added.

Holly Hill provides two pitches. These are situated some distance from the leisure centre. Players are expected to use the facilities of the leisure centre, and approximately 1km from the proposed development. We have been informed that this is not a formal agreement, without such formal agreement, there are no specific changing facilities allocated to these pitches. To the East of Holly Hill Leisure Centre there appears to be land suitable for an additional mini pitch.

Priory Park

Priory Park, is only 500m from a Lockswood road entrance there is a full-size pitch and a mini playing pitch. Adjacent to the pitch is Priory Park Community Hall and a bowling club. The car park is shared with the bowling club and provides some car parking (39 spaces), there is space for considerably more. There are no specific changing facilities for the football pitches.

New Road and Warsash Recreation Ground

The home of the Warsash Wasps, currently fielding 28 teams of which 7 are girls' teams. Both sites are within 1.2km from the development site. There has been financial investment towards the facilities at the new road site but more funding is now required in order to complete the fit out of the changing facilities.

Summary of Conclusions, Improvements and better use of Funds

Initial investigations suggest that while the study of 2012 identified a need for more junior pitches, some new junior pitches have been provided since 2012 and the study is now out of date.

Our own review of local pitches highlights a serious lack of changing/toilet facilities and also a lack of parking. The need to improve these existing facilities must prioritise any unsubstantiated need for pitches within the proposed development and some of these enhancements can be financed by developer contributions.

The best use of funds from new development would be to re-configure pitches in order to increase the number of pitches on existing sites. In particular providing, car parking and changing facilities at Hunts Pond road; the provision of an additional mini pitch and also to secure the use of changing facilities at Holly Hill; to secure use of changing facilities and add car parking at Priory road; and to assist the funding for the facilities fit out at New road.