

Comment on the Draft Fareham Local Plan 2036

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

paragraphs 12.4, 4.32, and 4.43, the omission of consideration of land between Funtley and Welborne

Please comment below.

Please see comments on attached sheet and attached Plan

Do you want to make another comment?

- Yes please
- No thanks

Powered by
Snap Surveys

Comment on the Draft Fareham Local Plan 2036

A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Your details

Name

Organisation/Company (if you are representing one)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Your agent's details (if applicable)

Name

Organisation/Company (if you are representing one)

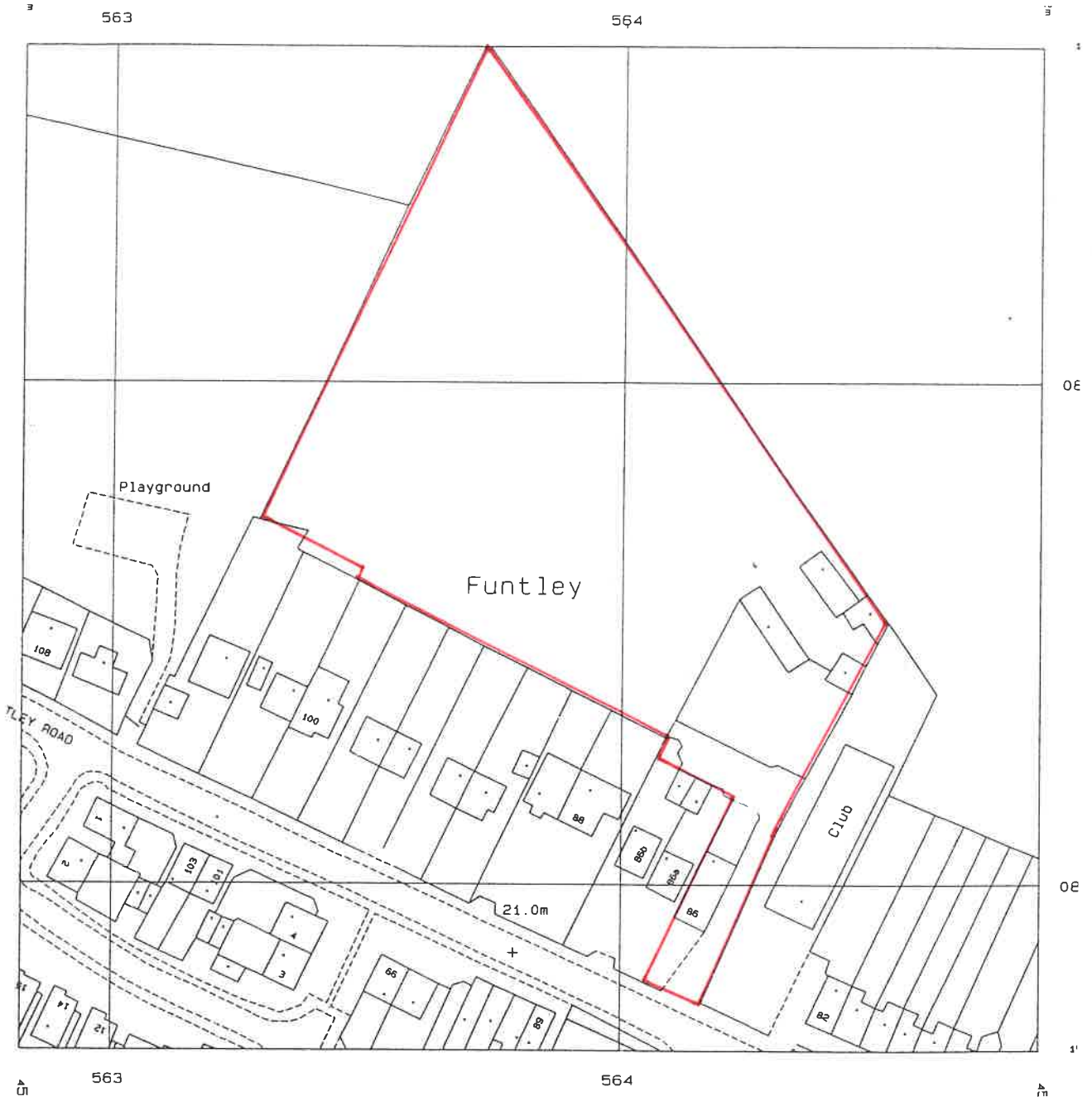
Address Line 1

Address Line 2

Address Line 3

Town

Postcode



BJC

Development Planning, and Property Consultants

Bryan Jezeph Consultancy
The Gallery 3 South Street
Titchfield Hampshire PO14 4DL

Land at 86 Funtley Road,
Fareham
PO17 5EE

Tel: 01329 842668
Fax: 01329 844726
Email: mail@jezeph.co.uk

Scale: 1:1250
Plan no.: EW 219 LP
OS Lic No 100017622

Plans are for planning purposes only and subject to copyright.





Response to paragraphs 12.4, 4.32 and 4.43 of the Draft Local Plan

Paragraph 12.4 implies that in making its decisions for the allocation of development to sites (specifically housing) the local planning authority has considered all sites promoted or identified via the SHLAA process. This is rejected, as it appears that some sites identified in that process have either been overlooked.

The local planning authority has failed to consider all potential sites that could accommodate development, and specifically has failed to consider some sites that were put forward in the 'call for sites' in December 2015, notwithstanding that development of these sites might be policy compliant.

As such the local plan has discriminated against some sites, either deliberately or by omission, and has not properly evaluated sites that could contribute to wards the supply of housing.

I refer below to one example below.

1. Land to the north of Funtley Road

(east of the recreation ground) – see Plan A attached.

1.1 This identifies approximately 1 ha of land that includes an access to Funtley Road. It is understood that the site was submitted in December 2015 (by RB Tutton Planning Consultancy) in response to the Council's call for sites. The Council's first (and only) response to this call was the publication of its SHLAA in October 2017, which then identifies two groups of site; i) those with potential for development and ii) those rejected. This site does not appear in either list.

1.2 The land is on the edge of the settlement of Funtley and backs onto land identified as intended to form the landscaped buffer for Welborne, effectively to separate the new settlement of Welborne from the existing settlement of Funtley. Implicitly, land south of this buffer is perceived as part of the settlement of Funtley.

1.3 The failure to allow development on this land will result in an area of just less than 1ha left sandwiched between the two settlements, and unrelated to any other agricultural land in the locality.

1.4 Part of the site is PDL and has planning permission for the erection of employment buildings, one of which has been completed and is in use. There is a separate vehicular access to this site, suitable for the permitted employment use. This same access could potentially provide access to the larger site: alternatively additional width for an access could be provided by the demolition of No 86.

1.5 Policy DSP 40 of the Local Plan Pt 2 allows for the development of sites on the edge of urban areas, in circumstances where there is a shortage of housing land. The Council has recently



recognised that this situation does now exist, but the Plan, as published, fails to recognise the ‘tilted balance’ that currently exists in favour of developing this site.

1.6 The failure to include this site as an allocation arises from a failure to consider it within the SHLAA, and potentially a failure to re-evaluate the site, following publication of the SHLAA and following acceptance by the Council that there is a presumption in favour of such sites (15th November 2017).

1.7 Paragraph 4.32 implies that the boundary of the urban area has been identified taking the sustainability of different sites into consideration, alongside other evidence that supports the Plan. One such source of evidence is the SHLAA, but there is no evidence to suggest that this site was considered, or has been properly evaluated.

1.8 The protection of a narrow strip of countryside, between Funtley and Welborne, does not make sense, when development is being promoted, through the Plan, on other areas of more open countryside.