

summary paper EV11

# Comment on the Draft Fareham Local Plan 2036

COUNCIL  
TRANSPORTATION

- 8 DEC 2017

## How to have your say

Complete this form and submit it to the Council by Friday 8 December 2017. Please return to Consultations, Fareham Borough Council, Civic Offices, Fareham PO16 7AZ.

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

What would you like to comment on?

- A site allocated for housing
- A site allocated for employment
- Strategic Policies
- Housing
- Employment
- Retail
- Community Facilities and Open Space
- Natural Environment
- Design
- Infrastructure (including Transport)
- Development Allocations (chapter introduction)
- Implementation and monitoring
- Other **DEFINED URBAN AREA OF SARISBURY**

Please provide the name of the site allocation or policy you want to comment on:

**DEFINED URBAN AREA OF SARISBURY**

What do you want to do?

- |                          |                                     |                          |
|--------------------------|-------------------------------------|--------------------------|
| Support                  | Object                              | Comment                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:

**SEE ATTACHED SHEETS**

**Make another comment**

What would you like to comment on?

- |  |   |
|--|---|
| <input type="checkbox"/> A site allocated for housing        | <input type="checkbox"/> Natural Environment                            |
| <input type="checkbox"/> A site allocated for employment     | <input type="checkbox"/> Design   |
| <input type="checkbox"/> Strategic Policies                  | <input type="checkbox"/> Infrastructure (including Transport)           |
| <input type="checkbox"/> Housing                             | <input type="checkbox"/> Development Allocations (chapter introduction) |
| <input type="checkbox"/> Employment                          | <input type="checkbox"/> Implementation and monitoring                  |
| <input type="checkbox"/> Retail                              | <input type="checkbox"/> Other  |
| <input type="checkbox"/> Community Facilities and Open Space |   |

Please provide the name of the site allocation or policy you want to comment on:

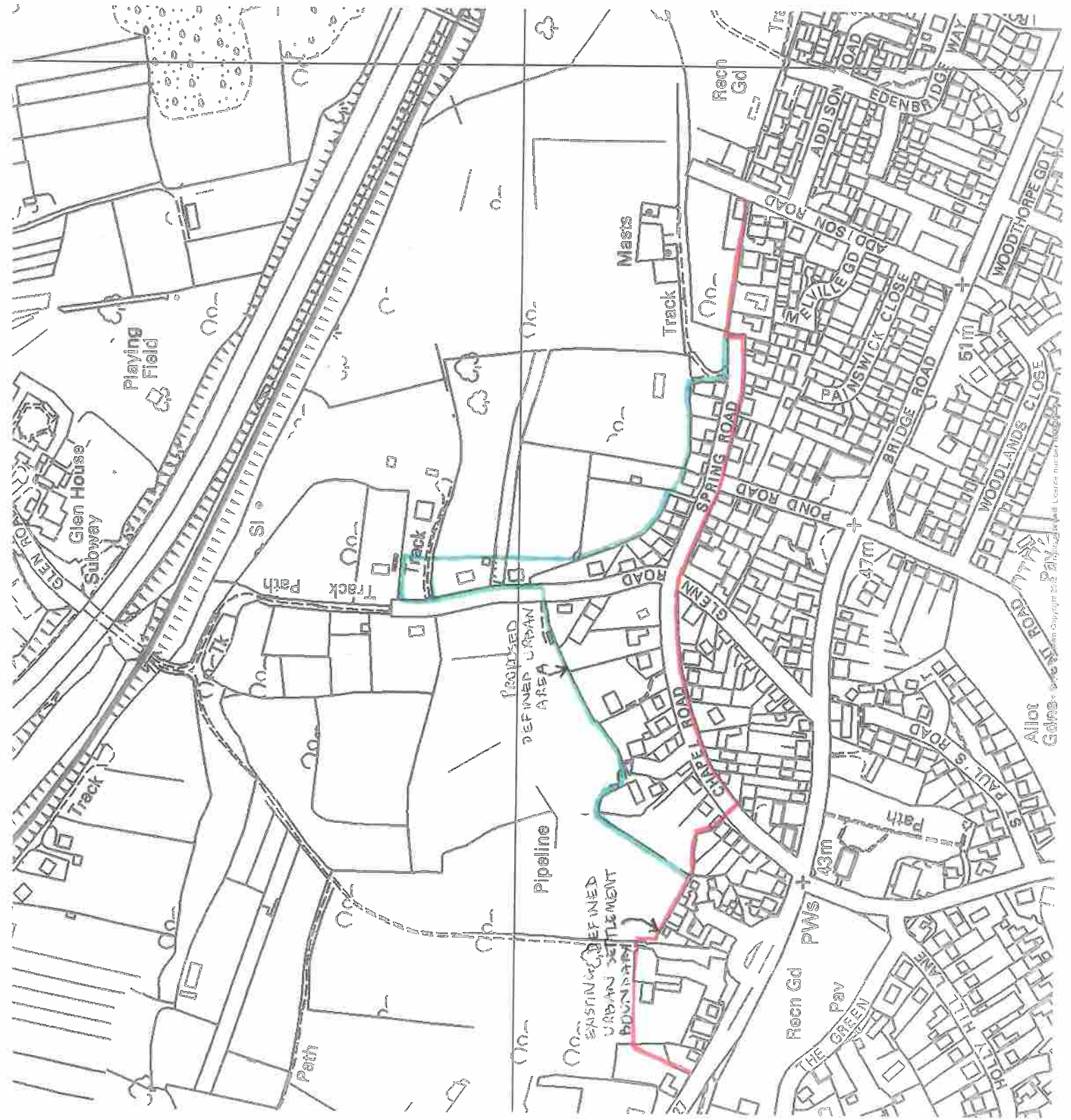
What do you want to do?

- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| Support                  | Object                   | Comment                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide your comment below:

**Fareham Local Plan 2036.**  
**The Defined Urban Area of Sarisbury Green.**

1. Sarisbury Green is a substantial settlement in the central western part of Fareham Borough that straddles Bridge Road (A27), to the west of Park Gate local centre. This submission relates to the northern edge of the Defined Urban Area (DUA), which is represented on Inset 2 of Local Plan Part 2 as being the south side of Chapel Road and Spring Road. The DUA fails to recognise the character of the locality that has resulted from the application of planning policies since 1979.
2. Residents of this locality enjoy safe and ready access to forest walks via byway No.125 at the head of Glen Road and the Sarisbury Green local centre is situated close by to the southwest - the services and facilities offered in the centre include a 'One-Stop' supermarket that is open for business between 0600 and 2200 hours throughout the week, the 'Plaice On The Green' hot-food takeaway and two hairdressers - 'Trevor Mitchell' and 'Trinity Salon'. Bridge Road forms part of the route followed by two 'First' bus services (Nos.28 and 80) that are available to take passengers east to Fareham town centre via Park Gate and Locks Heath or west to Southampton city centre via Lowford and Woolston; there are 59 buses a day in each direction between 0550 and 1957 hours. Residents of this locality enjoy safe and convenient access by foot and public transport to a range of shopping, education, employment and health facilities and there are real alternatives to use of the private car ie this is a sustainable location. As this part of Sarisbury Green is a sustainable location, the application of Draft Local Plan Policy SP5 to the north of Chapel Road/Spring Road would prevent the delivery of sustainable residential development that could otherwise be accepted.
3. Inset Map 1 shows the location and extent of those parts of Fareham Borough which possess *special* characteristics such as Strategic Gaps, Sites of Special Scientific Interest, Local Nature Reserves etc; such notations are notably missing from the area north of Chapel Road/Spring Road.
4. In 1979, the Proposals Map of the Western Wards of Fareham Action Area Plan recognised that the major part of the north side of Chapel Road and the whole north side of Spring Road displayed such characteristics as to warrant their inclusion within the defined '*Substantially built-up area*'; para.6.7 of the Action Area Plan consequently applied and stated that '*Infilling may be permitted within the built up area*' provided five tests were met, which included the requirement that '*...the proposed development is in sympathy with the physical character of the locality*'. Even though the substantially built-up character of these two roads had been acknowledged thirteen years before, the Fareham Borough Local Plan (1992) **removed** their 'Urban Area' notations and identified them as suitable for Frontage Infill Development (Policy H12) within the 'Coast and Countryside Area'; that change was itself obtuse but was aggravated yet further in 2000, when the Fareham Borough Local Plan Review discontinued the identification of infill frontages and put the north sides of Spring Road and Chapel Road in 'Countryside'. This locality was already substantially built-up in 1979 and policies were applied which allowed it to become even more built up, yet the Local Plan Review pretended that it should be subject to the self-same policies as open fields. The residential development that has taken place in this part of Sarisbury Green for over 35 years in accordance with adopted development plans has steadily and inexorably reinforced its character as a substantially built-up area. It is obtuse for Fareham Borough Council to contend that this northern edge of Sarisbury Green should be subjected to draft Local Plan Policy SP5 re 'Development in the Countryside' and treated as though it is undeveloped countryside.



Gdns. Allot  
 Copyright 2013 Planning  
 11/11/13

**Fareham Local Plan 2036.**  
**The Defined Urban Area of Sarisbury Green.**

1. Sarisbury Green is a substantial settlement in the central western part of Fareham Borough that straddles Bridge Road (A27), to the west of Park Gate local centre. This submission relates to the northern edge of the Defined Urban Area (DUA), which is represented on Inset 2 of Local Plan Part 2 as being the south side of Chapel Road and Spring Road. The DUA fails to recognise the character of the locality that has resulted from the application of planning policies since 1979.
2. Residents of this locality enjoy safe and ready access to forest walks via byway No.125 at the head of Glen Road and the Sarisbury Green local centre is situated close by to the southwest - the services and facilities offered in the centre include a 'One-Stop' supermarket that is open for business between 0600 and 2200 hours throughout the week, the 'Plaice On The Green' hot-food takeaway and two hairdressers - 'Trevor Mitchell' and 'Trinity Salon'. Bridge Road forms part of the route followed by two 'First' bus services (Nos.28 and 80) that are available to take passengers east to Fareham town centre via Park Gate and Locks Heath or west to Southampton city centre via Lowford and Woolston; there are 59 buses a day in each direction between 0550 and 1957 hours. Residents of this locality enjoy safe and convenient access by foot and public transport to a range of shopping, education, employment and health facilities and there are real alternatives to use of the private car ie this is a sustainable location. As this part of Sarisbury Green is a sustainable location, the application of Draft Local Plan Policy SP5 to the north of Chapel Road/Spring Road would prevent the delivery of sustainable residential development that could otherwise be accepted.
3. Inset Map 1 shows the location and extent of those parts of Fareham Borough which possess *special* characteristics such as Strategic Gaps, Sites of Special Scientific Interest, Local Nature Reserves etc; such notations are notably missing from the area north of Chapel Road/Spring Road.
4. In 1979, the Proposals Map of the Western Wards of Fareham Action Area Plan recognised that the major part of the north side of Chapel Road and the whole north side of Spring Road displayed such characteristics as to warrant their inclusion within the defined '*Substantially built-up area*'; para.6.7 of the Action Area Plan consequently applied and stated that '*Infilling may be permitted within the built up area*' provided five tests were met, which included the requirement that '*...the proposed development is in sympathy with the physical character of the locality*'. Even though the substantially built-up character of these two roads had been acknowledged thirteen years before, the Fareham Borough Local Plan (1992) **removed** their 'Urban Area' notations and identified them as suitable for Frontage Infill Development (Policy H12) within the 'Coast and Countryside Area'; that change was itself obtuse but was aggravated yet further in 2000, when the Fareham Borough Local Plan Review discontinued the identification of infill frontages and put the north sides of Spring Road and Chapel Road in 'Countryside'. This locality was already substantially built-up in 1979 and policies were applied which allowed it to become even more built up, yet the Local Plan Review pretended that it should be subject to the self-same policies as open fields. The residential development that has taken place in this part of Sarisbury Green for over 35 years in accordance with adopted development plans has steadily and inexorably reinforced its character as a substantially built-up area. It is obtuse for Fareham Borough Council to contend that this northern edge of Sarisbury Green should be subjected to draft Local Plan Policy SP5 re 'Development in the Countryside' and treated as though it is undeveloped countryside.

5. Planning Practice Guidance reminds readers that *'A policies map must illustrate geographically the application of policies in a development plan'* and para.85 of the National Planning Policy Framework states that *'When defining boundaries, local planning authorities should...define boundaries clearly, using physical boundaries that are already recognisable and likely to be permanent'*; a boundary that does not satisfy that test is, by definition, 'unsound'.

6. The Defined Urban Area at the northern edge of Sarisbury Green has **not** been clearly drawn, using physical boundaries that are readily recognisable; on the contrary, the DUA passes along the south side Chapel Road and Spring Road, when both sides are substantially built-up to a similar degree. Inclusion of Spring Road and Chapel Road (both sides) and the east side of Glen Road within the DUA for Sarisbury Green would facilitate the delivery of sustainable residential infill development, without harm to the overall character or amenities of the locality. Fareham Borough Council has contravened its own commitment (in Draft Local Plan Policy SP1) to *'...take a positive approach that reflects the 'presumption in favour of sustainable development' contained in the National Planning Policy Framework'*. It is proposed that the northwest side of Chapel Road, the north side of Spring Road and the east side of Glen Road are included within the DUA for Sarisbury Green, as indicated on the attached sketch plan.