

8 December 2017

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

Ref: DASW3010

* A site not proposed for development that you think
would be suitable

* Nelson Lane, Portsdown Hill

Dear Sirs

REPRESENTATIONS TO FAREHAM BOROUGH DRAFT LOCAL PLAN 2036

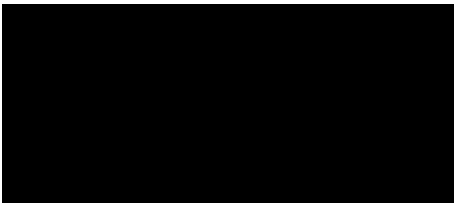
On behalf of our client, DASD Homes, we write to make representations to the current consultation on the Fareham Borough Draft Local Plan 2036.

DASD Homes have prospective land interests in relation to a site off Nelson Lane, Portsdown Hill. The site as shown on the attached plan is submitted for consideration as a further site for residential development together with an opportunity to create additional open space/site for nature conservation as an extension to the existing provision at Fort Nelson.

The site is promoted for development against the Local Plan requirement of Policy H1 Strategic Housing Provision for 11,300 net additional dwellings over the plan period.

The recently published Government consultation on Local Housing Need which provides a standardised OAN methodology suggests an increase in the housing requirement for the Borough from 452dpa (average), as set out in draft Plan, to 531dpa. Whilst this approach is still at the consultation stage an announcement is expected soon and as the Plan will not be submitted before 31 March 2018, the standardised methodology if endorsed in its current form would be applicable in Fareham. Therefore it is important that the draft Plan is sufficiently flexible to accommodate this uplift should the Government take the proposals forward, and provide more flexibility generally to accommodate wider needs across the Housing Market Area.

The site at Nelson Lane is one such site which could contribute towards additional housing requirements. The land extends to a total of 22 acres. This could accommodate a modest residential development of up to approximately 25 dwellings, which would form part of the existing cluster of dwellings off Nelson Lane, together with a significant area (19.2 acres) for open space/nature conservation uses. The site lies adjacent to the existing area of open space at Fort Nelson which is also designated as a site for nature conservation. In addition a public footpath (path 23) crosses the site in north/south direction linking Fort



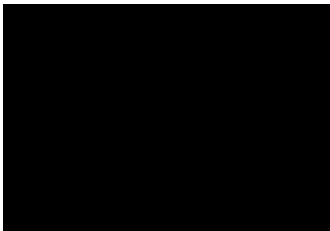
Nelson to Portchester to the south. This land therefore provides a significant opportunity to increase the open space provisions of the area, where, as set out the Open Space Study (2016), there is an existing deficiency of 1.08ha of amenity open space in West Portchester Ward. In addition the site lends itself to biodiversity enhancements in line with policy NE2 and to strengthen accessibility with Portchester to the south of the motorway.

In line with above representation it is requested that the Proposal Map is amended to allocate the purple area on the attached plan as 'Open Space' and the orange area as a 'Residential Site Allocation'. In terms of the supporting allocation policy we would very welcome the opportunity to discuss the scale and form of the development and associated requirements.

The site is well located to provide additional dwellings together with an opportunity to create an extensive additional area of open space/green infrastructure. The additional facility would not only serve the proposed development but would also support the wider area of Portchester. The site is not subject to any policy or physical constraints which could not be mitigated through an appropriately designed scheme. Accordingly it is requested that the site is duly considered as further allocation.

We thank the Council for this opportunity to comment on the Draft Local Plan and look forward to further dialogue.

Yours sincerely



Associate Director

