

Foreman Homes

07/12/2017

Planning Strategy and Regeneration Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

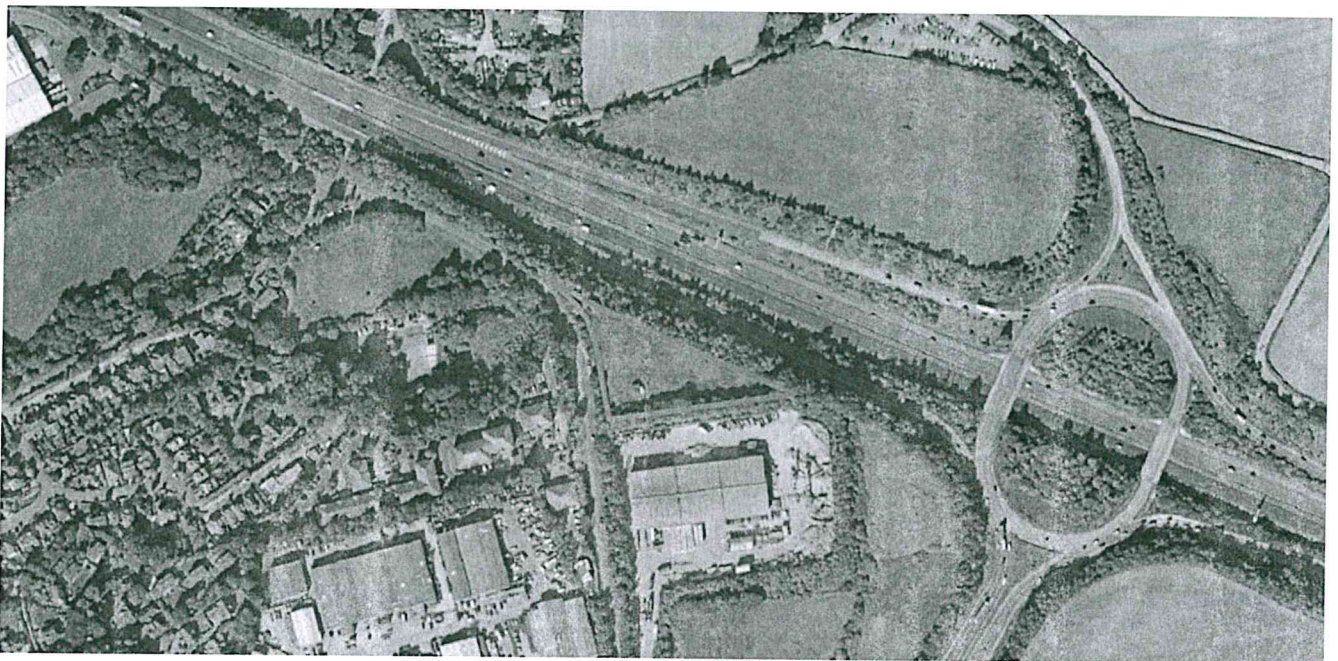
Dear Sir or Madam

Fareham Draft Local Plan 2036 - Consultation

Standard Way, Wallington- Site E5

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Employment Site allocation Standard Way (Site E5).

This purpose of this letter is to providing supporting information in addition to the emerging Local Plan with regards to the availability, achievability and suitability of an employment development on the site. The potential for development is assessed in detail below in accordance with guidance contained within the National Planning Practice Guidance.



Foreman Homes Ltd, Unit 1, Station Industrial Park, Duncan Road, Park Gate,
Southampton, Hampshire SO31 1BX

Foreman Homes Limited registered in England Company No. 03313213

0330 333 7365

info@foremanhomes.co.uk

foremanhomes.co.uk



Size and Capacity

The Standard Way Site comprises 0.6 ha and has been identified by both Fareham Borough Council and Foreman Homes as having capacity for approximately 2,000sqm of employment floor space (use class B1, B2, or B8).

Availability

The Land is now in the full control of Foreman homes. With regards to availability there are no known legal or ownership issues that would constrain the site coming forwards for development in the immediate future. The site is therefore available for development.

Suitability

The site is in an ideal location for a B1, B2 or B8 use class development, being located very close to the M27 providing excellent access being subject to noise disturbance which would be compatible with an employment use.

There is good potential for a safe access to be created onto the site from Standard Way. This is confirmed in the text of the site E5 allocation in the draft local plan.

The site features boundary vegetation including TPO protected trees. This vegetation and woodland can be retained on the site boundaries while accommodating a good sized development within the centre of the site. This is also confirmed in the text of the site E5 allocation in the draft local plan.

The site does not feature any identified constraints relating to land contamination which would be a barrier to development. The site is not subject to any protective designation and appears to have very limited ecological value. The site is also not within a flood zone.

Sustainability

The site is in a highly sustainable and accessible location for a B1, B2 or B8 use class development. It is located on the periphery of an existing industrial area and benefits from being very close to the M27 motorway which would provide excellent access in particular for heavy good vehicles.

Deliverability

Subject to a viable and build-able planning permission Foreman Homes would seek to begin works on site very shortly with works anticipated to begin around 2018/2019.

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Summary

We can confirm that an employment use is deliverable on the site and support the allocation of Standard Way in the Fareham Draft Local Plan.

There are no identified site constraints which constitute a barrier to an employment development. It is therefore recommended that this site is allocated for employment development within the emerging Local Plan.

Thank you for the opportunity to provide comments on the draft Local Plan document. We trust that these comments are of assistance and we would like to confirm that we would appreciate the chance to be involved in the future stages of the Local Plan preparation.

Yours faithfully,



Enc.

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