



Foreman
Homes

*Site proposed
Fareham
HA20*

Email: [Redacted]

06/12/2017

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

North Wallington and Standard Way, Wallington – Site HA20

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Housing Allocation HA20 – Land at North Wallington and Standard Way, Wallington.

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



Proposed site showing context including proximity to local services

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Site

The site at North Wallington and Standard Way, Wallington is an area of vacant land predominantly used as grazing, located inside the defined urban settlement boundary, just south of M27 and west of the A27, near Junction 11. The site abuts a residential area. Commercial units, the historical monument of 'Fort Wallington' are to the south. The site benefits from an excellent access via North Wallington. The development of the site would result in a logical urban extension. The site is well served by existing infrastructure.

Size and Capacity

The site comprises an area of 0.87 hectares and has been identified by Fareham Borough Council and Foreman Homes as being suitable for residential development.

Based on an estimated net developable area of the site and an average net residential density of 30 dwellings per hectare (dph) the site is considered to be capable of delivering c.21 dwellings with associated open space, landscaping and highway access.

Availability

The land is singularly within the control of Foreman Homes. 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 included in the Draft Fareham Borough Local Plan Policies Map 2017 for Housing Allocations HA20.

The infill development would make use of unused land in proximity to an already thriving village. The site is well served by existing infrastructure with a nearby access to the motorway and close to local facilities and services (Fareham Shopping Centre, local supermarket).

The existing trees and hedgerows along North Wallington and Standard Way can be retained and incorporated within any layout as required by the draft site allocation.

The site has been historically used for grazing and consequently there are no known or expected hazardous risks or contamination issues which may restrict or prevent residential development of the site in accordance with the emerging Local Plan.

Sustainability

The site is currently vacant with trees and hedgerows to boundaries. The natural topography of the site and surrounding area create the ideal conditions for residential development.

The site is located within comfortable distance of a range of key facilities and services in the west of the area. A residential development would represent an excellent opportunity to enhance the existing pedestrian and cycle connections to local services.

The development will have regard to existing trees, hedgerows and ecological potential of the site by incorporating them in the design and layout proposals.

Deliverability

Anticipated deliverability on this site (subject to Planning Permission) is as follows:

2018/19 = 40 %

2019/20 = 40 %

2020/21 = 20%

Summary

We can confirm deliverability of the site as above and support the allocation of North Wallington and Standard Way in the Fareham Draft Local Plan. The site meets all requirements regarding suitability and sustainability and should therefore come forward.

The site can be considered to meet the tests of the Framework and PPG as it has been demonstrated that it is "suitable", "available" and "deliverable". The provision of the residential homes which this site has the capacity to deliver should be recognised in the context that Fareham is an authority which is failing to provide a five-year supply of housing and, in accordance with the provisions at paragraphs 14 and 49 of the NPPF, needs to be afforded significant weight when considering the site for allocation.

Surveys have identified that there are no site constraints which constitute a barrier to residential development. It is therefore recommended that this site is allocated for residential 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.

Should you require any further information, please do not hesitate to contact me.

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Yours faithfully,


MA Town Planning, Strategic Planner

Enc.

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