



Foreman Homes

Site proposed
Portchester
HA5

Email: [REDACTED]

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

Romsey Avenue, Portchester – Site HA5

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Housing Allocation HA5 – Land at Romsey Avenue, Portchester.

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 is located to the south of Romsey Avenue, in an area of land between the defined urban settlement boundary of Portchester and Portsmouth Harbour and is used as agricultural land. The northern boundary is formed by residential properties on Romsey Avenue. The eastern and southern boundaries are marked by hedges with agricultural land beyond. The western boundary of the development site dissects a larger field. Sports fields and AFC Portchester's stadium are located to the south-west of the development site. The site is well served by existing infrastructure.

Size and Capacity

The site comprises an area of 12.6 hectares and has been identified by Fareham Borough Council and Foreman Homes as being suitable for a residential development.

Based on an estimated net developable area comprising 60% 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.225 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 HA5.

The location of the site to the west of Portchester and south of the M27 provides an opportunity to create a residential development as a logical urban extension. The site is well served by existing infrastructure and close to local facilities and services.

The existing trees and hedgerows on boundaries 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.

The site shares its eastern boundary with the recently permitted Cranleigh Road development (HA6). The site shares similar characteristics with that land. It is considered that the appropriateness of residential development here has been established.

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Sustainability

The site is currently in agricultural use and has existing trees and hedgerows located on the southern and western perimeters which can easily be incorporated in the design and layout proposals. The natural, even, topography of the site and surrounding area create the ideal conditions for a residential development contributing to the provision of a buffer for nearby SAC habitats.

The site is located within comfortable distance of a range of key facilities and services. 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 Romsey Avenue 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.

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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.

Yours faithfully,


MA Town Planning, Strategic Planner

Enc.

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