

Site → Western Wards → Site HA1 Brook Lane

**From:** [REDACTED]  
**Sent:** 08 December 2017 14:40  
**To:** Consultation  
**Cc:** [REDACTED]  
**Subject:** Comment on the Draft Fareham Local Plan 2036 - Brook Lane HA1  
**Attachments:** Local plan comments Brook Lane HA1.pdf; ATT00002.txt

Dear Sir / Madam

Please find enclosed our representation regarding the Draft Fareham Local Plan 2036.

I hope the above is in order, however if you should have any queries please do not hesitate to contact me.

Kind regards

[REDACTED]  
MA Town Planning  
Strategic Planner



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# Foreman Homes

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**

### **Land to the East of Brook Lane, Warsash– Site HA1**

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Housing Allocation HA1– Brook Lane, Lockwood Road, Warsash.

This 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 a 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.



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## Size and Capacity

The Land at Brook Lane site comprises 6.82ha and has been identified by Foreman Homes as having an indicative capacity of 150 dwellings with an approximate density of 22 dwellings per hectare. Given an illustrative density of 35 dwellings per hectare the site has a maximum possible capacity of around 239 dwellings.

## Availability

The Brook Lane site is now within the full control of Foreman Homes. There is an extant application for outline permission for up to 180 Dwellings at land to the east of Brook Lane submitted by Foreman Homes. To the west of the Brook Lane site is Littlebrook Nursery which is still in operation. This is not a barrier to development.

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 benefits from a recent allocation in the draft Local Plan (HA1) as part of the wider Warsash cluster site. The inclusion of this site in this allocation is welcomed.

To the west of the Brook Lane site is Littlebrook Nursery which is still in operation for strawberry production. The central area of the site features some derelict agricultural buildings. The eastern edge of the site is heavily wooded and also features some derelict store buildings. The nursery and the presence of other agricultural buildings do not present a barrier to the principle of redevelopment.

The access arrangements for the Brook Lane site have been discussed with the County Council, wherein it has been agreed that principle of vehicle access is acceptable.

Ecology constraints on the site have been identified. This includes the presence of roosting bats, reptiles, breeding birds and badgers. Suitable mitigation measures can be applied and the presence of these species does not present a barrier to the principle of development.

Natural England, Hampshire County Council (Lead Flood Authority and Archaeology team), the Environment Agency, and the Council's Environmental Health team have confirmed that they have no objections to the principle of residential development on the Brook Lane site.

## Sustainability

The site is in a highly accessible and sustainable location. It is located within walking distance of a range of key facilities and services. In regards to the nearest centres Warsash village centre is approximately 0.4 miles south of the site and Locks Heath Shopping Village lies approximately 1.1 miles to the north east. The site therefore represents a sustainable location in providing for housing development to meet identified needs.

## Deliverability

Subject to a viable planning permission works could begin in a very short space of time. The anticipated deliverability on this site would be as follows;

2018/19 = 40 %

2019/20 = 40 %

2020/21 = 20 %

## Summary

The land east of Brook Lane 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 and other benefits 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 this site for allocation.

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,

[Redacted Signature]

Enc.

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