

[REDACTED]

From: [REDACTED]
Sent: 08 December 2017 14:43
To: Consultation
Cc: [REDACTED]
Subject: Comment on the Draft Fareham Local Plan 2036 - Truscott Land
Attachments: Local plan comments Truscott Land.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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Site proposed
↓
western wards
↓
HA1



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

Truscott Land, Lockwood Road, Warsash– Part of Site HA1

I write in support of the Draft Fareham Local Plan 2036 with particular reference to Proposed Housing Allocation HA1– Brook Truscott, 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 Truscott Land site comprises 1.74 ha. Considering an illustrative density of 35 dwellings per ha, the site has a potential maximum capacity of around 51 dwellings.

Availability

The Land is in the control of Peter Truscott who has intent to sell the land in its entirety and has asked Foreman Homes to promote the land on his behalf. 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. Although the inclusion of this site in this allocation is welcomed in principle, our own research into the site's potential has demonstrated that the allocation does not recognise the opportunities that this site presents.

Under site allocation HA1 Truscott land is indicated as "habitat to be protected / incorporated / enhanced" however from our own experiences with the site the habitat value of the land appears to be limited. The site does not benefit from any designation providing statutory protection relating to its ecological value. Although the woodland is identified as a "priority habitat", Foreman Homes is not aware of any relevant habitat survey being undertaken which has identified the woodland as being a protected habitat under the Habitats Regs. There also appears to have been no survey undertaken which identifies the presence of protected or priority species on site.

The site is predominantly wooded, however no trees on site benefit from a TPO. The trees on site are sparse and thin Category "C" trees which have in places been cleared without any form of permission to accommodate overhead cables. It is noted that the presence of these cables presents an opportunity for the formation of a road connection onto Lockswood Road. An alternative road connection at this location would be far more favourable to the proposed connection which has been annotated on the Council's draft-development-framework-plan, as the proposed access would affect Category 'B' oak trees, and fail to provide appropriate vision-splays.

In addition it should be recognised that an access point at Truscott Land would also be beneficial as it would allow for a built frontage/gateway feature to be included in an area that is both flat and free of constraint. We have included our draft-development-brief plan which illustrates how the Truscott Land site could be more successfully integrated into the wider HA1 scheme.

Where the Council cannot demonstrate a 5 year housing supply the in accordance with the provisions at paragraphs 14 and 49 of the NPPF the designation of this land can in practise only be given very limited weight. Given the suitability of Truscott Land for residential development, and the

benefits to the wider HA1 site which the land could deliver, we consider the site should be allocated as such.

Sustainability

The site is in a highly accessible and sustainable location 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.

Deliverability

Foreman Homes would seek to maximise the potential benefits of this site in terms of delivering an excellent quality of layout and design, as well as housing provision, for the wider Warsash cluster site. Subject to a viable planning permission works could begin in a very short space of time.

Subject to planning permission the anticipated deliverability on this site would be as follows;

2018/19 = 40 %

2019/20 = 40 %

2020/21 = 20%

Summary

Truscott Land 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.

I have also attached an extract from our draft development-brief-plan which shows our aspirations for the site.

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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