



FAREHAM LOCAL PLAN PART 3: THE WELBORNE PLAN MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below:

	Policy/Para	Modification	To Meet Soundness Criteria:
MM1	Para 1.29	Commitment to a Review of the Local Plan	Consistent with national policy
MM2	WEL2	New first bullet point and amendment to the 6 th bullet point (4 th sub-bullet) in relation to emphasising the relationship between Welborne and Fareham to the south	Justified
MM3	WEL5	Clarification regarding consideration of settlement buffers	Justified
MM4	WEL6	Add a criterion relating to noise, light pollution and air quality	Justified
MM5	WEL6	Take measures to ease pedestrian/cycle movement across the A32	Justified
MM6	WEL7	Clarification regarding strategic design codes	Justified
MM7	Para 5.17	Clarification regarding the Council's approach towards office development	Justified
MM8	WEL10 and WEL11	Clarification regarding Impact Assessments for retail and leisure development	Justified
MM9	WEL16	Allocate a single site for a secondary school close to the District Centre	Justified
MM10	WEL18	Clarification regarding affordable housing provision	Effective
MM11	WEL23	Promote development that looks to	Justified

		the south for its main highway links	
MM12	Para 7.24	Introduction of flexibility regarding access links to the A32	Justified
MM13	Para 7.27	Clarification regarding traffic management on the A32	Justified
MM14	WEL25	Clarification regarding principal access being from the south	Justified
MM15	WEL29	Clarification regarding allotment provision	Positively prepared, justified and effective
MM16	WEL33 (as set out in CD-46)	Structural planting including the protection of long-distance views including from Portsdown Hill	Justified
MM17	WEL36	Clarification regarding optimising energy efficiency	Positively prepared, justified and effective
MM18	WEL37	Clarification regarding water efficiency, supply and disposal	Justified
MM19	WEL39	Clarification regarding flood risk and sustainable drainage systems	Effective
MM20	WEL40	Allocation of a site to the west of the A32 for a household waste collection centre	Effective
MM21	WEL41 and supporting text	New phasing plan	Effective
MM22	WEL41	Remove references to the deferral of infrastructure provision	Justified and effective
MM23	Para 11.5 and 11.6	Clarification regarding monitoring and review	Effective

Following consultation on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a short commentary on any implications of the MMs in terms of the sustainability appraisal.

There are a small number of other changes being proposed by the Council (following the hearing sessions) but they are minor in nature and therefore not before me for consideration.

On this basis I am therefore inviting the Council, once it has considered the responses to the consultation on the MMs, to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

David Hogger

Inspector

22nd December 2014