

**Fareham Local Plan 2037
Revised**

**Examination Statement
Matter 6
Site HA42**

**Prepared by Lynne Evans BA
MA MRTPI MRICS, Ian
Donohue BA Hons MRTPI and
Alice Drew
BSc (Hons) MSc MRTPI**



Prepared on behalf of Raymond Brown Rookery Properties

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SOUTHERN PLANNING PRACTICE LTD

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester, SO21 1NN
Tel: 01962 715770 Fax: 01962 715880 Email: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

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1.0 Introduction

- 1.1 This Statement has been prepared by Southern Planning Practice Ltd on behalf of Raymond Brown Rookery Properties who own land at Rookery Farm, Botley Road, Swanwick which was allocated in the Supplement to the Draft Local Plan in January 2020; however, it was subsequently removed as an allocation from the Regulation 19 Submission Version of the Local Plan.
- 1.2 It is pertinent to note that representations have been made on behalf of our client, Raymond Brown Rookery Properties throughout the preparation of the emerging Local Plan. Whilst this statement is not a duplication of the contents of representations previously submitted to the emerging Local Plan, this statement draws on previous responses where necessary.
- 1.3 This Statement is prepared in response to the Inspectors' Matters, Issues and Questions – Matter 6 – Housing Allocations and in particular in respect of the following proposed allocations:
- FTC 3 Land East of Fareham Station
 - FTC4 Land West of Fareham Station
 - **HA42 Land South of Cams Alders**
 - HA55 Land South of Longfield Avenue
 - HA56 Land West Of Downend Road
 - BL1 Town Centre
- 1.4 This should not be taken to be the only sites to which objection is raised on grounds of soundness but we do not wish to repeat the representations we have earlier submitted in December 2020 and July 2021, which remain before the Inspector. We have therefore focused these further statements on a small number of key sites which we consider are unsound and should not be allocated. The assessments which are submitted individually are accompanied and supported by a number of Appendices.
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2.0 Key Issues

- 2.1 We continue to object to this proposed allocation. We consider it UNSOUND in terms of its proposal for nearly all the development to be within a designated Site of Importance for Nature Conservation (SINC) and within the setting of a Scheduled Monument and listed building (Fort Fareham) as well as on public open space. The responses from the Council to date to these objections simply refer to recognising the need to respect and mitigate the impact in respect of the impact on the SINC and the scheduled monument/listed building. This approach provides no confidence that the site could deliver the housing proposed. There appears to be no further information available since the Amended Reg 19 Plan was produced.
- 2.2 Given the SINC status across almost the entire site it is not considered that the allocation of this land is SOUND and is contrary to the guidance at Section 15 of the NPPF. In respect of the SINC designation and the NPPF guidance on conserving and enhancing the natural environment, development for residential use would not accord with Paragraphs 174, 175 and 179.
- 2.3 It is also contrary to Strategic Policy NE1: Protection of Nature Conservation Biodiversity and Local Ecological Network of the draft Fareham Local Plan.
- 2.4 Although now somewhat historic and not proceeded with, in 2015, the Council consulted on a Vision for the Future of the Cams Alders sports facilities (Appendix 1) and the final board refers to the SINC's and states:
The sites two SINC'S (Site of Importance for Nature Conservation) will not be affected as part of the proposed improvements and will continue to be monitored and maintained. The area supports notable species and wildlife thus a range of activities will be carried out to safeguard nature in this and other areas in the Borough.
- 2.5 Even if it were demonstrated to be feasible to build in appropriate and satisfactory mitigation in respect of both heritage and biodiversity, to any future development proposal, we continue to question whether the numbers proposed are feasible and achievable particularly given the odd shape of the site and therefore whether the numbers are deliverable. 60 units is a high yield from a 1.29ha site but given the additional constraints of an odd shaped site, the need

for at least 2 access points and the need to mitigate the SINC and respect and/or mitigate the Scheduled Monument/ listed building, the indicative yield seems heavily over optimistic.

3.0 Response to Inspector's Questions

3.1 In direct response to the Inspector's questions (24 and 25) We have the following comments:

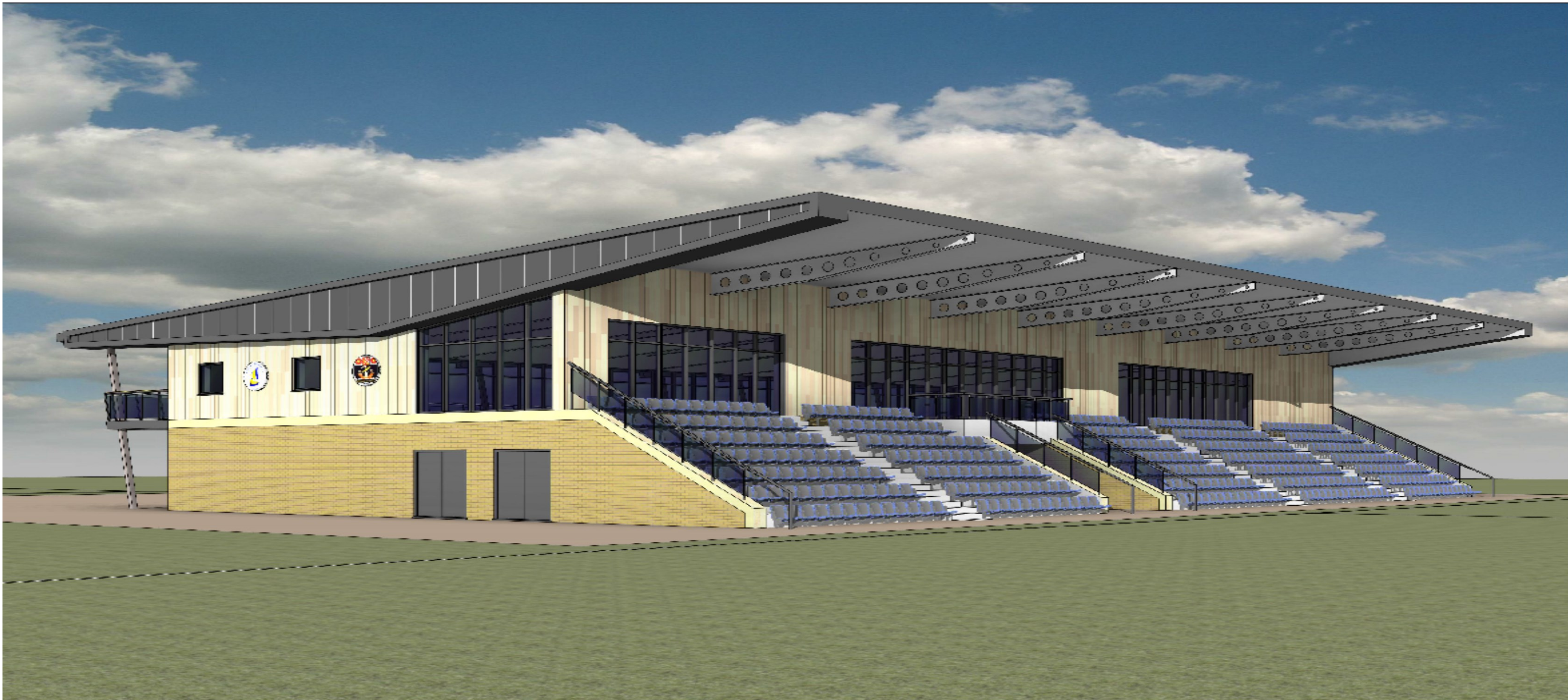
24) We do not consider that there is a justification for this allocation, given reasonable alternatives that are available but have not been pursued – for example Rookery Farm;

25) This is for the Council to answer but it is clearly an illogical site boundary that makes development of the land very difficult to envisage.

3.2 This is a site where the issue does not simply relate to whether the site can properly accommodate the number of units being proposed, but the suitability, availability and achievability must be questioned. It therefore remains our conclusion that the allocation is UNSOUND and should be deleted.

Appendix 1: Fareham BC – Vision for the Future of Cams Alders Sports Facilities (2015)

The Cams Alders Vision



Welcome

We are working with local user groups to develop a vision for improving Cams Alders Recreation Ground. We want to provide:

- . A modern clubhouse and community facility
- . 3G all weather pitches and an improved stadium area
- . Improved access and car parking arrangements
- . Inclusive children's play area
- . Landscaping improvements

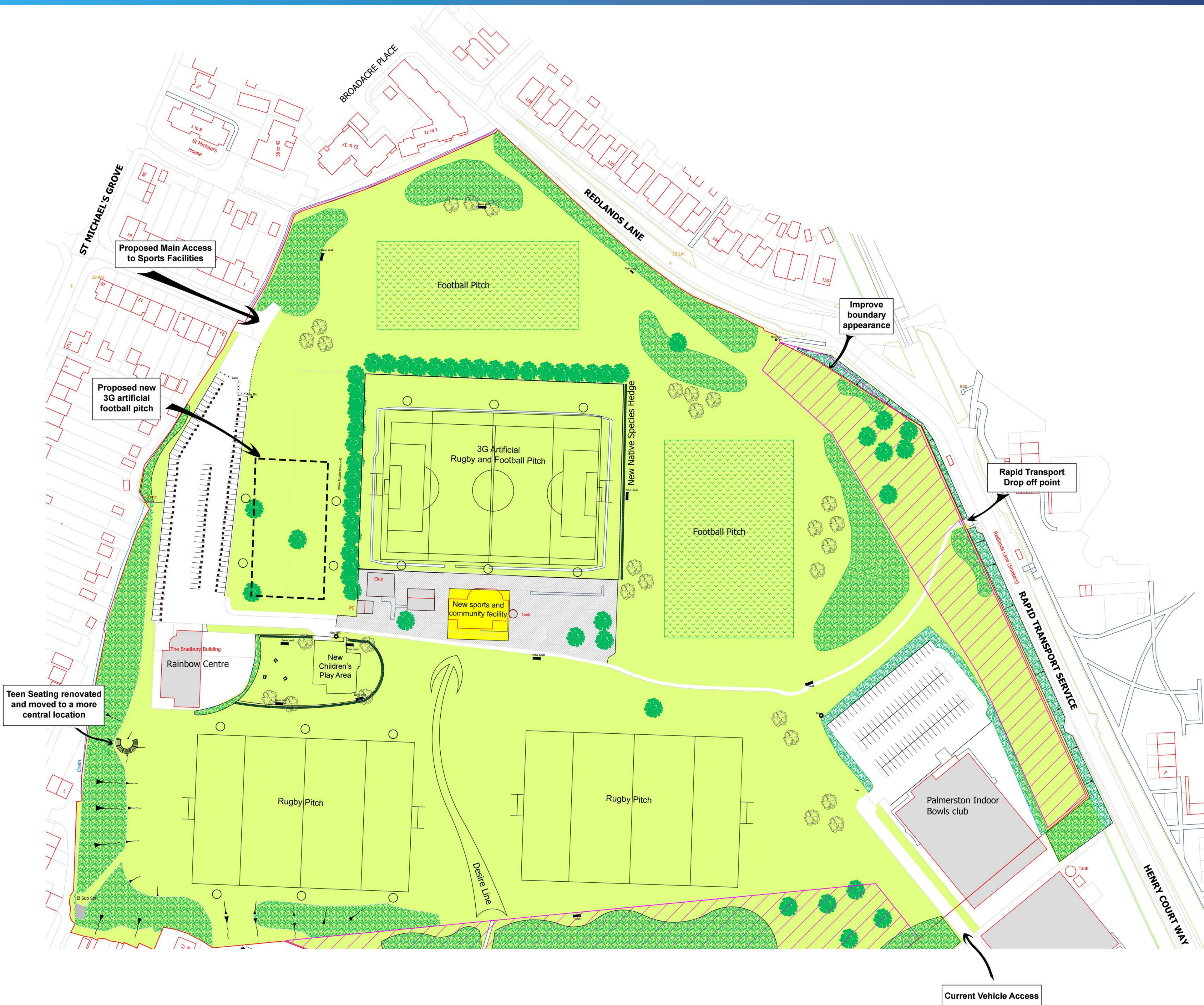
About Cams Alders

The recreation ground is one of the biggest open spaces used for sports and recreation in Fareham (approx. 14 hectares) which is the same as almost 20 football pitches and is home to:

- . Fareham Town Football Club
- . Fareham Heathens Rugby Club
- . The Rainbow Centre
- . Palmerston Indoors Bowls Club






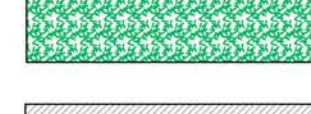


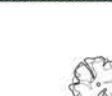




A map of the proposed improvements



FAREHAM
BOROUGH COUNCIL

THIS SITE BOUNDARY IS A GUIDE,
DO NOT USE FOR LEGAL PURPOSES.

-  **SINC** Site of Importance for Nature Conservation. Designated by Fareham Borough Council
-  Refuse Bin
-  New Seat or Picnic
-  Table
-  Public Footpath
-  Existing native species planting, some long established and some planted recently and establishing well.
-  Area set aside for the construction of the new Joint Clubhouse and future landscape plan.
-  Area recommended for new native shrub planting
-  Proposed new Standard tree
-  Proposed new native species hedge
-  Sports Pitch Flood Lighting.

Improving Site Access



How is it currently accessed?

The current entrance to the site is through Palmerston Business Park.

Access to the car park is via the road that runs through the middle of the site.

This divides the site in two and has a negative impact visually and on how the site is used with vehicles crossing the recreation ground.

What do we want to do differently?

To allow direct access to the car park for the sports and community facilities we want:

To reopen up the entrance at Highfield Avenue.

Remove the road through the middle of the site.

Provide a footpath for pedestrian access across the site.

Access to the Bowls Club will still be via Palmerston Business Park.

Improved Sports and Community Facilities

Fareham Town Football Club and Fareham Heathens Rugby Club facilities are both tired and dated.

The proposal is to demolish the existing facilities and provide a new sports and community facility, that includes;

- . A shared clubhouse, with views of the pitches
- . Multi-purpose community space and meeting rooms
- . Changing rooms for players and officials
- . Seating area and stand for 500 people
- . Kitchen
- . First aid room



Fareham Heathens Rugby Club

Football and rugby are both popular sports and demand for pitches in the Borough to meet is high.

To help meet the needs of the wider community the existing layout will be rearranged to allow for more pitches. The site will be floodlit and able to offer:

- . 2x Rugby pitches
- . A full size 3G pitch suitable for both football and rugby
- . Junior and mini football pitches
- . Small sided 3G football pitch

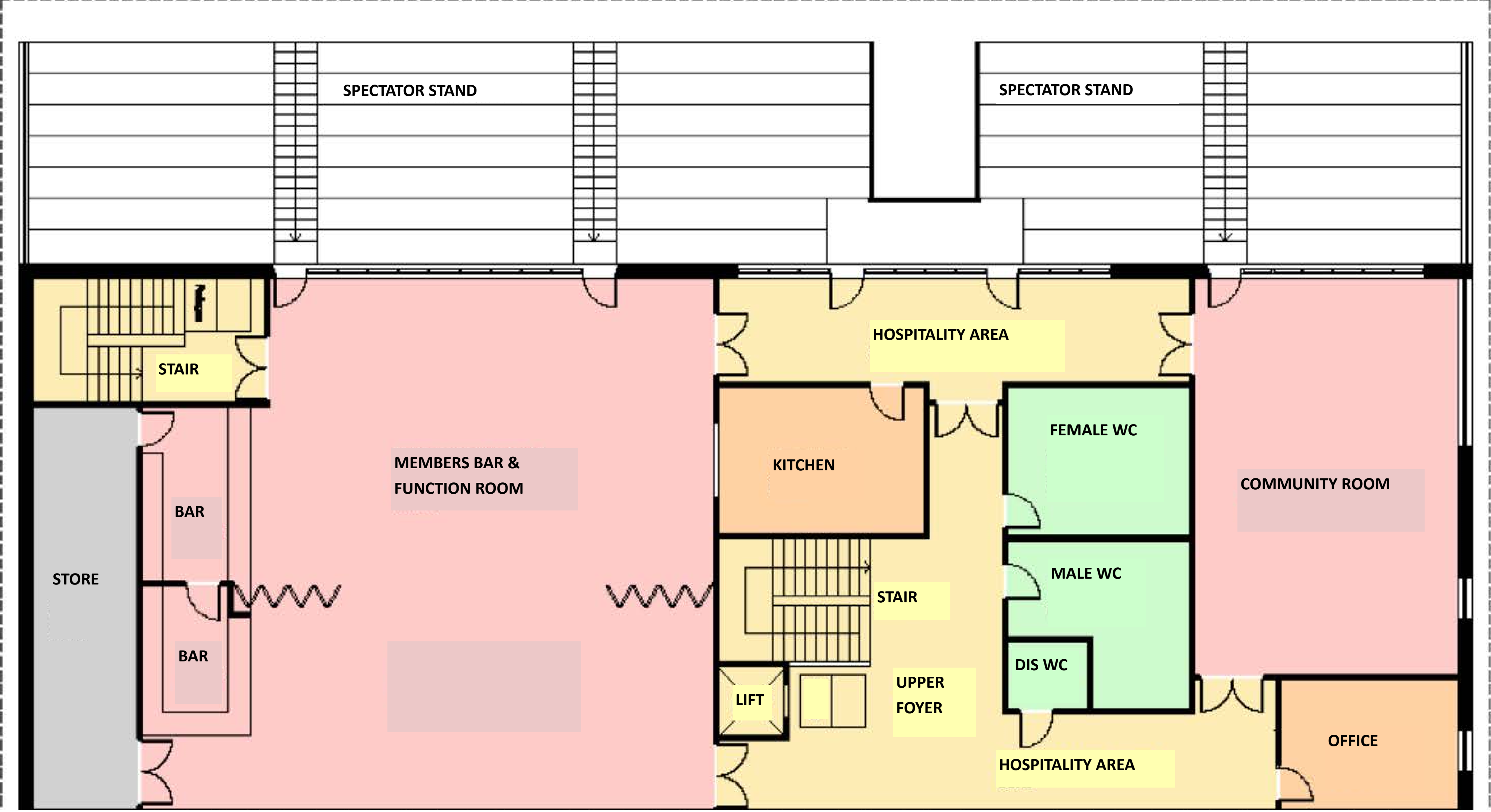
What is a 3G Pitch?

It is an artificial pitch, which offers a safe playing surface that can be used all year and in all weathers.



Stadium

Joint Sports and Community Facility



Inclusive Play



Inclusive Roundabout



Basket Swing

What's there now?

There is currently only one children's play area in South Fareham and this is at Crossfell Walk, off Bishopfields Road. Local residents have been telling us there needs to be more play provision.

What do we want there?

We are proposing to install a new children's play area, suitable for all ages and abilities. It will be fenced and include seating and a picnic area.

The equipment will be accessible to all children and include items such as:

- . Inclusive roundabout,
- . Swings
- . Sensory panels.

Teen Seating

The existing teen seating area will undergo a makeover and be moved to a more suitable area as part of the other improvement works.



Current Teen Shelter

Open Space Improvements



What's there now?

The open space provides large areas which shrubs and trees native to the local area like to grow.

The sites two SINC'S (Site of Importance for Nature Conservation) will not be affected as part of the proposed improvements and will continue to be monitored and maintained. The area supports notable species and wildlife thus a range of activities will be carried out to safeguard nature in this and other areas in the Borough.

What we want to see there.

Natural buffer zones will be added between the children's play area and the sport pitches. The borders will help to break up the scale of the open space, providing areas to relax away from the sports, whilst maintaining an overview so families can stay within sight.

We want to create a public space which everyone in the community can enjoy. New benches and bins will be provided around the site as will information boards and signage.

A new footpath will be provided so users and visitors can easily move around the open space.



Have your Say

Complete the survey online or on paper.
Deadline for responses is 19th December 2015

Results will be published online in Spring 2016
www.fareham.gov.uk/consultations