



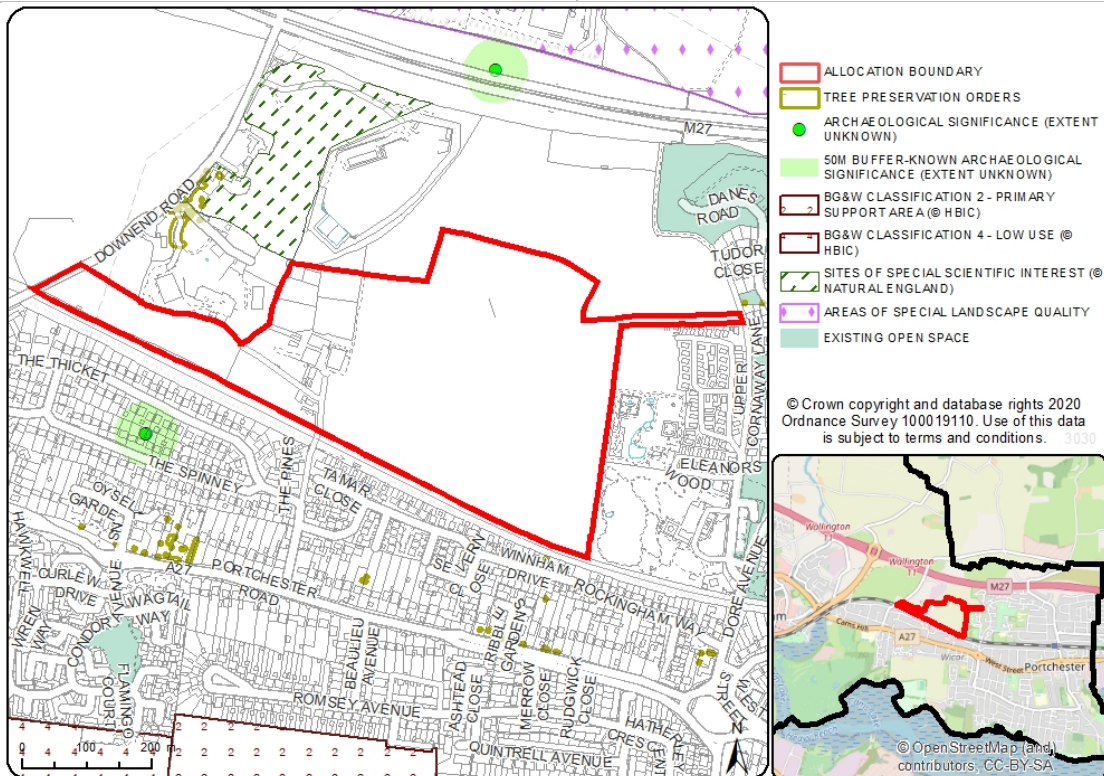
**FAREHAM  
LOCAL PLAN  
2037**

**FAREHAM**  
BOROUGH COUNCIL

# HOUSING NEED AND SUPPLY



<b>Housing Allocation Policy:</b> HA4	<b>SHELAA Reference:</b> 3030
<b>Name:</b> Downend Road East	<b>Allocated Use:</b> Residential
<b>Location:</b> Portchester West	<b>Indicative Yield:</b> 350 dwellings
<b>Size:</b> 20.8 ha	<b>Planning Status as at 1 July 2020:</b> P/18/0005/OA appeal dismissed



Proposals should meet the following site-specific requirements:

- The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and
- A design and layout that takes account of the site's constraints and context, in particular the site's landscape setting on Portsdown Hill, the Downend Chalk Pit SSSI and the potential presence of Palaeolithic archaeological remains; and
- Primary highway access shall be focused on Downend Road; and
- A network of interconnecting green and public access corridors throughout the site incorporating existing ecological and archaeological features and allowing only minimal highway cross over points (kept minimal in width); and



- e. The provision of pedestrian and cycle connectivity from the site to Downend Road, The Thicket and Upper Cornaway Lane; and
- f. Buildings heights limited to a maximum of 2.5 storeys, except for buildings which front onto the site access or perimeter, where heights will be limited to a maximum of 2 storeys; and
- g. Proposals should ensure a buffer is designed to protect the SSSI at Downend Quarry and the creation and enhancement of ecological corridors; and
- h. The design of the development should take into account the close proximity to the waste transfer station with the potential for odour; and
- i. A robust archaeological survey of the site to determine the Palaeolithic potential at the site, with areas identified as having high potential being designed within areas of open space or green corridors; and
- j. A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and
- k. A Neighbourhood Equipped Area of Play (NEAP) on-site within an accessible location; and
- l. Highway improvements to facilitate the development including:
  - i. A pedestrian footway or footbridge over the existing Downend Road bridge and connections and improvements to wider pedestrian and cycle networks at The Thicket and Upper Cornaway Lane; and
  - ii. Provision of pedestrian and cycle links to the A27 Bus Services and future Rapid Transit connecting Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs; and
  - iii. Improvements to the Downend Road, A27 and Shearwater Avenue junction.
- m. Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3, including contributions towards improvements at Delme Roundabout

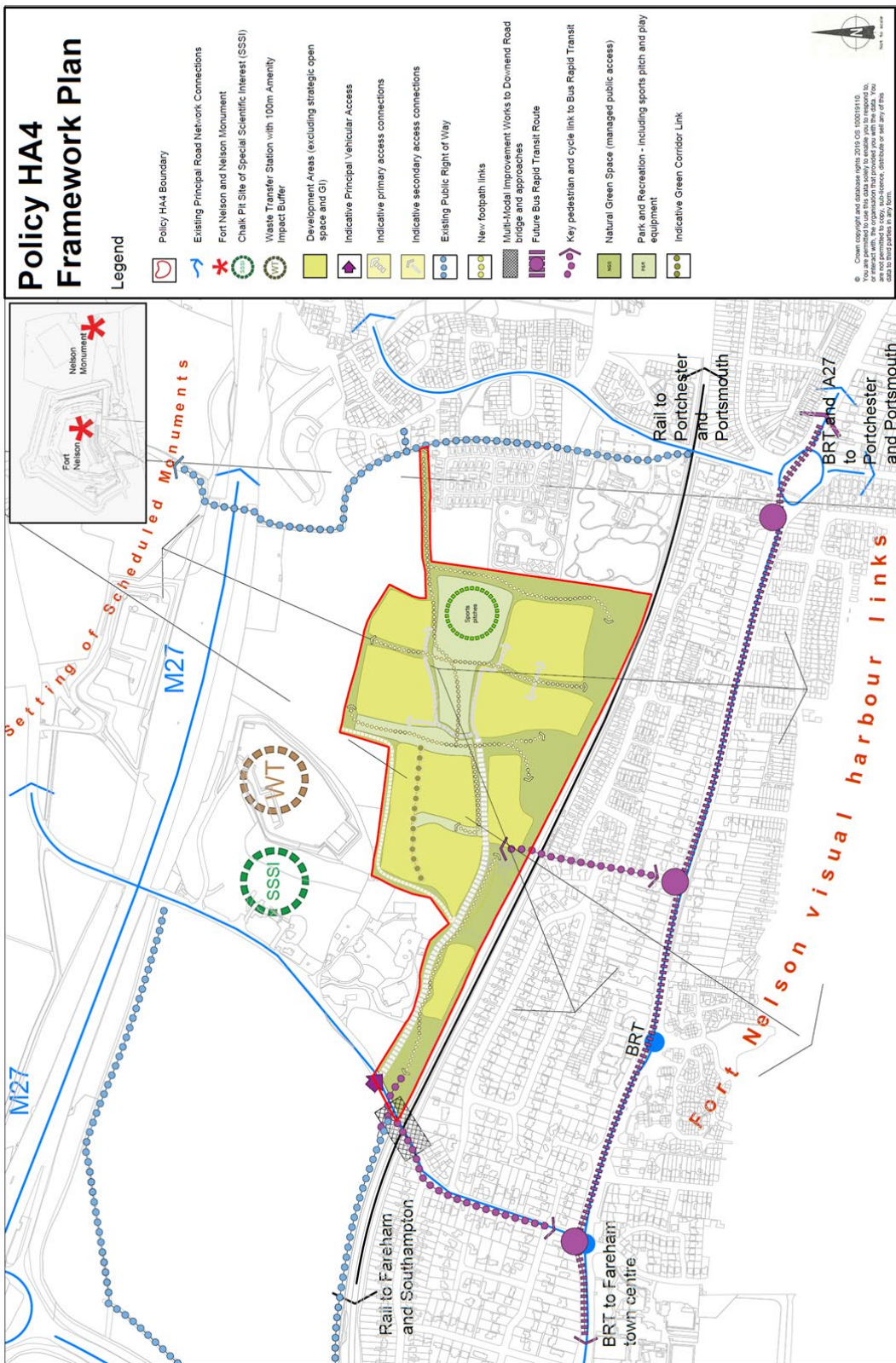


Figure 4.3 Policy HA4 Indicative masterplan



**Key Policy HA4 Framework Plan**

-  Policy HA4 Boundary
-  Existing Principal Road Network Connections
-  Fort Nelson and Nelson Monument
-  Chalk Pit Site of Special Scientific Interest (SSSI)
-  Waste Transfer Station with 100m Amenity Impact Buffer
-  Development Areas (excluding strategic open space and GI)
-  Indicative Principal Vehicular Access
-  Indicative primary access connections
-  Indicative secondary access connections
-  Existing Public Right of Way
-  New footpath links
-  Multi-Modal Improvement Works to Downend Road bridge and approaches
-  Future Bus Rapid Transit Route
-  Key pedestrian and cycle link to Bus Rapid Transit
-  Natural Green Space (managed public access)
-  Park and Recreation - including sports pitch and play equipment
-  Indicative Green Corridor Link