



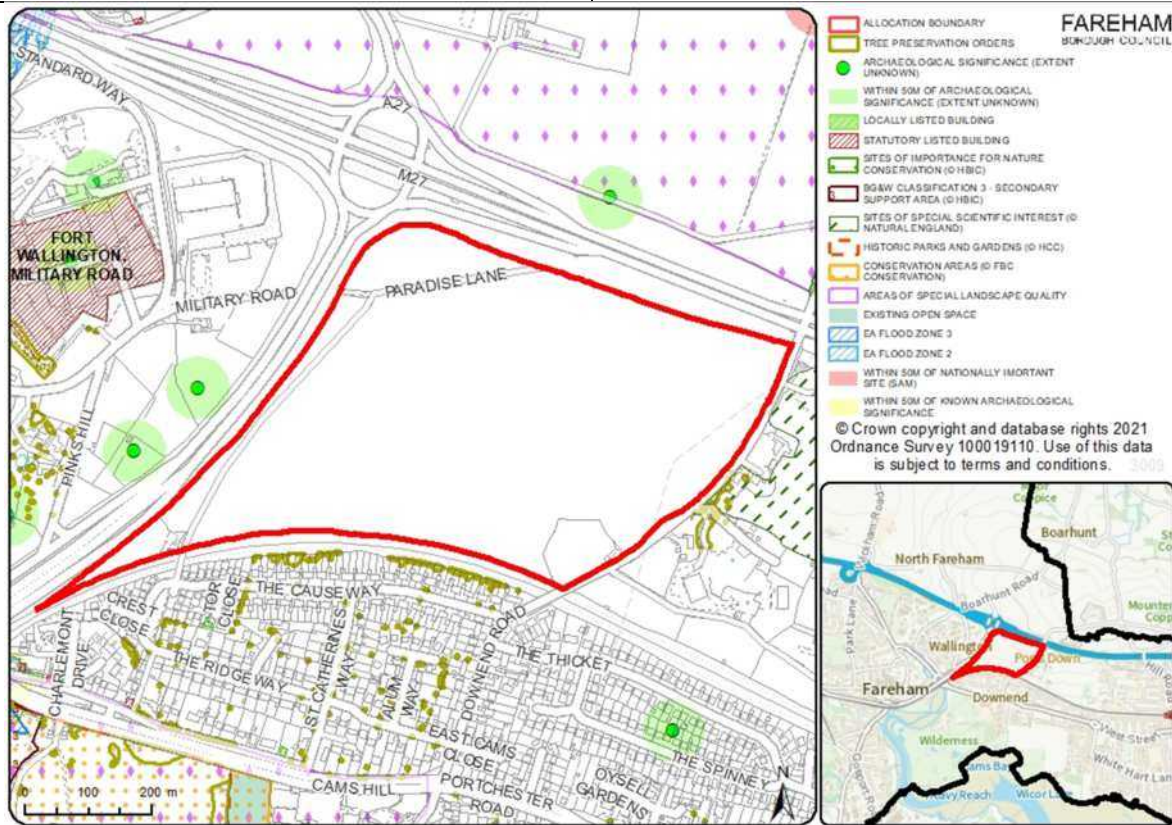
**FAREHAM
LOCAL PLAN
2037**

Revised

HOUSING NEED AND SUPPLY



Housing Allocation Policy: HA56	SHELAA Reference: 3009
Name: Land west of Downend Road	Allocation Use: Residential and mixed use including primary school and local centre.
Location: Fareham East	Indicative Yield: 550 dwellings
Size: 33.80ha	Planning Status as at 1 April 2021: none



Proposals should meet the following site-specific requirements:

- The quantity of housing proposed shall be broadly consistent with the indicative site capacity with delivery phased to follow the development at Downend Road East; and
- A design and layout in accordance with the HA56 Indicative Framework Plan 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 Paleolithic archaeological remains; and
- Primary highway access should be from the A27 (link to Junction 11) and Downend Road, both of which will require new junctions into the site and will be connected via a primary street network that is designed to 30mph maximum speed, gives priority to pedestrians and cyclists and of a form that prevents a physical and visual severing of development; and



HOUSING NEED AND SUPPLY

- d) Provide high quality pedestrian and cycle links to the A27 Rapid Transit corridor (via Downend Road, The Thicket, Upper Cornaway Lane and Paradise Lane) connecting to Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs, including a safe pedestrian priority crossing of Downend Road north of the existing Downend Road bridge; and
- e) The design of the development should be informed by a full archaeological assessment (in accordance with Policy HE4); and
- f) Include natural greenspace to provide a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning and movement; and
- g) A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and
- h) Demonstration that the development will have no adverse impacts upon groundwater in respect of its location partially in a Groundwater Source Protection zone 3; and
- i) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and
- j) Infrastructure provision and contributions including but not limited to health education and transport in line with Policy TIN4 and NE3. In addition, the following package of site-specific infrastructure will be required:
- Off-site highway improvement and mitigation works including contributions towards improvements at Delme Roundabout; and
 - A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - A local centre to comprise flexible commercial floorspace including a convenience store and community facilities; and
 - Outdoor sports and playing pitches (approximately 1.44ha) accessible for use by the primary school; and
 - Open space in addition to the sports provision (a Multi-Use Games Area, a NEAP).



HOUSING NEED AND SUPPLY

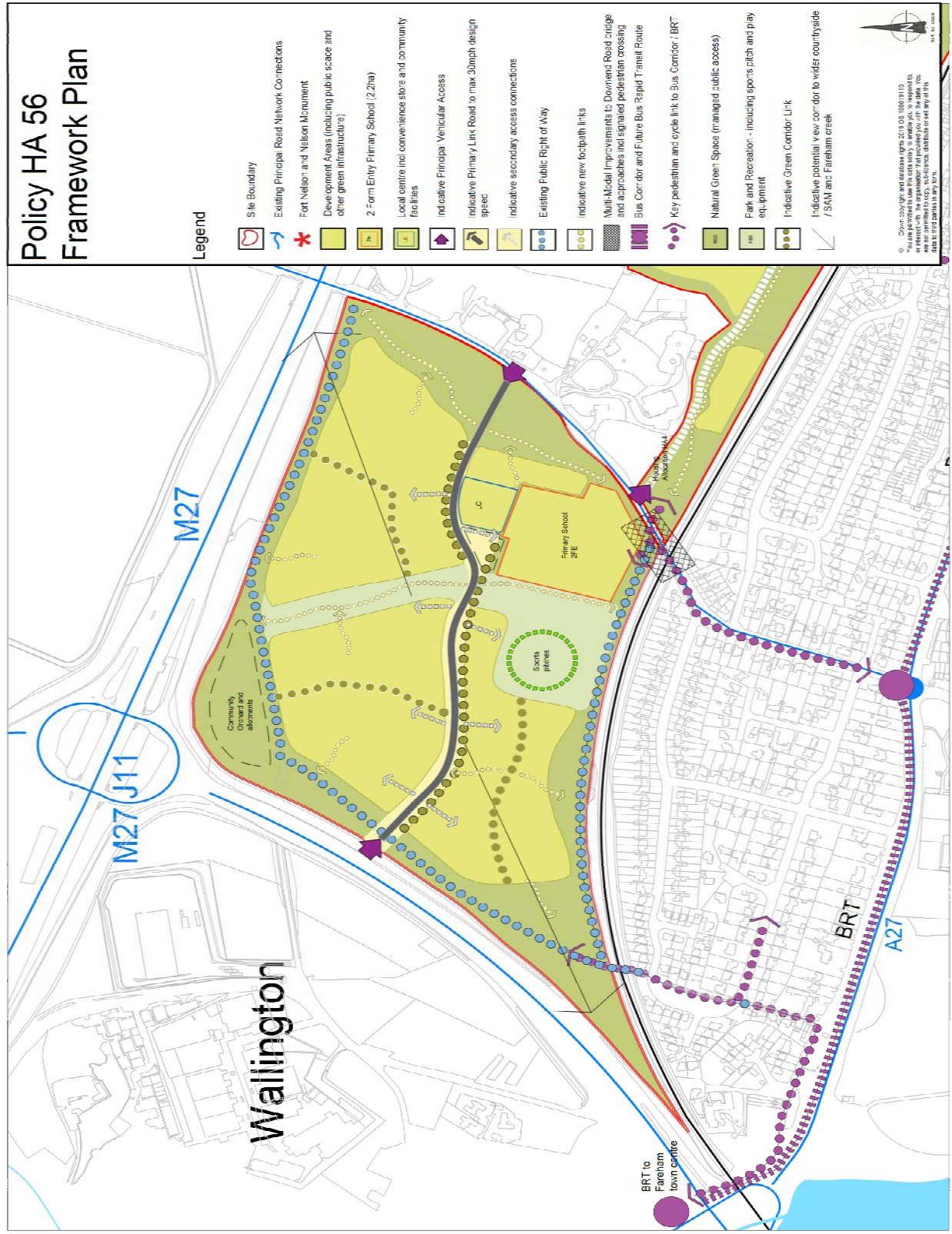


Figure 4.5 Policy HA56 Indicative Framework Plan

