

Written Deputation of the Fareham Society on P/23/1341/OA Land West of Fareham Park Road

As stated in its letter of 21st October 2023 the Farham Society object to this development on the grounds that being beyond the development boundary of the Local Plan and in an Area of Special Landscape Quality (ASLQ) it would be contrary to Local Plan Policies DS1 (Development in the countryside) and DS3 (protecting and enhancing ASLQs). It would also run counter to the objectives of the Strategic Gap.

I have the following observations on the Committee Report.

First. The Report refers to sub paragraph b of Policy DS1 which supports development in the countryside where it is on previously developed land (pdl) and says that the site is such land. However, this is clearly counter to the officer view on application P/16/1424/OA recommending refusal for 10 houses on part of the current application site. It states that “grass and vegetation cover significant areas of the site and is gradually reclaiming many of the hard surfaced areas”, and that the site is thus not (pdl). There are no substantial grounds to take a different view, for although the Inspector on the appeal on P/18/0363/OA referred to the site as pdl he provided no evidence to support that view.

Second. Even were the site considered pdl it would have, under Policy DP1, to be appropriate for the proposed use. This would not be the case given the site’s location in an ASLQ and the harm that would be caused to that area, a point clearly made by officers on the, albeit slightly larger proposal, on P/16/1424/OA. Moreover, not only would the current proposal be a significant intrusion in its own right but it would make it difficult to resist further development to the east, north and south. Although the inspector dismissed the appeal on P/18/0363/OA which included land to the south that was on the basis of things as they stand now. If the development before you were permitted then a different view could be taken in any future application to the south.

Third. Whilst the Committee report looks in isolation at the harm of this proposal on the Strategic Gap it is important too to look at the cumulative harm to the objective of the Gap that would arise from the proposed development making it difficult to resist further development on substantial parcels of adjoining land.

The Committee is urged to refuse permission.