

**Statement of Common Ground between:**

**Hallam Land Management Limited, Ms Susan Williams and Fareham Borough Council**

**In respect of Policy HA55 Land South of Longfield Avenue**

**February 2022**

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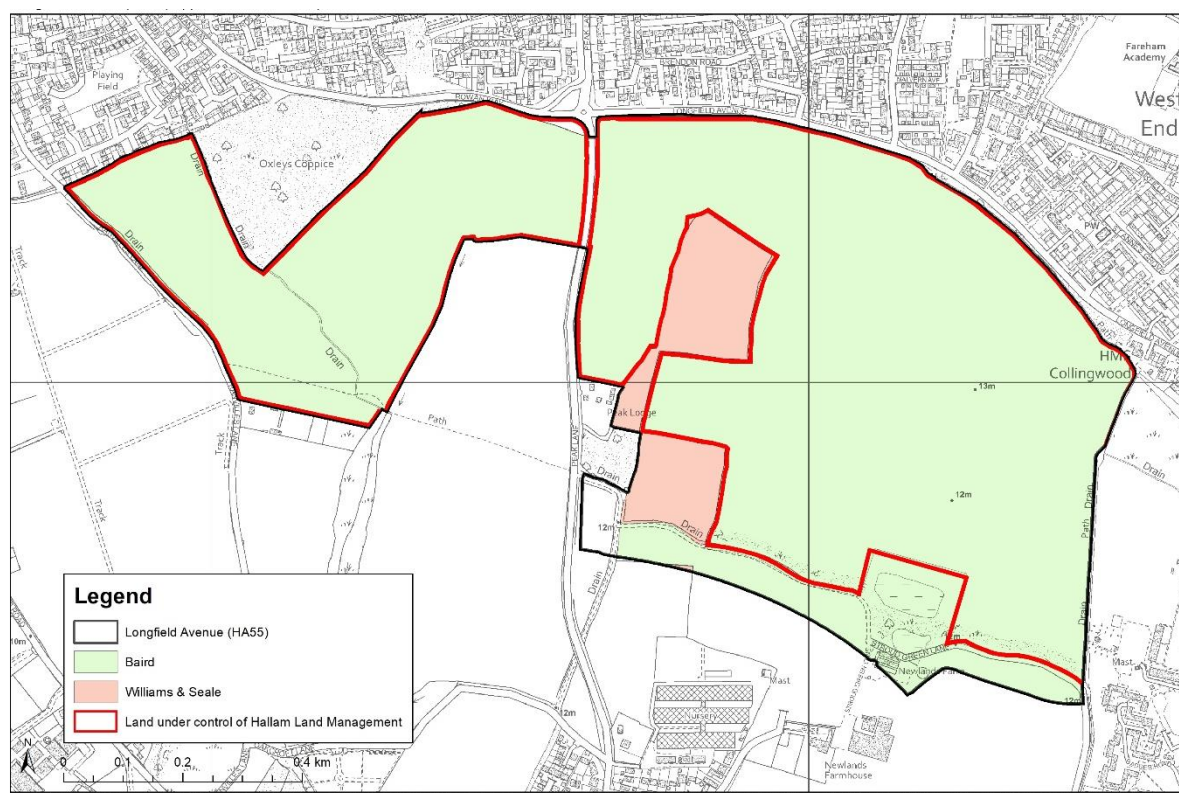
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## 1. Part 1 - Introduction

### The Parties

- 1.1. This Statement of Common Ground (SoCG) is between Hallam Land Management Limited and Williams and Seale (hereby referred to as the site promoters) and Fareham Borough Council as the Local Planning Authority. Taken together these represent 'the parties'.
- 1.2. For Williams and Seale, the SoCG is signed by Ms Susan Williams. Ms Williams is the majority (10/12<sup>th</sup>) landowner and has ultimate overall control. She is shown as the 'lead' in this land allocation and promotion.
- 1.3. Figure 1 illustrates the extent of land which Hallam and Williams own or control within the site allocated as Policy HA55 Land South of Longfield Avenue (the site), in the Revised Publication Local Plan. The Baird owned land outside of the control of Hallam is considered in paragraph 2.9.

Figure 1: South of Longfield Avenue Land Ownership



### The Purpose

- 1.4. To support the Local Plan Examination and demonstrate the deliverability of the allocation, this SoCG sets out the further work that the parties have undertaken since the Revised Publication Local Plan was published, to prepare a site masterplan which the parties consider to be the basis for future development proposals. The masterplan at Figure 3 of this SoCG will replace the Illustrative Land Use Framework Plan on page 148 of the Revised Publication Local Plan (CD001).

1.5. This SoCG comprises two parts:

Part One

Provides information about the Site and the requirements of Policy HA55, and the areas of agreement between all parties in respect of the site including the vision and the Masterplan. It then details the matters that are not presently agreed.

Part Two

Is the Supporting Masterplan Principles that the parties have agreed in response to the requirements of Policy HA55. This sets out the design work that has been undertaken by the parties since the Revised Regulation 19 Plan was published and illustrates how the masterplan has been arranged. Part 2 will be appended to the Local Plan Document as supporting principles to the site Masterplan.

1.6. Part One is structured as follows:

- Section 2 describes the site and identifies the key characteristics;
- Section 3 describes the shared vision for this new neighbourhood and the important considerations arising from the site's key characteristics;
- Section 4 explains the design work that the parties have undertaken together in relation to the masterplan;
- Section 5 discusses the delivery of this site within the plan period; and
- Section 6 identifies matters that the parties do not presently agree on.

### **Development Outcomes**

- 1.6 The parties agree that Land South of Longfield Avenue represents a location that can positively contribute towards the Council's Strategic Priorities in paragraph 2.12 and Good Growth objectives as set out in paragraphs 3.4 and 3.5 of the Revised Publication Local Plan (CD001).
- 1.7 This site provides significant opportunities to deliver a new contemporary and high-quality community. Development in this location can take advantage of accessibility to the town centre and other important destinations (the railway station, Daedalus, Fareham Academy, Fareham College).
- 1.8 A residential led mixed use development in this location can also provide community facilities and services that complement those that exist already in the area whilst providing new and varied recreation space and environmental enhancements.
- 1.9 The parties agree that the site should provide:
- a) 1,250 new homes of which 40% shall be affordable housing;
  - b) specialist elderly persons care accommodation;
  - c) residential densities that have regard to the character of the site's context;
  - d) built development in the north and east of the overall site area in order to respect the visual sensitivity of the wider site and to maintain the separation between

- Fareham/Bridgemary and Stubbington/Lee on Solent in line with Policy DS2;
- e) pedestrian and cycle links that create a permeable development;
  - f) primary vehicular access on to Longfield Avenue and Peak Lane with no direct access on to the Stubbington Bypass;
  - g) new community facilities including a primary school and a sports hub;
  - h) a mixed-use local centre providing commercial floorspace a healthcare facility and community space; and,
  - i) a network of green infrastructure including informal recreational space to reduce pressure on Special Protection Areas in accordance with Policy NE1 and Policy NE4, and Solent Wader & Brent Goose habitat to mitigate the effects of the development in accordance with Policy NE3 and Policy NE5; and
  - j) a nutrient neutral development.

### **Planning Application**

- 1.10 The majority of the site is currently subject to an outline planning application for the construction of up to 1,200 New Homes; 80 Bed Care Home; a New 2 Form Entry Primary School; A Local Centre and Community Centre and Health Care Facility (P/20/0646/OA) submitted by Hallam Land Management Limited on 1st July 2020.
- 1.11 That application has been held in abeyance since the autumn of 2020 as the Council consulted on its Regulation 19 Plan first in November 2020 and then in a revised form in June 2021.

## 2. The Site – key characteristics

- 2.1. The Site identified as HA55 covers a total site area of 90.57 hectares. Hallam Land Management Limited control most of the area of land allocated in Policy HA55 (76.23 hectares). Williams owns a smaller parcel measuring 6.02 hectares in size.
- 2.2. It is located immediately south of Fareham’s existing urban area and north of the Stubbington bypass which is currently being constructed and is expected to be open to traffic later this year.
- 2.3. The site comprises open farmland immediately south of Longfield Avenue, with Peak Lane running from north to south through the site dividing it into two parcels of land.
- 2.4. The eastern parcel is bounded by HMS Collingwood to the east and South Fareham Farm to the south which comprises of fishing ponds, farm buildings and an open field. HMS Collingwood is an operational Ministry of Defence establishment.
- 2.5. The western parcel of land is bounded by agricultural fields to the south, Ranvilles Lane to the west, with Oxleys Coppice to the north.
- 2.6. Tanners Lane extends east to west through the southern extent of the eastern parcel. This is a public right of way that extends west of Peak Lane to Ranvilles Lane.
- 2.7. To the south east of the site, beyond the new bypass, is situated Peel Common Wastewater Treatment Works. A solar farm is situated adjacent to the treatment works.
- 2.8. In response to consultation responses made at the Regulation 19 stage of the plan preparation, careful consideration has been given to elements of green infrastructure that will:
  - provide a new landscaped edge to the north of Stubbington bypass to mitigate the visual impact of new development in important views, maintaining the separation between Fareham and Stubbington;
  - conserve the setting of Peak Lodge to protect its residential amenity;
  - supplement boundary planting adjacent to HMS Collingwood;
  - offset nitrates leaving the site contributing to a nutrient neutral development;
  - establish new ecological habitats and achieve a biodiversity net gain;
  - mitigate the increased recreational pressure on nearby sensitive wildlife sites by providing recreational space for residents; and,
  - provide a new linear parkland or equivalent area of multifunctional greenspace.
- 2.9. The remaining area, south of Tanners Lane (8.32ha), is owned by Baird but outside of the masterplan area. The parties agree that this land will not be developed as part of the proposed HA55 allocation and remain in agricultural use.
- 2.10. The site is subject to a number of planning considerations relating to the natural environment, transport and neighbouring uses. The following key considerations have

also informed the design of the Masterplan:

### **Maintaining Separation between Fareham and Stubbington**

- 2.10 The adopted Fareham Local Plan Core Strategy designates land between Fareham and Stubbington as a Strategic Gap. This follows such a designation in earlier Development Plans; Settlement Gap policies in Hampshire date back at least 30 years. With each new development plan needing to make provision for current and future development needs, the role and scale of gaps has been considered having regard to up to date circumstances. The Publication Local Plan proposes to retain that designation whilst allocating development land within it.
- 2.11 In preparing the Revised Publication Local Plan, the LPA has undertaken a Technical Review of Areas of Special Landscape Quality and Strategic Gaps<sup>1</sup> That review identifies (paragraph 9, page 98). that the land south of Longfield Avenue and west of HMS Collingwood could accommodate new development without significantly affecting the integrity of the gap.
- 2.12 The parties agree that the masterplan which has been jointly prepared (and is included in Section 4) arranges development in a layout that maintains separation between Fareham and Stubbington. This will protect the separate identities of the two settlements.

### **Recreational Disturbance**

- 2.13 Natural England have raised the issue that certain of the Revised Publication Local Plan's allocations could increase recreational disturbance at the Solent and New Forest protected sites. Whilst Policy NE1 guards against the granting of any permission that would have an adverse impact on protected sites, whether inside or outside of the borough, the ability of developments coming forward to mitigate recreational impacts on protected sites needs to be considered.
- 2.14 Natural England have agreed through a Statement of Common Ground with the Council (Natural England Statement of Common Ground, SCG006 paragraph 5.7) that on-site mitigation is appropriate for this development, and that the mitigation land can be used for the Solent and New Forest recreation mitigation purposes. It is considered that the best location for this land is to the immediate south of the new development.
- 2.15 New open spaces that provide mitigation will be designed to discourage people from visiting designated sites for outdoor recreation. Provision for their long-term maintenance and management will also need to be considered.

### **Solent Wader and Brent Geese**

- 2.16 On the Revised Publication Local Plan's Policies Map, the site is shown as low-use classification for Solent Wader and Brent Geese. Surveys undertaken between 2018 and 2022 indicate that a small population of Golden Plover is concentrated in one area of the site east of Peak Lane measuring 1.4ha.

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[https://www.fareham.gov.uk/PDF/planning/local\\_plan/DS003\\_Technical\\_Review\\_Of\\_Areas\\_of\\_Special\\_Landscape\\_Quality\\_and\\_the\\_Strategic\\_Gaps.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/DS003_Technical_Review_Of_Areas_of_Special_Landscape_Quality_and_the_Strategic_Gaps.pdf)



- 2.17 Policy HA55 intends that land west of Peak Lane is used for “environmental mitigation” (criteria c and h refer). The Plan’s Illustrative Land Use Framework Plan refers to the area west of Peak Lane as Green Infrastructure.
- 2.18 The site promoters have identified an area of land west of Peak Lane that will be laid out as habitat creation for “bird mitigation”. This measures approximately 12 hectares and will comprise new grassland and wetland habitat. Natural England are supportive of the principle of such an approach as evidenced in the Statement of Common Ground with the Council (SCG006 paragraph 5.4).

### **Biodiversity Net Gain**

- 2.19 A biodiversity net gain calculation was undertaken in 2020 alongside the submitted outline planning application by Hallam for their site, using the DEFRA 2.0 metric. This indicated a total net gain of +36.64 (17.5%) was achieved for habitats and +9.80 (19.2%) for hedgerows. This is considered sufficient to comply with Policy NE2 of the Plan and it is anticipated that the revised approach will achieve a similar outcome.
- 2.20 In comparison with the submitted planning application, the Masterplan will allow for more biodiversity gains in the areas to the west of Peak Lane, especially as the emerging current proposals include a large area of ‘natural’ habitats and more variety to accommodate waders.

### **Transport**

- 2.21 The site’s location affords it good accessibility to neighbouring Fareham and promotes walking and cycling links. The proposed development will be served by a network of footways and access arrangements that can be utilised by both pedestrians and cyclists of the site. The site is surrounded by Public Rights of Way (PRoW) that in turn can serve as cycle/walking connections from the Site to other destinations in its vicinity. These can be maintained and improved in order to encourage active modes of travel. The site also adjoins existing bus routes that provide regular and convenient services to destinations including the town centre.
- 2.22 The site is located to the north of the new Stubbington Bypass which is being delivered by the Highway Authority to relieve congestion and improve access to the Gosport peninsula. Together with the new Newgate Lane (a north/south bypass to the south east of the site within the Gap), these transport improvements show a high level of investment by the Highway Authority in transport infrastructure in the area. The role of the new bypass is such that the Highway Authority has advised that there should be no access directly onto the bypass for personal vehicles (there is likely to be bus, pedestrian and cycling access). Access and egress from the development will be on to Longfield Avenue and Peak Lane.
- 2.23 The Site has been assessed as part of the Revised Publication Local Plan Strategic Transport Assessment<sup>2</sup>. This assessment considers the long term, cumulative effect of additional traffic on the network. Being a long-term assessment, it allows for traffic rerouting. In the assessment, the local and surrounding network is considered to operate within capacity over the lifetime of the Local Plan. There are some cumulative impacts on the A27 (around the Titchfield Gyratory), to which development in this area funnels towards which may require consideration in the site transport assessment.

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<sup>2</sup> [https://www.fareham.gov.uk/PDF/planning/publicationplan/TOI008\\_Local\\_Plan\\_Strategic\\_Transport\\_Assessment.pdf](https://www.fareham.gov.uk/PDF/planning/publicationplan/TOI008_Local_Plan_Strategic_Transport_Assessment.pdf)

2.24 The site promoters continue to work with the Highway Authority to assess the traffic impacts of the proposed development. Where local junction improvements are required, these will either be delivered as part of the development, or financial contributions paid to the Highway Authority to implement the required changes. This is likely to include alterations to junctions in the immediate vicinity of the site, and the treatment of pedestrian crossings at Longfield Avenue. Pedestrian and cycle access in particular will be a key determinant in the design of the scheme.

### **HMS Collingwood**

2.25 The site is located immediately adjacent to HMS Collingwood, an operational Defence establishment.

2.26 The Defence Infrastructure Organisation/HMS Collingwood raise no objection to the proposed allocation. However, they have identified detailed matters in their Revised Regulation 19 Consultation Response (page 261 of CD009) relating to (a) noise and light, (b) security and (c) traffic that require detailed consideration as the scheme evolves so as to avoid potential impacts on the operation of HMS Collingwood.

2.27 The Council and the site promoters have discussed the Masterplan with the Defence Infrastructure Organisation and HMS Collingwood in preparing this SoCG. The differences between the previous planning application and the Masterplan were explained. It was agreed that the arrangement of the sports hub location and reduction in the planned residential area adjacent to the boundary with HMS Collingwood, mitigate the previous issues raised. There are a number of detailed requirements that HMS Collingwood would like to see considered through the detailed design process, particularly the transport assessment, to consider some of the specific site requirements such as the access requirements at Liverpool Gate on Longfield Avenue, but all parties are clear that these would be dealt with through the planning application process. The parties agree that the Masterplan provides a satisfactory and sufficient consideration of the issues raised.

### 3 The Vision

- 3.1. The parties agree that new development will create a new neighbourhood for Fareham, which will achieve a high-quality place for all people; a balanced, safe and connected community. It will be a place with an accessible heart, of quality buildings and open spaces that enables all its residents and visitors to meet, congregate, interact, shop, work and play. A place that provides for the day to day needs of residents and encourages a healthy lifestyle.
- 3.2. This vision will be achieved by designing, delivering and managing a place that:
  - Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.
  - Has a legible heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle. A heart where people can meet, talk, sit and interact, can engage in community activities and use shops and services for their day-to-day needs.
  - Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.
  - Focuses on the movement environment of people from their front door to key destinations, such as a new primary school, health centre, sports hub and local shops, countryside, and green spaces;
  - Is organised to ensure slow vehicle speeds and promote a low traffic environment;
  - Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods;
  - Provides excellent access to a variety of well-managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside;
  - Is biodiverse and climate resilient;
  - Provides different sized houses in a variety of tenure in order to meet everyone's needs;
  - Provides houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.
- 3.3. These elements considered in combination will deliver good growth for Fareham.
- 3.4. Key to the success of development to South of Longfield Avenue is a landscape led approach to the planning and laying out of spaces that permeate through and around the development, connecting existing communities with the wider countryside. A structure that creates parkland, natural space, green routes and play which is accessible for all.
- 3.5. Development to the south of Fareham will include a mixture of high-quality natural greenspace which serves a range of functions including for biodiversity enhancement, habitat creation and amenity space for residents. The layout and relationships of spaces will help greenspaces function in a way that makes the development attractive to both residents and nature.
- 3.6. Slow traffic speeds and low traffic 'social' streets and spaces will permeate the site, with walking and cycling to be given priority in terms of space and movement. The local centre will function as a gathering place and focus of neighbourhood activity.

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- 3.7. Delivering the vision will be achieved through careful consideration of the overall structure of developed and non-developed areas, the primary functions/land use of spaces and how the network of green spaces creates and uses vistas to transition one area into the other. The development will focus on delivering visually interesting streetscapes, views and vistas from a range of viewpoints across the development and externally to the development, both into and out of the built-up area.
- 3.8. The residential development will be of mixed tenure, including all forms of affordable provision and specialist housing requirements as well as being tenure blind to ensure inclusion.
- 3.9. All parties are committed to the concept of a 10 minute walkable neighbourhood. Such that all facilities required to maintain a healthy community, namely open space, education, healthcare and convenience shopping, all fall within an easy walk of each home. Such a place carefully designed will ensure the integrity and function of the strategic gap is maintained whilst creating a successful and vibrant new community.
- 3.10. The Vision for the proposed development is articulated in pictorial fashion in Figure 2.

**Development Vision Legend**

Destination green space to the west of Peak Lane to serve as bird mitigation



Landscape Led with natural open space to the south of the site transitioning into open countryside



Green routes penetrate through the development and connect to the north



Development densities to be higher towards the local centre and existing urban edge and lower towards open countryside to the south



New interlinked community facilities



A new local centre towards the north of the site linked to Longfield Avenue and close to Broadlaw Walk



A new primary school to the south of the site linked to wider open space.



A new sports hub to the south of the site.



Effective pedestrian and cycle connections will be created across Longfield Avenue to ensure ease of movement between existing and proposed communities



5 and 10 minute walking isochrones



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Figure 2: The Development Vision



## 4. Masterplan and Supporting Principles

- 4.1. At Figure 3 is the Masterplan which the parties consider to be the basis for future development proposals and will replace the Illustrative Land Use Framework on page 148 of the Revised Publication Local Plan.
- 4.2. A series of thematic design frameworks, forming the supporting principles, have been prepared jointly by all parties and form Part 2. The frameworks consider the following; extent of development, structure of the neighbourhood, green routes and spaces, pedestrian and cycle connectivity, road hierarchy, built form look and feel, and new community spine. The Supporting Masterplan Principles provide the associated narrative, visual depiction, and explanation of the key design elements for each of these thematic topics which combine to create the Masterplan.
- 4.3 The parties intend that the Masterplan and Supporting Masterplan Principles form the basis of outline planning applications. A Design Code will be required by the Council to inform detailed design at the reserved matters stage. This Design Code will be in conformity with the approved Masterplan/Supporting Principles and include:
  - Details and Plan of the expected character area;
  - General and specific Design Principles for each character area;
  - Green Infrastructure and Open Space Strategy, design and management;

**Masterplan Legend**

	Proposed Development Areas	
	Strategic open space - Natural open space designed for habitat creation and informal recreation.	
	Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.	
	Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.	
	Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle.	
	Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.	
	Focuses on the movement environment of people from their front door to key destinations, by providing an integrated network of shared surface routes, footways and cycleways.	
	Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods	
	Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside.	
	Is biodiverse and climate resilient with habitat provided to the west of Peak Lane and to the north of Tanners Lane.	
	Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.	
	Provides a 2FE new primary school in a location that can transition into broader open space and link to destination play spaces.	
	Provides a new sports hub that similarly transitions into broader open space, focussing lit and built elements to the north.	
	Provides vehicular access onto Longfield Avenue and Peak Lane	



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Figure 3: Masterplan



## 5. Implementation

### Housing Trajectory

- 5.1 The Council Response to the Inspectors Initial Questions (FBC001) sets out a housing trajectory for its various components of housing supply. For HA55 it identifies that the first houses will be completed in 2025/26. All parties are in agreement that this represents an achievable start date and that 1,250 homes will be delivered within the plan period. The Hallam scheme will provide 1200 new homes and associated uses, with the remaining 50 dwellings to come forward on the land controlled by Williams.
- 5.2 In the context of an outline planning application having been submitted, and that agreement has been reached on how development should be arranged across the Site, parties agree that the following development programme is realistic and achievable for the Hallam part of the Site<sup>3</sup>.

Outline Planning Permission	Jan 2023	Month 1
Preparation of discharge of pre-commencement conditions	Feb – Aug 2023	Month 2 - 8
Application to discharge pre-commencement conditions	Sept 2023	Month 9
Discharge of pre-commencement conditions technical approvals	Oct 2023 – Mar 2024	Month 10 - 15
First Reserved Matters submission	Jun 2024	Month 18
Site works and Infrastructure	Jul 2024-Sept 2024	Months 19 - 21
First Reserved Matters approvals	Sept 2024	Month 21
First completions	May 2025	Month 30

- 5.3 The parties agree that the commencement of development and delivery of new housing is not contingent upon any strategic off-site infrastructure, such as major highway improvements, or nutrient neutrality mitigation. The land to deliver the environmental mitigation and enhancement west of Peak Lane is controlled by Hallam and can be laid out as part of the ‘Site works and Infrastructure’ phase.
- 5.4 The trajectory for this site is set out in FBC001 indicates that this site will deliver:
- 50 homes in the first 5 year period 2021/22 – 2025/26
  - 500 homes in the second 5 year period 2026/27 – 2030/31
  - 700 homes in the third 6 year period 2031/32 – 2036/37
- 5.5 All parties agree that this is a realistic delivery profile. It is assumed that there will be at least two housebuilders active on the site delivering market housing as well as a Registered Provider to bring forward the affordable homes.
- 5.6 Based on this programme, the development is expected to achieve the level of carbon emission reductions anticipated by the current implementation of Future Homes Standards.

### Infrastructure

- 5.7 The site promoters will provide land for the 2-form entry primary school and proportionate financial contributions towards its construction. Preliminary discussions with the Local Education Authority, Hampshire County Council, have been had around the timing of when the school should be provided (year 4 being the earliest date).

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<sup>3</sup> A separate planning application would be submitted by Williams for development on its land. That would not alter the delivery of the main site.

- 5.8 The provision of a Sport Hub is intended to meet both the outdoor sports requirements associated with the proposed development but also the existing need for new sports facilities identified by the Borough Council (Playing Pitch Strategy). Consequently, its size and make-up (i.e., 3G pitch, tennis court, pavilion, parking) is greater than what would be required if it was to serve only future residents of the development (as per the Planning Obligations Supplementary Planning Document). For this reason, the delivery of the Sports Hub will be funded jointly and proportionately by the parties.
- 5.9 The commercial uses in the local centre will be delivered by specialist operators.
- 5.10 The pedestrian and cycle linkages along Longfield Avenue serve a planning purpose for both the residents of the proposed development and the existing community by enabling active travel between the existing and new built-up areas and their services and facilities. Existing and future residents will benefit from the creation of these linkages. Hallam will create appropriate connections to its boundary, and where required, financial contributions to fund the physical works on land owned by the Borough Council. Where improvements are required on 'highway land' this will be subject to agreements with the Highway Authority, Hampshire County Council.
- 5.11 The site promoters will lay out the areas of green infrastructure within its application site in a phased manner pursuant to a phasing plan to be agreed between the parties.

### **Planning Application**

- 5.12 The majority of the site is currently subject to an outline planning application for the construction of up to 1,200 New Homes; 80 Bed Care Home; a New 2 Form Entry Primary School; A Local Centre and Community Centre and Health Care Facility (P/20/0646/OA).
- 5.13 This application was submitted by Hallam Land Management Limited on 1st July 2020.
- 5.14 At the time the application was submitted, the site was identified as part of a potential Strategic Growth Area in the January 2020 Local Plan Supplement consultation. That application has been held in abeyance since the autumn of 2020 as the Council consulted on its Regulation 19 Plan first in November 2020 and then in a revised form in June 2021.
- 5.15 That application proposes an arrangement of land uses that is different to the Illustrative Masterplan in the Revised Regulation 19 Plan and that shown in *Figure 3* of this SoCG. Hallam intend to amend the application in 2022 to reflect the Masterplan in *Part One* and incorporate the Supporting Principles in *Part Two* into its revised Design and Access Statement, which would be the basis of its parameter plans.
- 5.16 The July 2020 application did not include the Williams land, but the masterplan did not preclude the delivery of that parcel. Williams intends to bring forward their land in accordance with the Masterplan and will submit a separate planning application. The parties agree that any application for the Williams parcels of land will contribute proportionately towards shared infrastructure. It will be necessary to demonstrate how neither planning application will prejudice the appropriate development of the adjoining site(s) in accordance with Policy D3: Coordination of Development and Piecemeal Proposals of the Revised Publication Local Plan, and that the proposal maximises place-making opportunities.

## 6. Matters not agreed between the Parties




- 6.1 Hallam Land Management and Fareham Borough Council do not presently agree on the following points:
- a. The wording of individual criteria within Policy HA55. Whilst there no substantial areas of disagreement Hallam has proposed alternative wording in paragraph 3.69 of its representation. This is the subject of a Hearing Statement in respect of Matter 6 (question 6).
  - b. The proportion of self and custom build houses that should be provided as part of this development. This is the subject of a Hearing Statement in respect of Matter 4 (questions 27-32).
  - c. Whether in respect of the Strategic Gap designation on the policies map, it should:
    - i. be drawn to be co-terminus with Tanners Lane and the Policies Map amended accordingly; or
    - ii. extend across the whole allocation as shown on the Policies Map presently, notwithstanding HA55 and be amended in the next Local Plan.This is the subject of a Hearing Statement in respect of Matter 2 (Question 12) and Matter 6 (Question 3). Notwithstanding, both parties agree that the development can meet the objectives and principles of Policy DS2: Development in Strategic Gaps of Revised Publication Local Plan.

## 7. Further work

- 7.1. Hallam and the Council intend to progress its discussions in respect of the submitted planning application and the new Masterplan.

## 8. Signatories

- 8.1. All parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.
- 8.2. It is agreed that this Statement of Common Ground will inform the Fareham Borough Council Revised Publication Local Plan Examination and all parties will continue to work collaboratively.
- 8.3 On behalf of Hallam Land Management the Statement of Common Ground is signed by Owen Jones. For Williams the Statement of Common Ground is signed by Ms Susan Williams. For Fareham Borough Council the Statement of Common Ground is signed by Gayle Wootton.

Hallam Land Management	Susan Williams	Fareham Borough Council
<b>Signed:</b> 	<b>Signed:</b> 	<b>Signed:</b> 
<b>Name:</b> Owen Jones	<b>Name:</b> Susan Williams	<b>Name:</b> Gayle Wootton
<b>Position:</b> Director, LRM Planning	<b>Position:</b> N/A	<b>Position:</b> Head of Planning Strategy and Economic Development
<b>Date:</b> <b>17.02.22</b>	<b>Date:</b> <b>16.02.22</b>	<b>Date:</b> <b>16.02.22</b>