



FAREHAM

BOROUGH COUNCIL

Winchester District Local Plan Part 1 - Joint Core Strategy

Examination

Policy CP18 (Strategic Gaps)

Statement by Fareham Borough Council

This written statement is to supplement representations made on 9th March and the letter concerning Winchester City Council's proposed modifications sent on 30th July 2012.

Following recent discussions with Winchester City Council about the concerns raised in the Borough Council's representation on Policy CP18 (Strategic Gaps), the City Council included the following paragraph within a letter sent to the Borough Council by Steve Opacic, Head of Strategic Planning, on 5 October 2012:

"With regard to the issue of the gap between the New Community North of Fareham and Knowle/Wickham, I understand your concern to maintain the option of using and expanding the water treatment works at Knowle to serve the new community. As this is an existing facility with its own equipment and curtilage I can see no reason in principle why the gap policy (CP18) would prevent its expansion. On the basis that any expansion is likely to be within the existing site and involve water treatment infrastructure at ground level or below ground, rather than significant buildings, it would not seem likely to conflict with the requirement to avoid 'physically or visually' diminishing the gap or threaten its 'open and undeveloped character'. Also, given the commitment in Policy SH4 to cooperate with the Borough Council to help develop the new community I am sure the City Council would take a positive approach to helping to deliver the best solution for water treatment."

This paragraph goes some way towards addressing the Borough Council's concern about the use of Policy CP18 to prevent any required expansion or intensification of use at Knowle Waste Water Treatment Works (WWTW). However, in the Borough Council's view, it does not go far enough or provide sufficient clarification in two key respects.

First, the preparation of the New Community North of Fareham Area Action Plan and associated infrastructure planning is at an early stage and therefore, the nature and

scale of the development that could be needed at Knowle WWTW is not yet known. Whilst we agree with the City Council that any development is likely to be within the existing site and be at ground level or below ground, it is possible that development could also be required on a portion of the open land adjacent to the existing works. Whilst we understand this land lies within the ownership and/or control of Albion Water who operate the WWTW, this land is believed to be in agricultural use at the present time. Therefore, until such time as we have clarity on the nature and location of the works that may be required, the Borough Council considers that the land within the control of Albion Water should be excluded from the defined Knowle Strategic Gap.

The second issue not covered by the City Council's letter is the access to the WWTW, which lies outside the curtilage or control of Albion Water. The Borough Council considers that if the WWTW were required to serve the New Community North of Fareham, there would inevitably be an increase in the number of daily traffic movements to and from the site. It is not clear yet whether the existing access arrangements would be sufficient and appropriate for this increase in traffic movements or whether they would need to be improved. The Borough Council remains concerned that Policy CP 18 as drafted could be used to prevent increases in traffic movements or access improvements and so preclude the WWTW from serving the New Community North of Fareham.

In order to resolve this issue, the Borough Council maintains that nothing in the policy should prevent the expansion of the Knowle WWTW in the event that it is needed as part of the essential infrastructure required to serve the New Community North of Fareham. Therefore the policy (preferably) and/or supporting text for Policy CP18 should specifically allow any development or intensification of use within the strategic gap which is required for the Knowle WWTW to serve the New Community North of Fareham.

Linda Jewell

Head of Planning Strategy & Environment

12 October 2012