

Revised Publication version of the Local Plan 2037

CAT Meeting Agenda

6.00pm - 7.30pm

1. **Welcome**
2. **Revised Publication Local Plan Introduction:** Executive Leader, Councillor Seán Woodward
3. **Revised Publication Local Plan Presentation:** Gayle Wootton, Head of Planning Strategy and Economic Development
4. **Questions from the floor**
5. **Finish meeting: 7.30pm**

Local Plan Introduction



Councillor Seán Woodward
Executive Leader of
Fareham Borough Council

What is a Local Plan?

Every council has a Local Plan which it uses to:

- Allocate space for future development
- Plan for facilities and infrastructure
- Protect natural environment and green spaces



Why we are consulting again

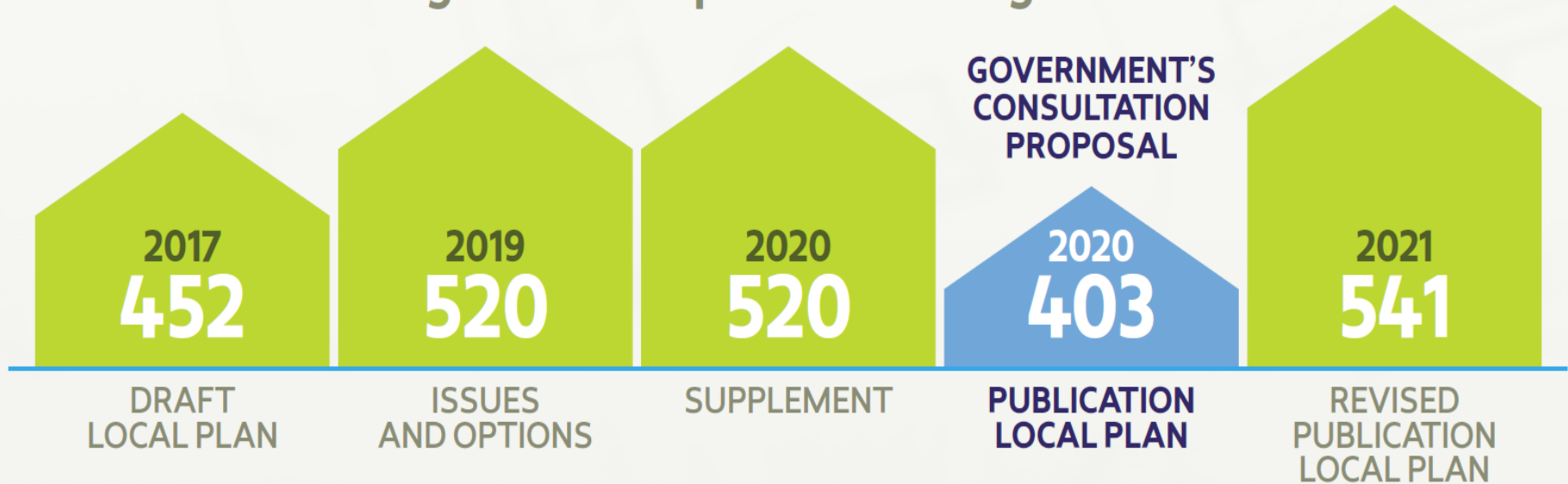
Last autumn, we consulted on a Publication Local Plan which was based on a proposal from the Government for lower housing numbers in Fareham.

The Government chose not to go ahead with that proposal and so, in order to have our Local Plan found sound, we have to identify more housing sites.



Changing housing need

Housing number requirement changes since 2017



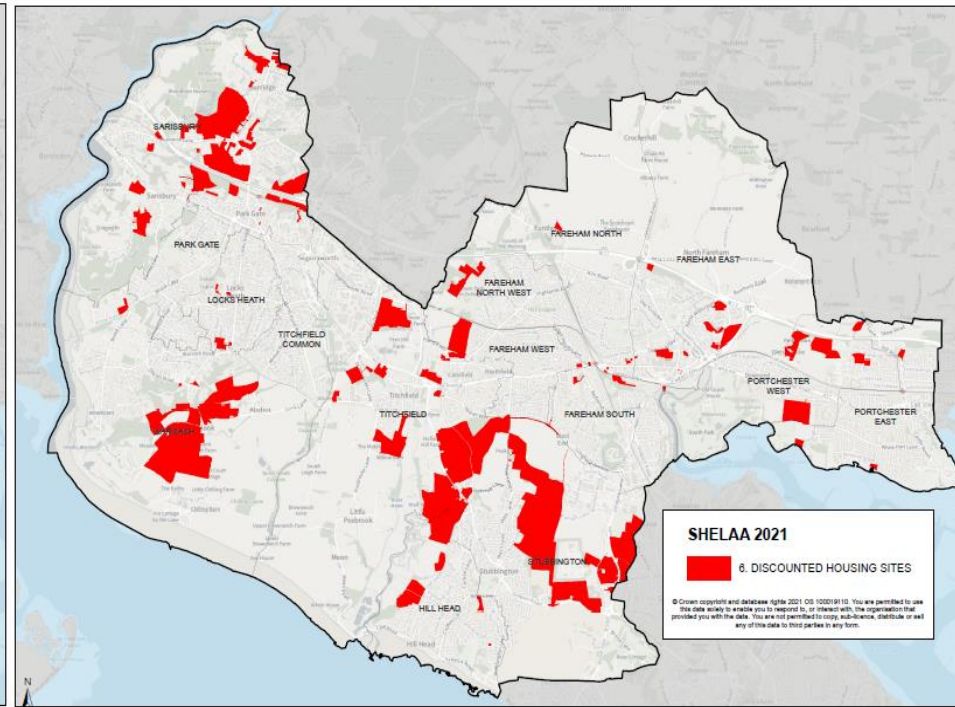
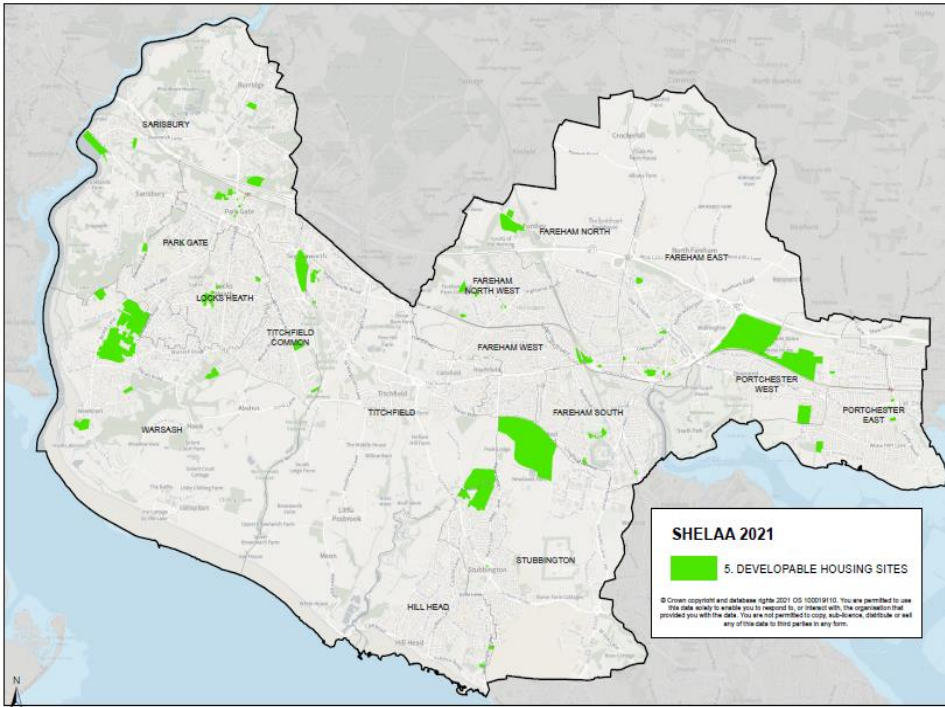
Developing the revisions

We followed our development strategy and hierarchy of sites;

- Town centre living: 620 new homes in Fareham Town Centre
- Urban Living: 40 new homes on sites in existing settlements
- Council owned land: Four sites for affordable homes
- Edge of town living: Minimised greenfield sites, but propose three sites which will deliver significant community benefits

Welborne still plays a key role in meeting the housing requirement over the coming years.

Half of the sites promoted to the Council are unsuitable



Next steps

- Your views on these proposed changes in the Revised Publication Local Plan are important.
- Any views made previously do not need to be repeated.
- We have tried to make the consultation as easy to understand as possible, but necessarily, there is a raft of technical evidence to support the proposals.
- You can ask questions this evening, engage with the virtual exhibition. There is other information on the Council's website.
- We will submit to Government for independent review this autumn.

Revised Publication Local Plan Consultation

Gayle Wootton
Head of Planning Strategy and Economic
Development
Fareham Borough Council

Structure of the Presentation

1. Revisions to the emerging Local Plan
2. Overview of the Council's development strategy to meet the housing requirement
3. Key issues for local areas
4. The next stages in progressing the Local Plan

Why the revisions are needed

- Housing need increased from 403 dwellings per annum (dpa) to 541 dpa.
- New sub-regional evidence available- Employment need increased from 104,000 square metres to c. 121,000 sqm.
- Other changes made in response to previous comments, where we can improve the 'soundness' of the Plan.
- Further evidence base updates.

2021: Updated Evidence Base

- Habitat Regulations Assessment (HRA)
- Sustainability Appraisal (SA)
- Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Viability Study
- Strategic Flood Risk Assessment (SFRA)

Obligations on unmet need

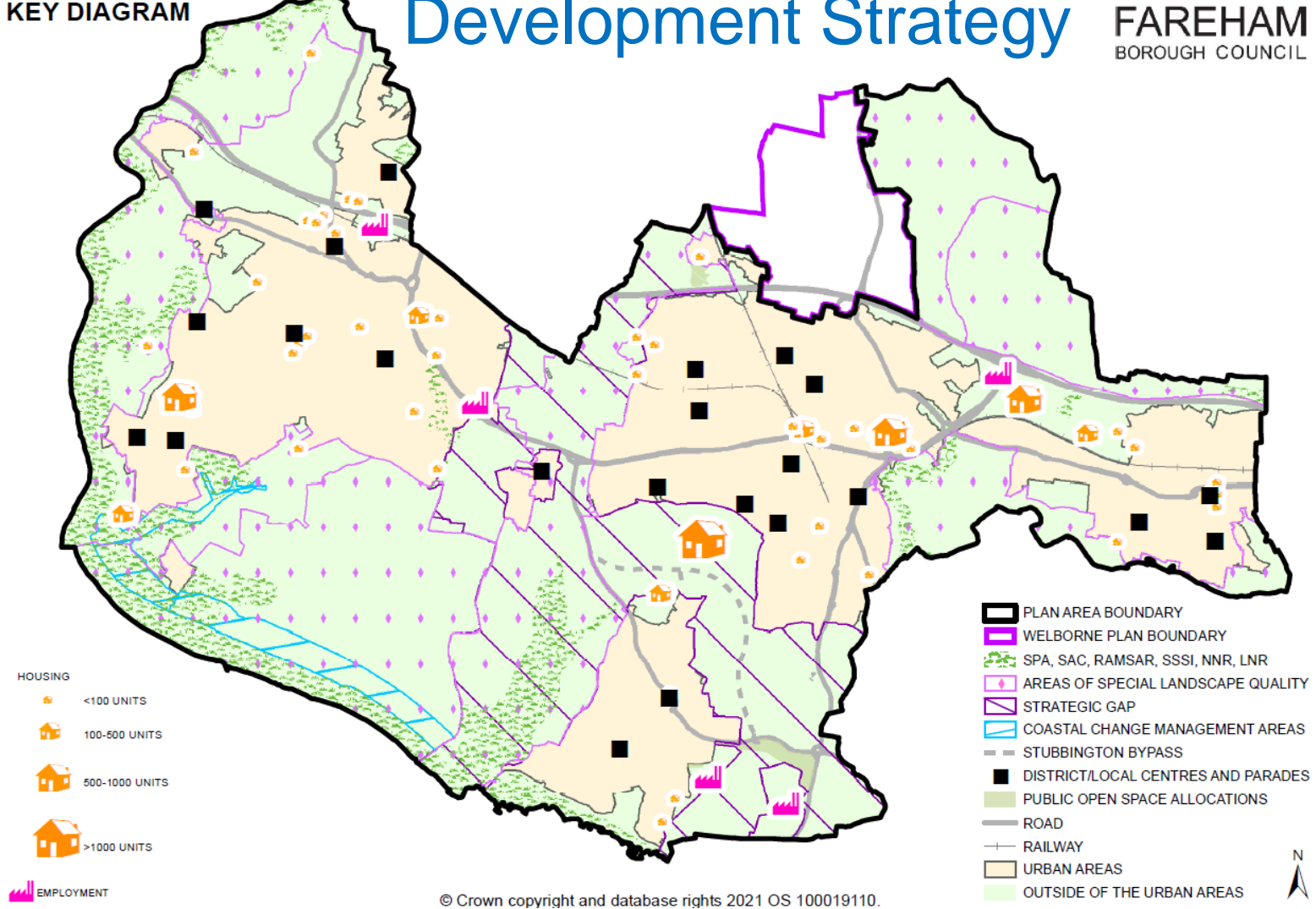
- Legal duty to co-operate
- Particular focus on joint working to meet requirements that cannot be wholly met within a single local planning area
- Must '*engage constructively*' and on '*ongoing basis*'
- Do not necessarily have to agree
- Inspectors consider unmet need as pass or fail in examinations, unlike other issues

Local Plan requirement

Fareham requirement	541×16 $= 8,656$
Unmet need	c.900
Total requirement	9,556

Local Plan supply

- Housing supply meets the requirement through:
 - Outstanding permissions (large or small, full or outline)
 - Resolution to grant permission sites including Welborne (3,610 dwellings)
 - Sites in adopted plan (with or without permission)
 - Sites on brownfield register
 - New allocations
- Government guidance states that supply must identify at least 10% more sites than the requirement.



Proposed housing numbers for Revised Plan

Fareham Need	541×16 $= 8,656$
Unmet need	c.900
Total requirement	9,556
'Contingency' - confidence in deliverability	11%
Local Plan Supply	10,594

Sites in settlements

Site name	Yield	Planning status as at 1 st April 2021
Land adjacent to Red Lion Hotel, Fareham	18	Planning application under consideration
97-99 West Street, Fareham	9	Planning application under consideration
Portland Chambers, West Street, Fareham	6 dwellings on upper floors	

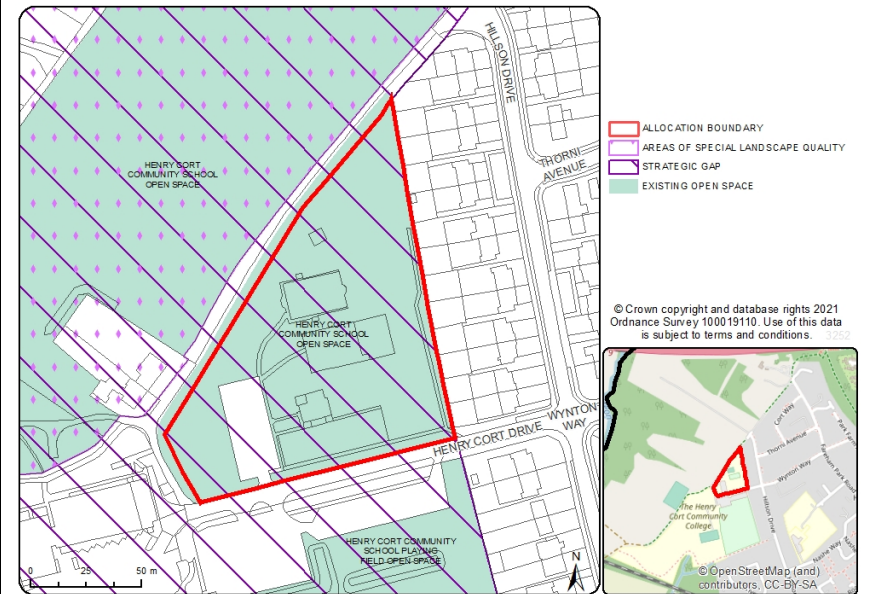
Sites in settlements continued

Site name	Yield	Planning status as at 1 st April 2021
12 West Street, Portchester	8	Prior approval granted, planning application under consideration (now permitted)
195-205 Segensworth Road, Titchfield	9	Planning application under consideration (now permitted)
76-80 Botley road, Park Gate	18	Prior approval granted, planning application under consideration

Four Fareham Housing Sites

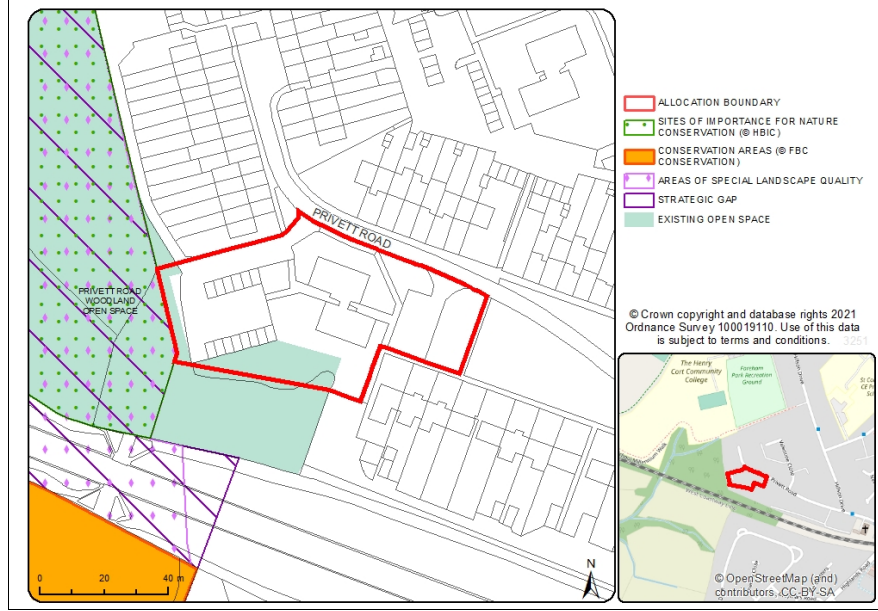
Land at Henry Cort Drive (55 dwellings)

Housing Allocation Policy:	SHELAA Reference: 3252
Name: Land north of Henry Cort Drive	Allocation Use: Residential, affordable housing
Location: Fareham North West	Indicative Yield: 55
Size: 1.24ha	Planning Status as at 1st April 2021: None



Menin House (50 dwellings)

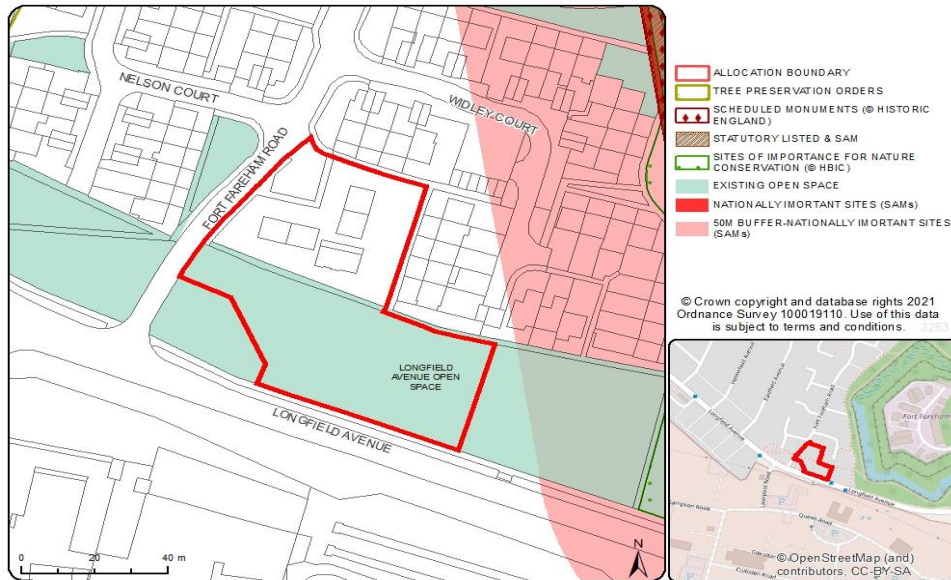
Housing Allocation Policy:	SHELAA Reference: 3251
Name: Menin House, Privett Road	Allocation Use: Residential, affordable housing
Location: Fareham North West	Indicative Yield: 50 (net gain 26)
Size: 0.37ha	Planning Status as at 1st April 2021: None



Fareham Housing Sites Cont.

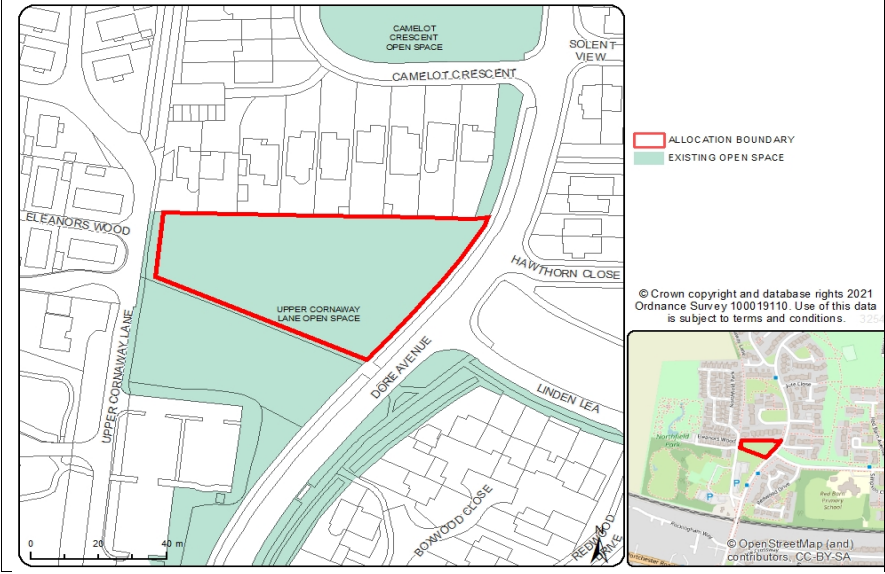
Redoubt Court (20 Dwellings)

Housing Allocation Policy:	SHELAA Reference: 3253
Name: Redoubt Court, Fareham Park Road	Allocation Use: Residential, affordable housing
Location: Fareham South	Indicative Yield: 20 dwellings (net gain 12)
Size: 0.43ha	Planning Status as at 1st April 2021: none



Land West of Dore Avenue (12 dwellings)

Housing Allocation Policy:	SHELAA Reference: 3254
Name: Land west of Dore Avenue, Portchester	Allocation Use: Residential
Location: Portchester West	Indicative Yield: 12 dwellings
Size: 0.30ha	Planning Status as at 1st April 2021: none



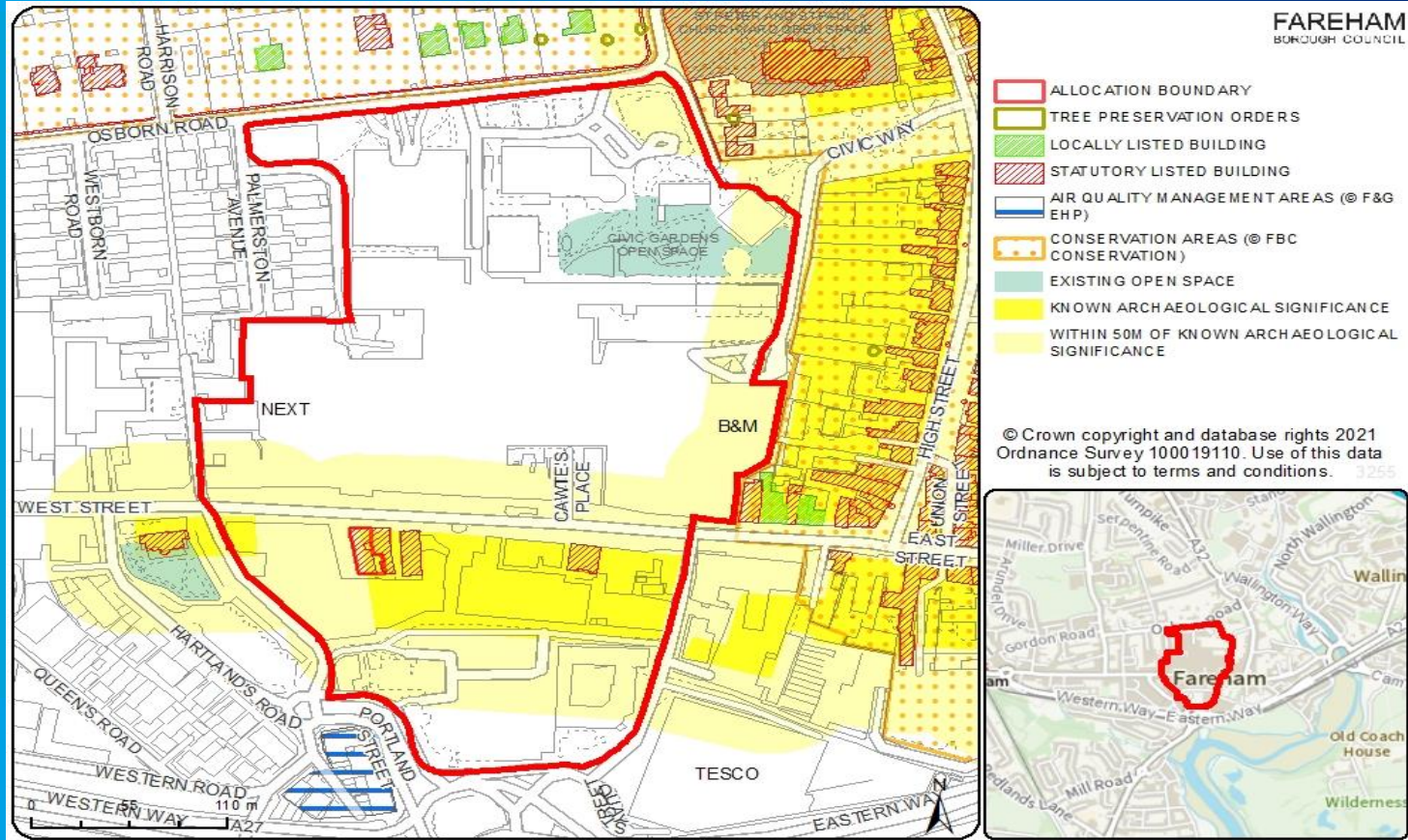
Policy BL1:Fareham Town Centre- Broad Location

A broad location is identified around the area currently consisting of:

- surface and multistorey car parks;
- the police station and bus offices;
- Fareham Shopping Centre;
- Fareham Library;
- Ferneham Hall; and,
- the Civic Offices.

The allocation will build on the changing nature of town centre use and trends but will retain a core centre of commercial and retail units as a key part of the redevelopment.

Fareham Town Centre- Broad Location



Policy BL1 :Fareham Town Centre- Broad Location

- 620 homes in years 10-15
- NPPF (National Planning Policy Framework) allows us to identify ‘broad locations’ i.e. less specific and less onus on evidence of delivery later in plan period.
- Links to continued renewal and redevelopment of the town centre in line with the Council’s Vision for the Future of the Town Centre.
- Builds on changing nature of town centres, and post-Covid shift in town centre focus
- Town centres are inherently sustainable, and can promote low-carbon, active travel living (less car dominant)
- Supplementary Planning Document – Fareham Town Centre masterplan

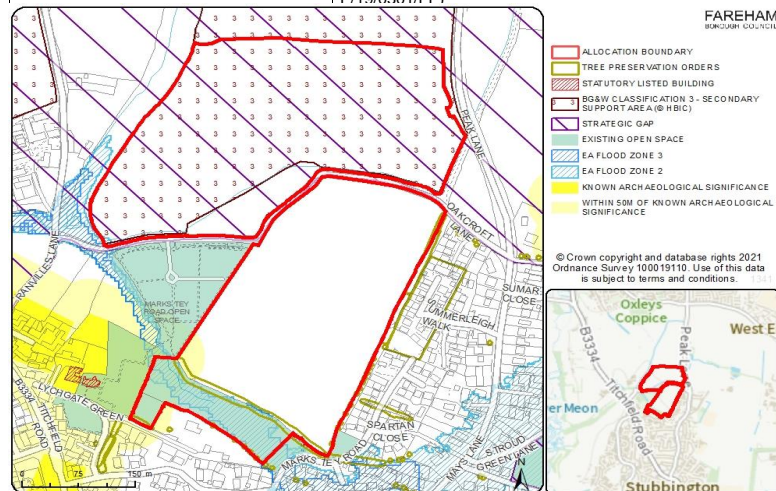
Edge of Settlement Sites

- Sites within the existing settlements will not provide enough capacity to meet the housing need.
- Some additional sites are required.
- Sites on the edge of existing urban areas with good connections to existing urban centres and transport corridors:
 - Land at Rookery Avenue (6 dwellings, planning permission previously granted)
 - Land East of Crofton Cemetery
 - Land South of Longfield Avenue
 - Land West of Downend Road

Land East of Crofton Cemetery, Stubbington (Oakcroft)

- Proposed for 180 dwellings
- Site considered suitable in principle despite previous refusals. Application refused for 206 on density grounds.
- Land to the north of Oakcroft Lane to be retained as mitigation land for Solent Waders and Brent Geese.
- Strategic gap boundary moved to Oakcroft Lane in line with technical evidence

Housing Allocation Policy:	SHELAA Reference: 1341
Name: Land east of Crofton Cemetery and west of Peak Lane	Allocation Use: Residential
Location: Stubbington	Indicative Yield: 180 dwellings
Size: 19.25ha	Planning Status as at 1st April 2021: Planning application (P/20/0522/FP, P/19/0301/FP)



Land South of Longfield Avenue: Indicative masterplan

- Proposed for 1,250 homes
- Will include community benefits including a primary school, local centre, natural spaces and sports hub
- Site will maximise densities (within an acceptable level) to minimise developable area and maintain a gap between settlements
- Site will include significant amounts of green space required as environmental mitigation and open space
- All access points will be to the north of the site onto Peak Lane and Longfield Avenue

Land South of Longfield Avenue: Indicative masterplan



Policy HA 55 Strategic Land Use Framework Plan

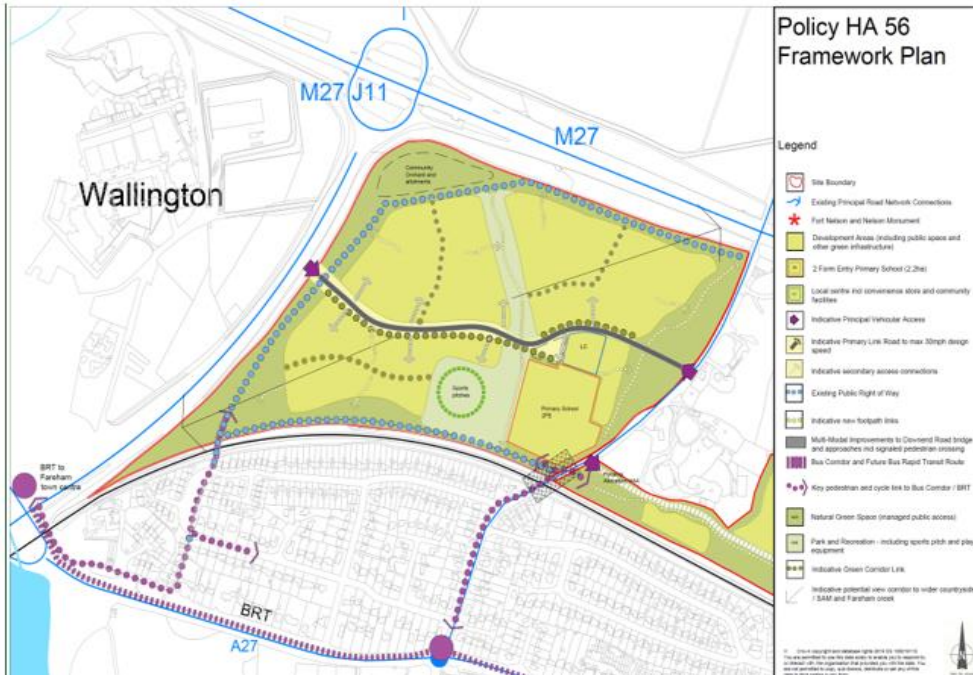
Land South of Longfield Avenue

-  Allocation Area Boundary
-  Developable area to include:
 - Mixed residential
 - Open space
-  Green Infrastructure Area to include:
 - Natural greenspace
 - Parkland
 - Play space
 - Sports Hub
 - Linked footpath network
 - Protected and linked habitats
 - Solent Wader & Brent Goose mitigation
-  Indicative location of vehicular access options
-  Indicative location of 2 Form Entry Primary School
-  Indicative location of Mixed Use Local Centre including:
 - Residential above non residential active uses
 - Commercial and retail space to serve the day to day needs of residents
 - Health and community services
 - Public open space

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Land West of Downend Road



Proposed for 550 homes

Will include a local centre, primary school, sports pitches and open space

Phased for later in plan period, i.e. after Downend East

Access from Downend road and A27 with street connecting the two

Will integrate high quality pedestrian and cycle links to A27

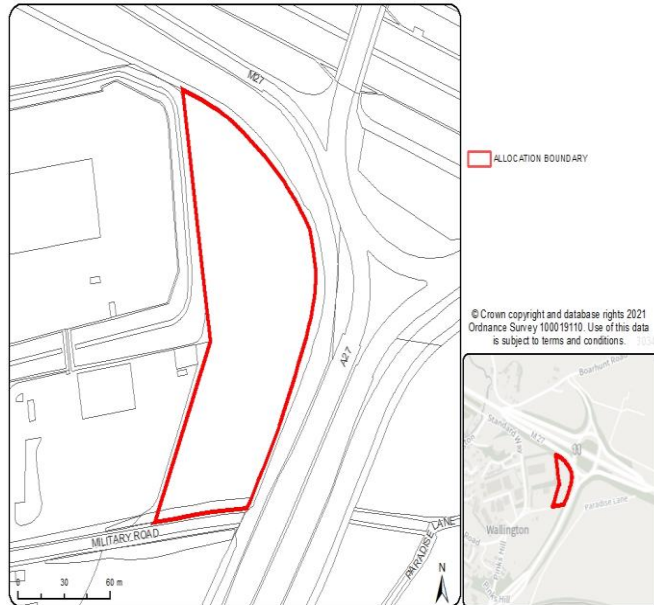
Employment

Employment Changes

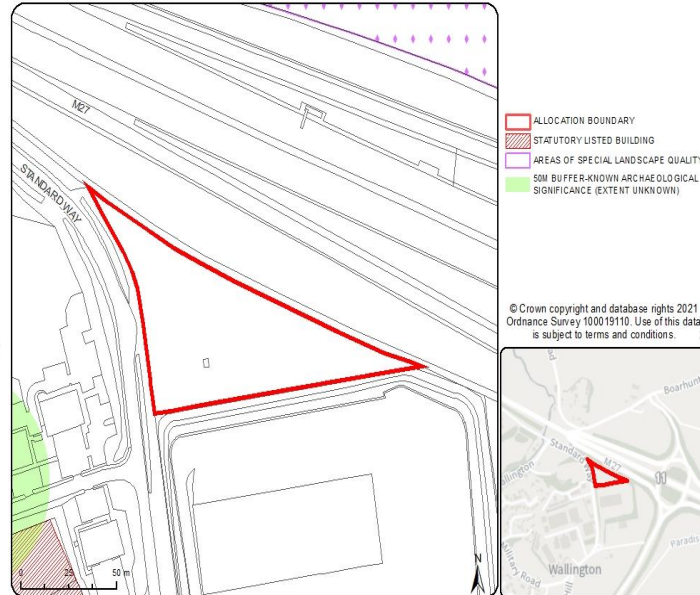
- The Partnership for South Hampshire recently published new evidence on employment need across the sub-region.
- The document (Economic, Employment and Commercial Needs Study) sets out quantum and types of employment space required.
- Study has been used to update the Local Plan position as it is more up-to-date.
- Its findings show an increased requirement for the Borough as well as a change in demand towards smaller scale logistics and distribution.
- Publication Local Plan supply strategy was dependent on three large strategic sites at Welborne, Daedalus and Solent 2 at Whiteley.

Proposed New Allocations

Land at Military Road (4,000 m²)



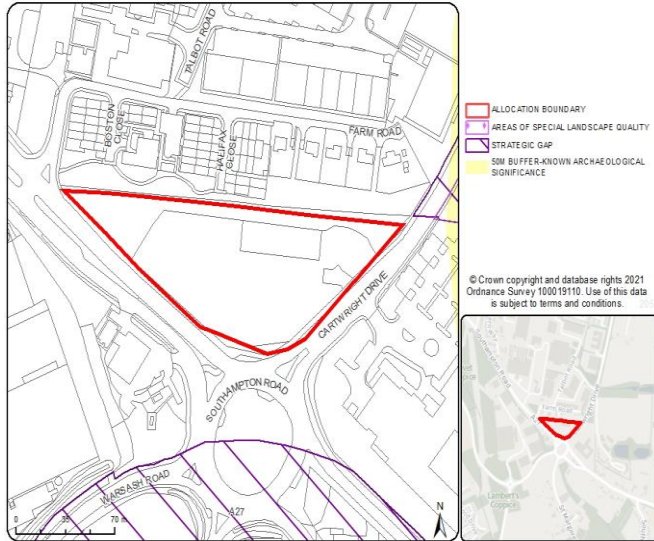
Standard Way (2,000m²)



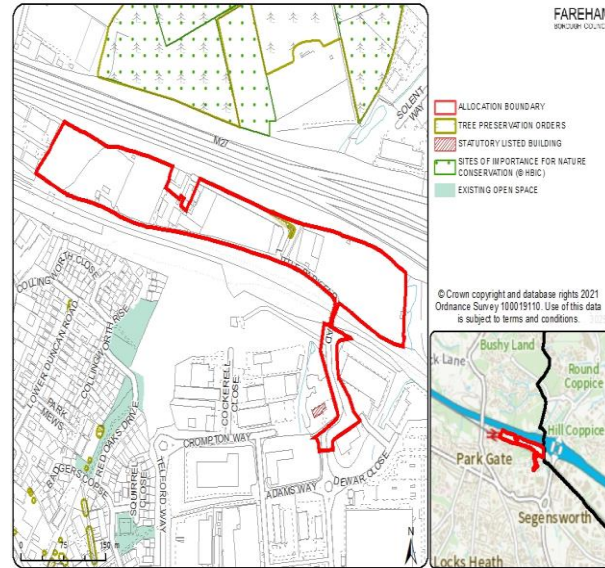
4 'new' small-scale allocations included along the main motorway corridor to promote flexibility and choice, particularly for smaller scale logistics and distribution.

Proposed New Allocations

Land north of St Margaret's Roundabout (4,750 m²)



Little Park Farm (11,200 m²)



4 'new' small-scale allocations included along the main motorway corridor to promote flexibility and choice, particularly for smaller scale logistics and distribution.

What happens next?

- Six week consultation until 30th July 2021
- Analysis of responses
- Submission to the Secretary of State – Autumn 2021
- Examination in Public – Winter/Spring 2022
- Adoption of the Plan– Autumn/Winter 2022