

## Fareham Borough Council Local Plan Examination Council's Response to Inspector's Matters and Issues

### **Matter 6 Housing Allocations**

#### *General*

**1. What status do the Framework Plans have? How have the plans been drawn up? What is the justification for schemes 'according with' the Framework Plan? Is this too inflexible? Should they 'have regard' to them instead?**

- 1.1 Framework plans set out the broad spatial arrangement of land uses and development principles to be applied to each site. They have been used for many years, and across several Plans, in the Borough to shape discussions with applicants, give certainty to residents at an early stage of development, and help to provide a framework against which to determine the application. The framework plans presented in the 2017 Draft Local Plan have been used to determine applications and have successfully been used on larger sites that are being delivered in multiple phases by multiple applicants, such as HA1 Warsash cluster and HA3 Southampton Road. They have been drawn up mainly by in-house Urban Design specialisms, often in consultation with applicants and shaped by consultations with infrastructure providers and statutory advisors where appropriate. In addition, they take account of known green infrastructure and open space requirements for new housing. Therefore, despite not having a formal status, their basis in sound planning and good design have meant that they have been critical in those discussions, and for the majority of cases, applicants have responded well to the shape they have given discussions as proposals move towards planning permissions. It is important to the Council to demonstrate to residents that it takes a leading role in positively shaping large scale developments in the Borough, and for this reason the policies require proposals to come forward 'in accordance with'.

**2. Do the Framework Plans fulfil a place making function?**

- 2.1 Yes. As stated in the answer to Matter 6 Question 2, Framework Plans set the broad spatial arrangement of land uses and the principles of design to be used to develop specific proposals and planning applications on a site. They are particularly useful on large sites with a number of landowners and applicants and as can be demonstrated on the framework plan for HA1 Warsash cluster, have helped to deliver a central spine of parkland and natural greenspace for public access. They therefore fulfil a place-making function.

**3. Do changes to site boundaries need consequential changes to the policies map e.g., HA1**

- 3.1 Changes to the policies map are proposed where they line up with the site boundaries. See answer to Matter 2 question 5, where there is a defensible boundary the settlement boundary is already proposed to be changed (such as HA1 and HA3) but where there is not yet a defensible boundary, this would be a change to the policy map made at an appropriate future date (for example the Local Plan review should there be a full planning permission at that point). In some locations, there has been a consequential change to the settlement boundary where existing properties abut a site allocation (such as the gardens of some properties along Warsash Road to the south east of HA1). Other changes to the policies map are already proposed, such as the proposed Strategic Gap boundary change in relation to HA54, E2 and E3.

#### **4. Is there a need for specific masterplans and design codes?**

- 4.1 The Council considers that for larger scale sites, particularly where the delivery mechanism and development options are currently uncertain (BL1) and/or where future delivery requires a consistent, coordinated and connected approach, which has not been encumbered by extant planning permissions (HA55), the production of master plans and design codes is essential to deliver high quality design and place making as part of the Council's good growth strategy for the Borough. This is an approach that the Council has used for a number of years (e.g. the redevelopment of Coldeast Hospital in the west of the Borough and most recently Welborne Garden Village). The masterplans are either produced by the Council and presented in the Plan, led by the Council but developed in collaboration with the site promoters (e.g. HA55 See FBC041), or to follow (such as for Policy BL1). In each case, these commitments involve a significant resource from the Council, its planning policy team and Urban Design specialisms, and demonstrates the Council's commitment to development in the Borough.

#### **5. Is it clear to decision makers, developers and the local community what is meant by 'indicative yield'?**

- 5.1 It is considered that the words 'indicative yield' can be understood by decision makers, developers and the local community. The methodology for determining the indicative yield is explained in pages 9-10 of the SHELAA (DS004). The figure is also the product of discussions with the site promoter and therefore justified in terms of the evidence of delivery (see the answers to Matter 6 Question 6 and Matter 7 Question 6) and the proposed housing trajectory.

#### ***All Allocations***

#### **6. Are the sites allocated for housing in Policies FTC3-9, HA1-HA56 and BL1 soundly based; are the site-specific requirements set out in the relevant policies justified and effective and is there evidence that the development of the allocations is viable and deliverable in the timescales indicated in the Council's trajectory?**

- 6.1 In drafting this response, the Council recognize that this is a huge question given the number of sites allocated in the Plan and is therefore challenging to respond to thoroughly within the word count allowance. The following therefore sets out the Council's broad approach.
- 6.2 The sites allocated in the plan align with the Development Strategy, being spread across the Borough in areas of 'good growth' taking into account the factors set out in paragraph 3.6 of the Local Plan. This Development Strategy was tested positively through the Sustainability Appraisal (CD003) (option 2f), the assessment is set out in Chapter 6 (pages 9&10) of the SA.
- 6.3 Each site promoted for inclusion in the Plan has been thoroughly assessed through the Strategic Housing and Employment Land Availability Assessment (SHELAA – DS004) process (see SHELAA methodology pages 7-15), the Sustainability Appraisal (CD003, appendix F) and subsequently tested through Local Plan consultations with stakeholders. This assessment led to the identification of the site-specific requirements which appear in the specific allocation policies, and have been subject to consultation with site promoters, infrastructure providers and where necessary, statutory advisors. Statements of Common Ground have been prepared in relation to sites HA4, HA55 and HA56 and further consultation has taken place in relation to planning applications where sites have received planning permission which has also informed the site-specific requirements. The Council has

undertaken regular, on-going communication with site promoters and developers regarding the availability, deliverability and viability of the sites. This information has been used to inform the timescales set out in the trajectory with the sites identified in the first 5 years identified as deliverable and those identified in years 6 to 10 and 11 to 15 as developable in accordance with paragraph 68 of the Framework. The Council's response to Matter 7, question 6 provides clarity on the Council's trajectory. This methodology has been undertaken for sites FTC3-9 and HA1-HA56. Details of the broad location of growth (BL1) are set out in responses to questions 53-55.

- 6.4 The following table 1 provides a summary of how each site has met the definitions of deliverable for sites identified in years 1 to 5 of the plan period as set out in paragraph 68a of the Framework, and how those sites identified in years 6 to 10 and 11 to 16 as developable as set out in paragraph 68b of the Framework. More information can be provided at the Inspector's request.

*Table 1 – Site Deliverability*

Allocation No. & SHELAA I.D	Allocation Name	Dwelling Nos.	Category	Planning Status @ 1 Feb 2022	Delivery evidence/ last contact
<b>Deliverable as defined in para 68a and the definition a) of deliverable in the glossary of the NPPF</b>					
FTC7	Red Lion Hotel	18	Town Centre Site	Full Planning under consideration P/20/1359/FP Adopted Plan Allocation	Completed Delivery Proforma 2022
HA12	Moraunt Drive	48	Edge of Settlement	Full Planning Permission P/18/0654/FP	Completed delivery proforma 2021
HA15	Beacon Bottom West	29	Edge of Settlement	Full Planning Permission P/18/1258/FP	Completed delivery proforma 2021
HA17	69 Botley Road (Phase 1)	12	Edge of Settlement	Full Planning Permission P/19/0643/FP	Completed delivery proforma 2021
HA19	399-403 Hunts Pond Road	16	Existing Settlement	Full Planning Permission P/19/0183/FP Adopted plan Allocation	Completed delivery proforma 2021
HA23	Stubbington Lane	11	Existing Settlement	Full Planning Permission P/19/0915/FP Adopted Plan Allocation	Completed delivery proforma 2021
HA26	Beacon Bottom East	9	Edge of Settlement	Full Planning Permission P/19/0183/FP	Completed delivery proforma 2020

HA27	Rookery Avenue	32	Edge of Settlement	Full Planning under consideration P/19/0870/FP	Completed delivery proforma 2021
HA31	Hammond Industrial Estate	36	Existing Settlement	Full Planning Permission P/20/1597/FP Brownfield Site	Completed delivery proforma 2021
HA32	Egmont Nurseries	8	Countryside	Outline Planning Permission P/18/0592/O A	Call for Sites 2018
HA33	Land East of Bye Road	7	Edge of Settlement	Outline Permission P/17/1317/OA (1 <sup>st</sup> Plot received Full Permission Jan 2022)	Completed delivery proforma 2020
HA34	Land South West of Sovereign Crescent	38	Edge of Settlement	Full Planning Permission P/18/0484/FP	Completed delivery proforma 2021
HA35*	Former Scout Hut, Coldeast Way	9	Existing Settlement	Full Planning Permission P/20/0702/FP	Completed delivery proforma 2021
HA38	68 Titchfield Park Road	9	Existing Settlement	Full Planning Permission P/20/1137/FP Brownfield Site	Completed delivery proforma 2021
HA40	Land West of Northfield Park	22	Edge of Settlement	Full Planning Permission P/18/1437/FP	Completed delivery proforma 2021
HA41	22-27a Stubbington Green	9	Existing Settlement	Full Planning Permission P/18/1410/FP Brownfield Site	Developer contact 2019
HA43*	Corner of Station Road, Portchester	16	Existing Settlement	Full Planning Permission P19/0840/FP Adopted Plan Allocation	Completed delivery proforma 2021
HA46	12 West Street, Portchester	8	Existing Settlement	Full Planning Permission P/20/1282/FP & Prior Approval Granted P/20/1373/PC Brownfield Site	Completed delivery proforma 2021

HA47	195-205 Segensworth Road	8	Edge of Settlement	Full Planning Permission P/21/1257/FP	Developer Contact 2022
HA48	76-80 Botley Road	18	Existing Settlement	Full Planning Permission P/20/0593/FP Brownfield Site	Completed delivery proforma 2021
HA54	Land East of Crofton Cemetery and West of Peak Lane	180	Edge of Settlement	Full Planning Permission P/20/0522/FP	Completed Delivery Proforma 2022
<b>Deliverable as defined in para 68a and the definition b) of deliverable in the glossary of the NPPF</b>					
FTC6	Magistrates Court	37	Town Centre Site	Outline Planning Permission P/18/1261/OA	Completed delivery proforma 2021
FTC9	Portland Chambers	6	Town Centre Site	Brownfield Site	Developer contact 2021
HA1 (3019)	Land North & South of Greenaway Lane	140	Edge of Settlement	Outline Planning Permission P/17/0752/OA	Completed delivery proforma 2021
HA1 (3005)	Land North & South of Greenaway Lane	100	Edge of Settlement	Outline Planning Permission P/19/0402/OA	Completed delivery proforma 2021
HA1 (3046)	Land North & South of Greenaway Lane	30	Edge of Settlement	Outline Planning Permission P/18/0107/OA	Completed delivery proforma 2021
HA1 (1263)	Land North & South of Greenaway Lane	28	Edge of Settlement	Outline Planning Permission P/18/0756/OA	Completed Call for Sites form 2015
HA1 (3056 part)	Land North & South of Greenaway Lane	27	Edge of Settlement	Outline Planning Permission P/21/1334/OA	Completed delivery proforma 2021
HA1 (3164)	Land North & South of Greenaway Lane	180	Edge of Settlement	Resolution to Grant Permission P/17/0845/OA	Completed delivery proforma 2021
HA1 (3056)	Land North & South of Greenaway Lane	130	Edge of Settlement	Resolution to Grant Permission P/17/0998/OA	Completed delivery proforma 2021
HA1 (3162)	Land North & South of Greenaway Lane	62	Edge of Settlement	Outline Application under consideration	Completed delivery proforma 2021

HA3 (3044)	Southampton Road	95	Edge of Settlement	Reserve Matters Permission P/20/1584/RM	Completed delivery proforma 2021
HA3 (3020)	Southampton Road	39	Edge of Settlement	Resolution to Grant Permission P/19/1322/OA	Completed delivery proforma 2021
HA3 (2976)	Southampton Road	20	Edge of Settlement		Completed delivery proforma 2021
HA4	Downend Road East	350	Edge of Settlement	Outline Planning Permission P/20/0912/OA	Completed delivery proforma 2021
HA7	Warsash Maritime Academy	100	Edge of Settlement	Brownfield Site	Completed delivery proforma 2020
HA9	Heath Road	70	Existing Settlement	Resolution to Grant Permission P/17/1366/OA	Completed delivery proforma 2021
HA13	Hunts Pond Road	38	Edge of Settlement		Completed delivery proforma 2021
HA22	Wynton Way	13	Existing Settlement	Adopted Plan Allocation Brownfield Site	Completed delivery proforma 2021
HA24	335-357 Gosport Road	8	Existing Settlement	Adopted Plan Allocation	Completed delivery proforma 2021
HA28	3-33 West Street, Portchester	26	Existing Settlement	Outline Planning Permission P/19/1040/OA Brownfield Site	Developer contact 2020
HA29	Land East of Church Road	20	Existing Settlement	Adopted Plan Allocation	Completed delivery proforma 2021
HA36	Locks Heath District Centre	35	Existing Settlement	Brownfield Site	Completed delivery proforma 2021
HA37	Former Filing Station, Locks Heath Centre	35	Existing Settlement	Brownfield Site	Completed delivery proforma 2021

HA44*	Assheton Court, Portchester	27	Existing Settlement	Brownfield Site	Completed delivery proforma 2021
HA45**	Land rear of 77 Burrige Road	3	Countryside	To be allocated in a development plan	Completed delivery proforma 2021
HA53	Land at Rookery Avenue	6	Edge of Settlement	To be allocated in a development plan	Completed delivery proforma 2021
<b>Developable as defined in para 68b of the NPPF (plan period years 6-10)</b>					
FTC8	97-99 West Street	9	Town Centre Site	Full Planning under consideration P/19/1202/FP	Developer contact 2021
HA1 (1337)	Land North & South of Greenaway Lane	5	Edge of Settlement		Completed delivery proforma 2021
HA1 (3191)	Land North & South of Greenaway Lane	9	Edge of Settlement	Outline Application under consideration P/21/1335/OA	Completed delivery proforma 2021
HA1 (3122)	Land North & South of Greenaway Lane	19	Edge of Settlement		Completed delivery proforma 2021
HA3 (3241)	Southampton Road	18	Edge of Settlement (Brownfield Site)		Completed delivery proforma 2020
HA3 (3243)	Southampton Road	30	Edge of Settlement		Completed delivery proforma 2021
HA17	69 Botley Road (Phase 2)	13	Edge of Settlement		Call for sites 2015
HA30	33 Lodge Road	9	Existing Settlement	Adopted Plan Allocation	Landowner contact 2020
HA39	Land at 51 Greenaway Lane	5	Edge of Settlement	Outline Application under consideration P/21/1721/OA (Self Build)	Completed delivery proforma 2021
HA42*	Cams Alders	60	Edge of Settlement		Completed delivery proforma 2021

HA49*	Menin House, Privett Lane	26	Existing Settlement	Brownfield Site	Completed delivery proforma 2021
HA50*	Land North of Henry Cort Drive	12	Edge of Settlement		Completed delivery proforma 2021
HA51*	Redoubt Court, Fort Fareham Road	12	Existing Settlement/ Edge of Settlement		Completed delivery proforma 2021
HA52	Land west of Dore Avenue	12	Edge of Settlement		Completed delivery proforma 2021
HA55	Land South of Longfield Avenue	1250	Edge of Settlement	Outline application under consideration P/20/0646/OA	See SOCG with site promoters (FBC041)
HA56	Land West of Downend Road	550	Edge of Settlement		Completed delivery proforma See SOCG with site promoters (FBC041)
<b>Developable as defined in para 68b of the NPPF (plan period years 11-16)</b>					
FTC3	Fareham Station East	120	Town Centre Site		Landowner contact 2021
FTC4	Fareham Station West	94	Town Centre Site		Landowner contact 2021
FTC5	Crofton Conservatories	49	Town Centre Site		Completed delivery proforma
HA1 (3240)	Land North & South of Greenaway Lane, Warsash	6		Outline App under consideration (self-build) P/20/0730/OA	Planning application under consideration
BL1	Town Centre Broad Location of Growth	620	Town Centre Site		Position Statement (FBC042)

\*FBC owned sites \*\*Specialist Housing: Gypsy/Traveller Site

- 6.5 In relation to sites HA49 – Menin House, HA50 – Land north of Henry Cort Drive, HA51 – Redoubt Court and HA52 – land west of Dore Avenue, these sites will be delivered by Fareham Housing, the Council’s affordable housing department and will provide 100% affordable housing.