

Showcasing the Borough of Fareham

Fareham is a Borough with a growing population and is a popular place to live and work. The Council has a Draft Local Plan that will shape future housing and employment developments. It is focussed on creating a Borough that residents can continue to be proud of and that meets local needs.

A key part of the Council's plan for meeting housing needs is the proposed 6,000-home community of Welborne. Set to be built on a 400-hectare site to the north of Fareham, Welborne has Government-backed "Garden Village" status and will feature around 97,250m² of new employment floorspace. It will be developed over the next three decades. (<http://www.welbornegardenvillage.co.uk/>)



To meet the demand for employment development, significant investment has been made to bring forward opportunities at Solent Airport, Daedalus. The site is around 150 hectares, with the development areas holding Enterprise Zone status. The operational airport is rapidly expanding. Investment in new hangarage and modern airport infrastructure is attracting wider business use supporting development in two new serviced business parks – Faraday to the east of the site and Swordfish to the west. (<http://www.solentairport.co.uk/>)



Aerial view of Daedalus

The Council has recognised the need for continued development in its Draft Local Plan, and has taken direct steps to ensure that this happens in a way that supports its ambitions for the Borough. For example, the acquisition of the Daedalus site in 2015, and subsequent investment in commercial buildings and site infrastructure has already led to the creation of hundreds of new jobs and a 40% growth in flights.



Where development does take place, however, our residents rightly expect this to be delivered in a considerate way, that respects existing communities and does not add to the burden of already pressured infrastructure. Where the Council has led development, with its partners, it has proactively sought to invest in new roads, highway improvements and delivering community benefits, early in the development programme. We expect developers to seek to do the same for their new schemes.

Protecting and preserving the feel of Fareham as a green Borough is important to residents so developments should preserve existing open space or provide improvements and new open spaces.

Contributing to community facilities adds value to new development and enriches the lives of the people who live in and around them. Developers must recognise this important ingredient when developing new sites.

New developments offer an opportunity to breathe new life into existing communities, especially in areas such as the Fareham Town Centre.



Artist's impression of Welborne

The Council wants to see development focussed in the first instance on brownfield sites, and would expect developers to think creatively about how their schemes will add value to the surrounding communities.

Finally, recognising the decline in house building since the recession, it is not surprising that the area has a shortfall in housing, making it increasingly difficult for first time buyers or renters to get on the property ladder. We recognise that this is a national issue, and will act to support development where it contributes positively to the Borough's priorities.

Through our Vanguard methodology we offer a positive approach to planning and a "can-do" attitude in our services. We can also assist in delivering affordable homes through the Council's housing joint venture company, - Aspect Building Communities.

In return, we expect developers to deliver good quality housing in a timely way, to play their part in providing affordable homes for local people, and invest in infrastructure and community facilities when it is needed.



Artist's impression of the Civic Quarter

The Borough of Fareham has, for generations, reinvented itself in response to the needs of its people and the economy it supports. This is one key reason why the Borough is a vibrant and attractive place to live and work. The Council's ambitions continue to support this approach but developers must play their part in delivering sustainable, timely schemes of a high quality, which reflect the needs of the local area and respect the demands of its population.

If you would like to contact the Council in connection with this leaflet please call 01329 236100.