

APPENDIX A: DRAFT CONTENT OF THE ISSUES AND OPTIONS CONSULTATION

When we began our review of Fareham's Local Plan in the autumn of 2015 we knew that many people were struggling to get on the housing ladder. Affordability and changing demographics here and across the country meant more homes were needed.

Despite Government assurances about local authorities having sufficient time to plan for changes, the Council still lost an appeal against its decision to reject development at Cranleigh Road in Portchester.

In 2018, a few months after the Council's new Draft Local Plan consultation was complete the Government announced dramatic changes to the National Planning Policy Framework (NPPF), which sets out the planning policies for England.

A major part of the revision to the NPPF is a formula that is applied to determine how much housing is needed in each part of the country. Following a period of uncertainty, it was confirmed in February 2019 that the number of houses Government wants built in Fareham each year has currently shot up to a minimum of 520. The Council objected to the Government's consultation as it was clearly reverting to a 'top down' approach, where central rather than local Government determine housing numbers regardless of local circumstances.

Another new element to the NPPF introduced by Government is an annual Housing Delivery Test. This will be used to make sure Councils are meeting targets in terms of how many new homes have been built over the previous three years. If councils fail the test, a higher housing target will be imposed on them in future years. This is despite the fact that, generally, it is developers and not councils that build houses. That said, the Council will usually be able to reduce the amount of time a developer has to build homes, once permission has been granted, to accelerate delivery.

The good news is that Fareham passed its first test in November 2018, having delivered 137% of the new homes expected in 2015/16. However, the test is being phased in so that the number of houses we will be measured against will increase each year, particularly as the Government's new figures come into play.

As you can see, it is vital for us to act fast so that decisions can be made locally, and we can avoid losing any further appeals like Cranleigh Road. A robust Local Plan will help control development and meet the needs of local people in terms of homes and employment as well as protecting our most valued green spaces.

This special edition of Fareham Today takes forward our new Local Plan taking into consideration the new Government housing demands and the challenges we now face to meet them. This consultation marks the start of lots of opportunities for you to find out more and take part in our consultations on the new Local Plan (see back page). I look forward to reading and taking account of your feedback.

What is a Local Plan and why is it needed?

Every Council responsible for planning decisions is required to have a Local Plan. Its job is to set out the quantity and location of future development.

It is used to plan for housing, jobs, sports and leisure facilities, transport and community infrastructure, the protection of sensitive, natural and historical environments, and the impact of climate change. Existing community assets may also be improved through new developments.

Once the Local Plan is agreed, it is used to guide where future development should go and what it should look like. Developers should use it to inform their development proposals, and the Council uses it to determine planning applications.

Local Plan timeline *[present as a table]*

There are five stages to developing a Local Plan. We are currently in the first stage.

Stage 1 - Spring – Summer 2019 (Draft Local Plan)

The Council sets out key issues and potential options for future development in this consultation. We will seek feedback from the community and interested parties, such as developers and authorities responsible for roads, health and education services. Once this feedback has been received, the Council will consider the best way forward.

Stage 2 - Autumn 2019 to Winter 2019/20 (Updated Draft Local Plan)

Having considered all the previous responses, the Council will consult on its preferred development strategy including proposed additional allocations. This will again be shared with the community and interested parties for further feedback.

Stage 3 - Spring 2020 (Publication Local Plan)

The Council will consider all the previous responses and launch a further consultation on the plan it intends to submit to Government for independent examination in Summer 2020.

Stage 4 - Estimated Autumn 2020 to Winter 2020/21 (Examination)

During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector. The Inspector will report on their findings.

Stage 5 – Estimated 2021 (Adoption)

The Council will adopt the Local Plan once the Government Inspector has found it to be 'sound'. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.

Why we're consulting again

Local Plans need to be reviewed every five years. Our current Local Plan is split into three parts; the first part was adopted in 2011, and parts two and three were adopted in 2015.

In 2015, the Council began a process to update the Local Plan based on a growing population and housing shortage, which was a challenge mirrored across the south-east. After consultation on the Draft Local Plan in 2017, work on this version of the new Local Plan had to pause when the Government announced it was introducing a new way to calculate housing need across the country that would help achieve its targets of building 300,000 new homes every year. Following changes to the National Planning Policy Framework (NPPF) and subsequent announcements from the Government on housing need, there has been a significant increase in the number of homes that the Council now needs to plan for.

We are now consulting on how we want to build on the work that was done in 2017. Many of the draft policies set out two years ago, such as ensuring good design and encouraging residents to build their own homes, are still valid but it will be necessary to reassess all the housing sites previously identified for development that have not already received planning permission and being developed to find new areas to develop. It is also important that we work out when and how the Council can meet this housing requirement to ensure we achieve the Government's delivery targets each year.

Of course, the Local Plan is about more than new homes, the Council will be looking at, for example, where new jobs can be created, and leisure opportunities provided.

New housing numbers for Fareham

It has taken some time for the Government to clarify exactly how each Council should calculate how many new homes need to be permitted for their area. However, over the past few months the Government has made significant changes to the NPPF. As a result, every local authority has seen their housing need figures affected and needs to have plans to ensure these homes are delivered.

For Fareham, the number of homes that need to be built has increased. The starting point is currently a minimum of 520 homes each year. The Council will also need to have a suitable buffer on top of this figure so any delays on existing sites do not prevent the Council meeting its housing need. This is a significant increase and means that the Draft Local Plan we consulted on in 2017 does not provide for enough new homes.

The Council is now consulting on issues and options that will help it to plan properly for this additional housing, as well as considering the environment, existing and new infrastructure.

Our obligation to help other areas

As a starting point, each council needs to plan for the number of homes handed down to them by the Government. Where councils cannot meet their need due to a lack of suitable land for new development, councils are obliged to work with their neighbours to help them meet this 'unmet need'. This is to ensure that the number of new homes demanded by the Government can still be met.

The Council is committed to working with the Partnership for Urban South Hampshire (PUSH), which includes 12 South Hampshire authorities, to agree how any 'unmet need' can be addressed. PUSH does not set the figures, it acts as a forum for discussion and debate between the councils.

Recent developments

As someone who knows the Borough well, you will be aware that there have been many new planning applications approved, others refused, and infrastructure improvements taking place in Fareham.

Daedalus

Solent Airport at Daedalus and the development of its business parks has been a major success story for the Council. Through its 2015 Daedalus Vision, it has been able to unlock the potential of the airfield's land to create new commercial opportunities particularly within the aviation sector. It has also made this 369-acre site more attractive to visitors and new businesses.

Since 2015, 650 jobs have been created and flights have increased by 50 per cent. In 2018, Faraday Business Park at Daedalus scooped two prestigious awards at the South Coast Property Awards for 'Development of the Year' and 'Business Park Innovation of the Year'.

The Council now wants to build on this success by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow, along with more community facilities and improved airport infrastructure.

Great strides have been made at Daedalus to create more jobs in Fareham. This work needs to continue here and at different sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?

Transport network improvements

There has been extensive work to improve the road infrastructure in Fareham and this is ongoing. Newgate Lane North and the A27 Western Way, Peel Common roundabout and St Margaret's roundabout were completed in summer 2016. This was followed by making

the A27 between Segensworth and the Titchfield Gyratory a dual carriageway, improvements to the A27 at The Avenue/Station roundabout, and a new southern section of Newgate Lane.

Commitments have also been made to redesign Junction 10 on the M27 and implement the £34m Stubbington Bypass to help deliver more capacity on local roads.

Improving air quality in Fareham

In 2017, Fareham was one of 23 local authorities identified as having areas likely to exceed guideline levels of nitrogen dioxide by a tiny amount, 0.55ug/m², in 2020. This was a potential issue on the Delme roundabout through Eastern and Western Way and onto the A27 by Fareham train station, including the A32 from Market Quay 'through-about' and onto the Portchester Road A27.

The Council has been awarded Government funding to address this potential issue and has announced four measures to improve air quality in Fareham: upgrading taxis; adding to cycle routes; providing better information at bus stops and making changes to the cycle of the traffic signals at the Quay Street junction.

Rapid improvements to new car engines mean that the impact of high traffic areas on air quality is already reducing.

Welborne planning application in

A further consultation on the Welborne Planning Application closed at the beginning of March 2019. This application for up to 6,000 homes with supporting shops and community facilities, employment space, schools, parks and open spaces took into consideration feedback and added further detail to outline plans submitted in 2017.

The revised application includes a redesigned layout for Junction 10 of the M27, revisions to the local road network, and changes to how and where various community facilities will be provided.

These plans are now being considered by the Council.

Due to the progression of the planning application, there is no intention to revisit the detailed site-specific policies in Part 3 of the current Local Plan - the Welborne Plan. However, the Council the Local Plan Review will need to consider the timing and nature of delivery at Welborne.

Appeals successfully defended

The Council continues to rigorously apply the relevant policies of its current Local Plan to planning applications, ensuring good developments in the right locations.

In January 2019, the Council successfully defended its decision not to grant permission to Bargate Homes for up to 150 new homes on land west of Old Street in Hill Head. Put simply, the Government's Planning Inspector dismissed the appeal based on the importance of protecting the Meon Valley landscape.

Weeks later, the Council successfully defended its decision not to grant permission to Reilly Developments Ltd for 42 new homes on land off Sopwith Way in Swanwick. In this case the remote location of the development, which meant occupants would have no choice but to rely on their cars, and the character of the proposal not being in keeping with the rural location, meant the Inspector ruled in favour of the Council's decision to turn down the plans.

More recently, another appeal from Foreman Homes for up to 150 homes on land east of Posbrook Lane in Titchfield was also dismissed, with the Inspector upholding the Council's decision to refuse the application because of the potential impact on Grade II* listed buildings and the valued landscape.

Key issues: Fareham's housing need

As you have already seen, the new Local Plan isn't just about housing. However, as the Government has increased the number of new homes that need to be built in the Borough, it is a major consideration in this consultation.

The Council must think about a number of issues when planning new housing and welcomes residents' views on them:

Fareham's changing demographics

Fareham has a growing population - it's a popular place to live and work. Add to that longer life expectancy and the pause in new homes being built after the recession, we now have a shortfall in housing.

It is often the younger generations who feel the biggest impact as they struggle to get on the housing ladder. More young people are living with their parents for longer. We need to ensure the Local Plan meets local housing needs.

Making housing affordable

We want the homes built by developers to support the needs of local people seeking to get on the housing ladder. Our current Local Plan says that up to 40 per cent of homes on larger developments should be affordable housing. This includes a range of tenancies aimed at people who can't afford to rent or buy a home at market rates, such as:

- Social rents: offered at around 50 per cent of market rates.
- Affordable rents: charged at up to 80 per cent of market rates.
- Intermediate housing: provide opportunities for people to achieve ownership on a part-rent, part-buy basis.

Planning the most suitable mix of shared ownership, affordable rent and social rent homes for local need, whilst ensuring development can occur, is an important issue.

Getting this policy right within the new Local Plan is vital to gain new housing that can be provided at an affordable level.

Ensuring good home design

The Council wants to ensure the design of a home is adequate for its occupants and wishes to use the new Nationally Described Space Standards in its Local Plan. If successfully evidenced by the Council, this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floor to ceiling heights.

Do you agree this is an issue the Council should be tackling? Are there any other elements of design you think are important?

Investigating self-build

The Council knows of several Fareham residents who are interested in building their own homes. Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be something they design themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.

The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build/custom build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Fareham and there is suitable land where such housing could be developed.

**If you are considering building your own home, and you haven't already done so, please visit our website where you can register your interest.
[INSERT LINK]**

Large or small developments?

The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres). The Council's preference to date has been to see most of new homes built in a small number of larger cluster developments.

Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for local public medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

In the following pages we will ask questions about specific areas in the Borough; however, do you agree with the overall approach we are proposing?

[ADD MAP - APPENDIX B]

Key issues: Planning for Good Growth

The Local Plan has an important role in protecting the environment and determining where new development opportunities can be created, as well as providing facilities for the community.

In this consultation, the Council wants to raise key issues and present potential options to ensure the development that happens over the next two decades brings about the greatest benefits for the Borough.

Finding space for new homes

Whilst the Council is keen to provide the homes needed for Fareham, a careful balance will be needed to protect and manage the beautiful environment in which we live. Put simply we would call this using good growth principles.

Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

The first step is for the Council to consider its overall strategy to identify the best areas in which good growth can be achieved across the Borough. The Local Plan plays an important role in determining where new developments should be located within the Borough, and what size they should be. This consultation document shows the broad areas being considered, including revisiting areas of previous constraint, such as the strategic gaps.

After asking landowners and developers where development land might be found, we know there are such sites in Fareham Town Centre, the Western Wards, Titchfield, Portchester and Stubbington. This includes brownfield sites, as well as a large number of greenfield sites.

Urban areas

The Council considers it important to continue to encourage development on brownfield sites within our settlements, particularly Fareham, Portchester and the Western Wards.

Increasingly Government policy is looking to increase densities of development especially in town centres, such as Fareham, served by public transport.

Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

Higher density developments include taller buildings and apartment blocks. Would you support this type of development where infrastructure, such as a railway station, exists?

Protecting green space in your community

The Government's National Planning Policy Framework allows Councils to highlight small areas of open space to be protected in a similar way to greenbelt land. These small parks, small areas of recreational grassland or woodland within or close to housing estates should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that you think the Council should protect?

Strengthening retail health

An important part of the Council's planning ideas is to bolster Fareham Town Centre, Portchester and Locks Heath District Centres and the local centres in the outlying wards. It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?

Potential areas for new growth

The Council wants to encourage the redevelopment of brownfield sites but there are only so many available within the Borough. Greenfield sites will also need to be found to meet the Government's increased housing targets for Fareham.

We have looked at all greenfield areas across the Borough, taking into account land ownership and other significant factors, to formulate our proposed approach.

You can help the Council decide where development is best placed to meet the Borough's needs over the next twenty years. Are there areas that you think would support future growth or that merit protection from any future development?

Land around Welborne Garden Village

Largely with the exception of land close to Junction 11 being promoted for commercial use the Council has not received details of any land being promoted in this area, all of which is in private ownership. Additionally, this area is considered to be a valued landscape with limited scope to accommodate large-scale development.

Land west of Portchester

A large site to the north west of Portchester, known as land West of Downend Road, has been promoted for development. There are on-going discussions with highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

If the transport constraints could be resolved, do you think this area could support good growth?

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

Land between Fareham and Stubbington

This is a large area of open countryside south of Fareham and to the north east of Stubbington. There is an approved application to build the Stubbington bypass within this area, but extensive areas have been promoted to the Council for development.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Previous planning policies have designated this area as a strategic gap in order to prevent coalescence between Fareham and Stubbington and help to define distinctive communities. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

Careful planning could prevent the coalescence of these two settlements and deliver much needed housing, which could bring with it significant community, leisure and environmental benefits.

Do you think this area could support good growth?

Meon Valley

Some areas of land are being promoted for development within the Meon Valley.

This is the most significant area of valued landscape in the Borough and benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

To date the Council has not considered land between the Fareham and the Western Wards the most suitable for development and has designated this area as a strategic gap. The Council will also be working with PUSH to consider the potential for greenbelt land across local authority areas. For example, there could be scope for this area to become part of a South Hampshire Green Belt or to be protected in other ways. Consequently, the Council could consider designating this area or other areas as a valued landscape.

Should this area remain protected from development by the Council?

Land south of Locks Heath

Most of the land to the south of Locks Heath is not being promoted for development. This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here although some limited small-scale development may be appropriate adjacent to the existing urban areas.

Would you support limited small-scale development in this area?

Land to the west of the Western Wards

The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council. Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?

Land around Swanwick station

The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station?

Would you support small-scale development or larger scale if close to the railway station?

Land around Burridge

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services. This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?

Q&A

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered here please email consultation@fareham.gov.uk or use one of the telephone numbers under the 'Who can I talk to?' section below.

Why do housing numbers keep changing?

The Council has to follow the Government's current National Planning Policy Framework (NPPF) and associated guidance on the number of homes needed. This policy was significantly changed in last year. This is not something that we have control over, but we must respond to it in the new Local Plan.

The guidance, broadly speaking, calculates how many homes are needed by taking into account household projections and affordability based on house prices compared to local salaries.

What is the Housing Delivery Test?

New Government guidance includes an annual Housing Delivery Test (HDT). This is a new annual measurement of housing delivery that looks back over the previous three years to check whether the number of houses built, matches with the number that were required, during the same period. The Government will publish these figures every November. If a Council falls short, it will be required to increase the number of houses it permits in the following years.

The good news for Fareham is that when the first HDT results were published in November 2018, the Borough had delivered 137% of its housing target. This was based on the housing numbers in the adopted Local Plan rather than the Government's new target of a minimum of 520 homes a year. By 2020, Fareham will be tested against the new target, so it is important to deliver against this or risk a penalty.

How can a council cause new houses to be built beyond just giving planning permission?

What about the homes planned at Welborne?

Welborne has been delayed for more than five years because of ownership issues, land assembly issues and a delayed planning application. These were out of the Council's control but mean there is some catching up to do. New homes are not being built fast enough in Fareham. In fact, we currently anticipate only 4,000 of the 6,000 homes planned at Welborne will be built by 2036. Planning housing elsewhere is now necessary to meet greatly increased Government targets.

Why does it take so long to put together a Local Plan?

There is a lot of work that goes into a Draft Local Plan:

- Agreeing strategic issues, for example unmet housing and infrastructure provision, with neighbouring authorities, such as through the Partnership for Urban South Hampshire;
- Identifying sufficient suitable sites for housing and employment development;
- Updating the evidence base, such as employment land and retail floorspace need.

This must then be consulted on, amended and consulted on again. Once the council has a preferred set of planning policies it asks the Secretary of State responsible for planning to review its Local Plan and further consultation takes place before the Plan is adopted. See page 3 for the Draft Local Plan timeline.

What happens if you don't have a Local Plan?

If a Council doesn't have a Local Plan it is not able to control where and how development takes place in the Borough. This means that, whilst the Planning Committee may turn down an application because it does not accord with the Local Plan, if the Council is not meeting Government targets for new homes then it could be very difficult to defend an appeal against the Council's decision.

An important part of any Local Plan is the ability to show a robust 'five-year housing land supply'. In 2017 the Council lost an appeal because the Inspector did not accept the Council had an adequate five-year housing land supply.

What is a five-year housing land supply?

While the Local Plan covers developments happening in Fareham over the next 15 years, a percentage of all the new homes in the Plan must be delivered every five years to meet immediate need. The Council has to demonstrate that the Local Plan allows for the right number of new homes by showing when and where planned development is taking place.

Who can I talk to?

If your enquiry is about the consultation, you can call the Consultation Team on 01329 824409. If your enquiry relates to the content of this consultation, please call the Planning Team on 01329 824601.

Find out more

[INSERT MEETING DETAILS]

How can I have my say on the Draft Local Plan?

We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this here: **www.fareham.gov.uk/planning/localplanconsultation**

Comments can be made online or, if you prefer, you can print it out and send it to us at: **Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ.**

Comment forms will also be available from libraries at Fareham, Gosport, Locks Heath, Portchester and Stubbington and from the Civic Offices. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. **Call 01329 824409.**

For more information about the new Local Plan please contact the Council's Planning Team on 01329 824601.