

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 10 May 2019

Report of: Director of Planning and Regeneration

Subject: LOCAL PLAN – ISSUES AND OPTIONS

SUMMARY

This report describes the progress to date on the Local Plan, the key issues to be raised in the consultation, the proposed consultation approach and the next steps in preparing a Local Plan. Appendix A presents the proposed text of the consultation which will be presented as a Special Edition of Fareham Today, along with a map of the borough (Appendix B) which helps illustrate Appendix A.

At the 13 May 2019 Executive, Executive Members will be asked to approve the content of the consultation, so this is an opportunity for the Scrutiny Panel to provide comment on the content of the consultation and the proposed approach to consultation for the Executive to consider.

RECOMMENDATION

Members are now invited to consider the report and pass any comments to the Executive.

INTRODUCTION

1. The Council previously consulted on a Draft Local Plan in 2017. Progress was delayed whilst the Government deliberated on the introduction of a new standardised methodology to calculate housing need. With recent confirmation of the standardised methodology and the demographic data to be used, the housing need figures for Fareham are higher than previously planned for. Given the need to revise the Development Strategy and find more sites for housing, beyond the quantum proposed in the 2017 Draft Local Plan, the decision was taken to consult on the issues and options relating to the new housing figures, and other matters which address changes to national policy. This report sets out how the consultation document seeks to present these issues for consultation.

KEY ISSUES TO BE RAISED IN THE CONSULTATION

2. It is important to note that this consultation builds on the evidence work that was undertaken for the preparation of the 2017 Draft Plan. However, it is important to recognise that there are a number of factors that influence the scale of growth to be planned for in a Local Plan.
3. Given the Government's recent confirmation of the standard methodology, the current housing need figures for the Borough start at a minimum of 520 dwellings per annum, with a buffer added to these figures to allow for both choice and competition in the market and as a contingency if some sites do not come forward. The scale of this buffer is yet to be determined.
4. In addition, there is an obligation on each local planning authority to determine whether unmet need from another local authority area can be met. Officers are currently working with neighbouring and PUSH authorities to address this and other strategic issues. Together these factors will help determine the final quantum of development the Council needs to plan for within the new Local Plan.
5. Furthermore, given the scale of the development at Welborne, an allocation in an adopted Local Plan, as a proportion of the overall housing supply, it is important that the Local Plan considers the most up to date delivery trajectory and adds in sufficient buffer to reflect pertinent delivery issues with this strategic site.
6. Lastly, it is important to also highlight that events have moved on and some of the proposed housing allocations within the 2017 Draft Local Plan have now received planning permission. The Council will need to monitor the delivery of those permitted schemes, as important components of housing supply, but to include an appropriate level of contingency within the new Local Plan should delivery slip behind proposed delivery trajectories.
7. As these new housing figures are significantly higher than that planned for in the 2017 Draft Local Plan, it is necessary to test the suitability of broad areas of the borough for future development. This is a key part of this consultation and the responses will help inform the revised Development Strategy for growth that will inform this new Local Plan. The Draft Local Plan of 2017 maximised opportunities for development on brownfield sites as far as possible. This consultation emphasises the need to continue to promote development on brownfield sites first. However, given the significant increase in Government housing figures, further development will need to take place on more greenfield sites.

8. The consultation explains in a concise way why we are consulting again, as well as the role of the Local Plan and the current timetable through to adoption. It provides an overview of recent development in the Borough, and issues relating to development. It raises key generic issues about Fareham's housing need, such as its proposed approach to space standards. It then explains the need for good growth, balancing protecting the environment with the need for development. Focusing growth where community benefits such as open space, informal recreation and access to alternative modes of travel can be maximised. Finally, considering where space can be found for new homes. This part of the consultation splits the remaining undeveloped areas of the borough into separate areas and considers the suitability of these areas for development. There is a short commentary on these eight areas describing the planning issues within each area and whether land is known to be available for development. The consultation then poses questions on the suitability of development or the need to protect the area from development where there is justification to do so. Information from recent appeal decisions has been included in this commentary demonstrating how current policies are faring at appeal and resonating with the direction of travel in national policy, particularly in relation to the importance of landscape considerations.

APPROACH TO CONSULTATION

9. This consultation falls within Regulation 18 of the Town and Country Planning (local Planning) (England) Regulations 2012. The Council must invite representations from a series of consultation bodies, as well as residents and businesses within the Borough. This report recommends that the Council undertakes a consultation from late May or early June lasting for at least six weeks. The consultation document will be in the form of a Special Edition of Fareham Today. It will be available on our website, as well as available in hard copy at public libraries in the borough and at the Civic Offices in Fareham. In addition, a copy of the Special Edition of Fareham Today will be sent to residents by post, and electronic copy sent to all approximately 700 registrants on our consultation database. Events are planned to publicise the consultation, including a series of Community Action Team (CAT) meetings across the Borough.
10. Any comments that people wish to make during the consultation period should either be submitted to the Council electronically via a dedicated web-page or on paper forms. These web-page details or paper forms will be available from the Council's web-page or requested from the Planning Reception at the Council Offices.
11. Officers will also be contactable and available at the Civic Offices throughout the consultation process for advice about how to comment on the document.
12. The consultation will be undertaken in line with the Council's Statement of Community Involvement (SCI) which was adopted by the Council in March 2017.
13. The production and consultation of this document is an important stage of the plan-making process, in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

NEXT STEPS IN PREPARING THE LOCAL PLAN

14. In response to this consultation, and in line with the published Local Development Scheme, the Council will follow the timescale as set out below;

Spring 2019	Consultation on issues and options
Autumn/Winter 2019	Consultation on Revised Development Strategy and additional allocations
Spring 2020	Consultation on Publication Local Plan
Summer 2020	Submission of Plan to Secretary of State
Estimated Autumn/ Winter 2020	Examination
Early 2021	Adoption

15. This timescale sets out that, including this consultation, there will be further opportunities for public consultation on the revised development strategy within the borough before submission. At the examination in public, the subsequent stage of the process, there will be again an opportunity for people who have outstanding issues with the Local Plan and subsequent changes submitted by the Council to represent their views to the Inspector.
16. Following the examination, the Council will then receive a report from the Inspector on the Local Plan, and if found sound, it is likely to have a series of recommendations. In this eventuality, as soon as reasonably practical the Council should adopt the Plan.
17. The Planning and Development Scrutiny Panel will consider the Draft Local Plan Issues and Options Consultation at its meeting due to take place on 10 May 2019 and any comments from the meeting will be collated and tabled as Appendix C to this report for consideration by the Executive.

CONCLUSION

18. Members are now invited to consider the report and pass any comments to the Executive.

- Appendices:**
- A:** Draft text of the Issues and Options consultation
 - B:** Map of the Borough showing the areas referred to in the report and Appendix A.

Background papers: None

Reference papers:

Town and Country Planning (Local Planning) (England) Regulations 2012

Planning and Compulsory Purchase Act (2004)

National Planning Policy Framework (2019)

Fareham Borough Council's Local Development Scheme (2019)

Fareham's Draft Local Plan 2036 (2017)

Enquiries: For further information on this report please contact Claire Burnett (Ext 4330)