



# Fareham Local Plan 2036

## Strategic Housing Land Availability Assessment (SHLAA)

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October 2017

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The SHLAA is split into a number of key sections as follows.

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# 1. Introduction

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- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms an integral part of the evidence base that underpins the Fareham Local Plan 2036. The SHLAA is a requirement identified in the National Planning Policy Framework (NPPF). It provides an assessment of land with potential for housing development by identifying sites, assessing their housing potential, considering their suitability for development and considering the likelihood of development coming forward.
- 1.2 This SHLAA has been produced in order to reflect the latest evidence on housing need in Fareham Borough and it incorporates sites promoted to the Council since the 'Call for Sites' in November/December 2015. It has been produced in compliance with the NPPF and the requirements of the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2015).

**The SHLAA does not determine whether a site should be allocated for housing development. That is the role of the Local Plan. The SHLAA includes all known sites that have the potential for housing development. The inclusion of a site in the SHLAA does not have any relevance to whether planning permission would be granted at the site; the SHLAA is an evidence base for the Local Plan not planning applications.**

- 1.3 The SHLAA is the first stage in identifying the selection of sites that should be looked at further in considering which sites should be allocated for housing development. To this extent it forms a first stage 'sift' of sites to understand the key constraints for each site and an assessment as to whether a site has potential or should be discounted. The process of selecting sites for Local Plan allocation goes beyond the SHLAA process. Further details about the site selection process used in formulating the emerging Fareham Local Plan 2036 is explained in the Council's Housing Site Selection Background Paper (October 2017).

## 2. Housing Need and Policy Context

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- 2.1 Although Fareham has an adopted Local Plan in place a new Objectively Assessed Need (OAN) for housing has been published through the Strategic Housing Market Assessment (SHMA) 2016 update undertaken for the Partnership for Urban South Hampshire (PUSH). The 2016 SHMA has identified that from 2011 until 2036, 10,500 new homes will be needed in Fareham Borough. All housing completions and commitments (planning permissions) for new homes since 2011 will count toward this target.
- 2.2 Identifying and seeking to address the OAN is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period until 2036. The SHLAA is a key evidence base document which looks at the deliverability and/or developability of potential housing sites. The SHLAA will identify potential housing sites, and from this further evidence base documents and assessments will inform the sites taken forward in the emerging Fareham Local Plan 2036. The delivery of new homes from Welborne (a strategic garden village development in Fareham Borough) up until 2036 will also count toward meeting housing need in Fareham.

## 3. Methodology

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3.1 The methodology used in formulating the SHLAA follows that identified in the Planning Practice Guidance.

### *Stage 1: Determining assessment area and site size*

#### *Geographical Area and Wider Involvement*

- 3.2 The assessment has been completed on a borough-wide level looking at sites both within the existing defined urban area and those outside of the urban area. The only area excluded is that of Welborne which is subject to the adopted Welborne Plan (2015). The number of homes expected to be completed at Welborne up until 2036 will count toward the overall borough need. Further explanation about the Welborne development including its contribution to overall housing supply can be found in separate background papers.
- 3.3 Fareham Borough Council is part of the Partnership for Urban South Hampshire (PUSH) which was responsible for undertaking the 2016 SHMA. Although this SHLAA assessment has been completed at local authority level, regular formal and informal communication has taken place within PUSH in relation to SHLAAs and the delivery of housing. This is in line with the Duty to Co-operate.
- 3.4 Sites that are likely to deliver five or more units were included and assessed. This is in line with the advice contained in the Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment. Any sites promoted or identified that fall below this threshold (i.e. 1-4 units) have been listed in a sub-section titled 'Sites Below Study Threshold'.
- 3.5 In addition to the involvement of PUSH, Fareham Borough Council has run a series of 'Call for Sites' to provide local landowners, developers, planning agents, local communities and any other interested parties the opportunity to promote sites within the Fareham Borough. The first call for sites was undertaken in August 2010 in response to the Council's decision to reduce the site capacity threshold in the SHLAA from ten to five dwellings. In October/November 2012 further sites were submitted to the Council through the various consultation stages of on the Local Plan, and where appropriate these were included in the 2014 SHLAA. A further call for sites took place in November/December 2015 and these sites have also now been included. In addition, further sites that have been suggested for development throughout 2016 have also been considered by the Council despite the formal call for sites process having passed.

### *Site Size*

- 3.6 The assessment has considered all sites and broad locations that are capable of delivering five or more dwellings.

### *Identifying Sites*

- 3.7 This SHLAA provides the housing land availability position within Fareham borough as at 1<sup>st</sup> April 2017. The SHLAA has taken forward all sites from the previous SHLAA (2014) which are still available and, where appropriate, reviewed the sites suitability. In addition the SHLAA has considered the suitability of all newly promoted and identified sites.
- 3.8 Although the evidence base on the Housing and Economic Land Availability has not been carried out as a single standalone assessment, the two have been considered and developed alongside one another. In particular any surplus or no longer suitable employment land that could be developed for housing purposes has been considered as part of this SHLAA.
- 3.9 The following sources of sites with housing potential have been identified in the assessment.

#### Sites in the Planning Process

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
- Previous and current Local Plan housing allocations
- Unimplemented/outstanding planning permissions for housing (those that are deliverable)
- Planning permissions for housing that are under construction

#### Sites not currently in the Planning Process

- Vacant and derelict land and buildings
- Surplus public sector land (using Local Authority records and engagement with other public sector bodies)
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks (in particular this has looked at opportunities in town and district centre locations)
- Any additional opportunities in established areas
- Sites in rural locations/settlements (limited opportunities due to relatively urban nature of the borough with the exception of the new Welborne settlement)
- Large scale redevelopment and redesign of existing residential or economic areas (main opportunities identified in parts of Fareham town centre)

- Sites in and adjoining villages or rural settlements and rural exception sites
- Urban extensions and new free standing settlements (urban extension sites considered and free standing settlement at Welborne already committed through the adopted Welborne Plan (2015))
- In addition, ordnance survey maps have been used to help identify any further housing potential

#### *Call for Sites*

3.10 Further detail in relation to the 'Call for Sites' exercises that have been undertaken is provided in paragraph 3.5.

#### *Site Survey*

3.11 A detailed assessment of each site was made including the involvement of specialist officers as required (such as Tree Officers, Conservation Officers, Highway Officers and Ecology Officers). All key characteristics for the sites were recorded in accordance with the PPG. This includes site size and location (including site mapping), current use and character (the site and surrounding area), constraints, development progress and an initial assessment on suitability.

### *Stage 2: Site Assessment*

#### *Calculating Development Potential*

- 3.12 Where possible, housing potential has been derived from planning applications, pre-application discussions and site submission material where the developer/land-owner has indicated a potential capacity which is considered realistic. Where this information was not available an assessment was made taking into account the likely developable area (taking into account the size of the site) and likely density. On medium and large sites not all of the area within the site boundary will be developable due to infrastructure, internal access roads, landscaping and open space needs. Therefore all medium to large sites, above 0.5ha, have been subjected to a developable size reduction (for site yield calculation purposes) to ascertain a more accurate estimation of the developable area. Smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be developed for housing.
- 3.13 The following reductions have been applied to ascertain the 'net developable area' from the 'gross site area', and have subsequently been used to develop capacity estimations. These reductions establish a net developable area and have been based on the density multiplier recommended by URBED "Tapping the Potential" (1999).

Gross Site Size	Gross to Net Ratio Reduction	Resulting Developable Area
Up to 0.5ha	0%	100%
0.5 to 2 ha	20%	80%
2ha and above	40%	60%

- 3.14 To further inform the potential yield for individual sites the surrounding density character was considered. In order to strike a balance between the character of the surrounding area and making the best use of available land, a 30 dwellings per hectare (dph) minimum was applied to sites over 0.5ha in size. In instances when the surrounding area character was greater than 30dph then the density of the surrounding character was applied. This established an indicative yield for each site.
- 3.15 Where any particular opportunities were available to maximise density further, then the likely yield was increased. Likewise, if significant and/or particular constraints were identified that would further limit the yield then an appropriate adjustment was made and explanation given in the individual site profile/table. This balance between a quantitative and qualitative application of yield potential should ensure a more accurate assessment of the potential of individual sites.

*Considering whether a site is developable/deliverable*

- 3.16 The SHLAA provides an assessment of whether sites are deliverable and developable.
- 3.17 To be considered **deliverable** a site should be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they are not viable, there is no longer a demand for the type of units or sites have long term phasing plans.’ (NPPF, paragraph 47, footnote 11)
- 3.18 A site is considered **developable** where it is ‘in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.’ (NPPF, paragraph 47, footnote 12). For the purpose of this SHLAA sites will be considered ‘developable’ even where they are outside or an existing or emerging urban area boundary. This will allow an understanding of the ‘pot’ of sites that are otherwise developable for the purposes of formulating the Fareham Local Plan 2036. Being considered as developable does not automatically override a sites Local Plan position as being within or outside of the urban area boundary.



3.19 The definition of ‘developable’ includes whether a site is ‘suitable’, ‘available’ and ‘achievable’.

**Suitable** – Assessment against the Development Plan, emerging policy and national policy (considering any constraints and whether they can be overcome).

**Availability** – A site is available when, based on the best information, there is confidence that there are no legal or ownership problems (e.g. ransom strips, unresolved multiple ownership, etc)

**Achievable** – Reasonable prospect the site will be developed at some time. Essentially in relation to the economic viability of the site

3.20 In the event that issues or constraints are identified relating to suitability, availability or achievability of a site that are not easily mitigated or overcome then the site will be discounted. All discounted sites are listed, together with the reason.

3.21 All deliverable sites are assumed (unless stated otherwise) to be developable. The indicative trajectory in Section 7 details delivery of potential sites over more specific time periods. This allows a distinction to be made between those short term ‘deliverable’ sites and other medium/long term ‘developable’ sites.

#### *Overcoming constraints*

3.22 The SHLAA identifies key constraints that apply to a particular site. In many cases these constraints can be overcome through carefully planned development, mitigation measures or by avoiding development in certain parts of a site. In other instances a constraint will result in a site being unsuitable for development and as a result it will be discounted within the SHLAA process.

3.23 The following table provides an overview of some of the typical constraints that may apply and, if relevant, how they might be overcome. The table also provides an overview of potential impacts and how these have been used in the SHLAA assessments.

<b>Constraints and Potential Impacts</b>
<b>Access</b> Land-locked sites where no access can be gained are likely to be discounted unless a feasible and achievable access solution can be demonstrated and achieved in principle.

<p>On sites where access is physically possible but the relevant access solution will give rise to a highway safety implication that cannot be mitigated it is also likely to be discounted.</p> <p>Other sites constrained by limited or difficult access point(s) have been considered on their merits. This has included looking at potential solutions to overcome the constraint.</p>
<p><b>Infrastructure</b></p> <p>Infrastructure includes a wide range of factors such as transport and community facilities. Most infrastructure issues can be mitigated through off-site works (such as highway alterations) or on-site provision (such as community building or shops on very large sites).</p>
<p><b>Ground Conditions/Contamination</b></p> <p>Some sites, particularly some brownfield sites, can have contamination issues or potential contamination concerns. In most cases this can be addressed although it can add cost to the development. This type of constraint will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.</p>
<p><b>Flood Risk</b></p> <p>Potential sites almost entirely affected by Flood Zones 2 or 3 are likely to be discounted. This in accordance with national guidance on residential development in areas at risk of flooding. Where only a small proportion of the site is affected by flood risk the site will be considered on its merits and the developable area of the site may be adjusted to ensure the assessment of the site (and potential site yield) takes account of areas to be avoided due to flood risk.</p>
<p><b>Mineral Safeguarding</b></p> <p>Hampshire County Council is the Minerals and Waste Planning Authority for the borough and provides mapping and advice on mineral and waste safeguarding. Where sites overlap with an area designated for mineral safeguarding this will be considered a potential constraint and further consultation with Hampshire County Council will be likely. In most instances this would not render a site undevelopable. In some instances prior extraction of the minerals may be required before development takes place.</p>
<p><b>Urban Area Boundaries</b></p> <p>Whether a site is within or outside of an existing urban area boundary has no bearing in terms of its outcome in the SHLAA assessment. The emerging Local Plan evidence will be looking at the urban area boundaries and reviewing them where appropriate. The SHLAA process also requires authorities to look at all sources of potential sites and this includes greenfield sites. Suitability of sites will not be based on whether it is currently in or outside of the existing urban area but matters such as landscape sensitivity will be considered.</p>
<p><b>Landscape Sensitivity</b></p> <p>Areas of high landscape value where the sensitivity of the landscape is such that development would be inappropriate are</p>

<p>unlikely to be suitable for housing development. The SHLAA assessment of Landscape Sensitivity has been informed by the Fareham Landscape Assessment (2017). In some instances landscape sensitivity can be mitigated. In the event that the SHLAA was to identify insufficient sites to deliver the housing need for the borough then those sites of higher landscape sensitivity would need to be reviewed in order to look at mitigation measures and consider those sites that are least damaging.</p>
<p><b>Strategic Gaps</b></p> <p>Where updated evidence indicates that a site would undermine the function of a strategic gap this will not in itself render a site as unsuitable within the SHLAA. However, it is likely to have a bearing in the Council's site selection methodology and final approach to allocating sites for development. Updated evidence on the role and function of the borough strategic gaps is contained in the Fareham Landscape Assessment 2017.</p>
<p><b>Tree Preservation Orders (TPOs)</b></p> <p>The presence of a TPO (or Woodland or Group Order) on a site does not necessarily mean a site would be discounted. Small clusters and individual TPOs can often have a development successfully designed around them and the trees themselves can often form the basis of landscape boundaries or open space within a site. On some occasions the loss of a small number of TPO trees may be considered if it would facilitate an otherwise good sizeable scheme. This would normally be a last resort and compensatory planting would normally be requested. A site is unlikely to be discounted unless there is significant TPO coverage or mature tree coverage.</p>
<p><b>Nature Conservation</b></p> <p>There are international, national and local nature designations. This can act as a constraint on a site or render it unsuitable. This will depend on the individual nature conservation designation and potentially the detailed reasons for such a designation. Nature conservation constraints can also apply even when the land itself is not affected. If neighbouring land to the potential development site has a nature designation then this may require mitigation or consideration. Brent Geese and Waders use sites inland from the Special Protections Areas (SPAs) during high tide for feeding and roosting. Relevant sites are identified in the Solent Wader and Brent Goose Strategy. Sites affected may be unsuitable for development as a result. Where appropriate this will be addressed within individual profiles for sites.</p>
<p><b>Heritage Conservation</b></p> <p>Sites that are within Conservation Areas will need to consider the impact to the Conservation Area and this may decrease the potential number of homes that can be provided or add cost to the development. Where appropriate this will be considered on a site by site basis but the presence of a Conservation Area is unlikely to make a site unsuitable. Sites that have the potential to impact on a listed building (the listed building itself or its setting) will be considered on merit. Opportunities for enabling development (i.e. development that can allow much needed investment into the fabric/structure of a listed building to secure it for the future) will be considered on merit.</p>

**NB:** This is not intended to be an exhaustive list of constraints that may apply to a site. Any further relevant constraints will be highlighted in site profiles as relevant.

### *Stage 3: Windfall Assessment*

- 3.24 The assessment of windfall potential has been outlined separately in the Housing Windfall Projections (2016) background paper. By its nature windfall development is unidentified so cannot be specifically listed or mapped in the same way as other SHLAA sites in this assessment.

**SITE DETAILS** Developable Housing Sites

<b>SHLAA ref</b>	3030	<b>Ward</b>	Portchester West
<b>Site Name</b>	Land East of Downend Road, Portchester	<b>Gross Site Area (HA)</b>	21.06
<b>Current Land Use</b>	Agricultural	<b>Indicative dwellings yield</b>	350
		<b>Details of Yield Calculation</b>	Based on available highway capacity
<b>Character of Surrounding Area</b>	Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2).		

**SUITABILITY CONSTRAINTS**

<b>SSSI, Ramsar, SPA or SAC</b>	No	<b>Local Landscape Character Area</b>	11.3c11.3b (access)	<b>Historic Conservation Area</b>	No
<b>SINC</b>	No	<b>Agricultural Land Classification</b>	34% ALC Grade 3b, 4% Other, 58% ALC Grade 3a	<b>Currently inside Urban Settlement Boundary?</b>	No
<b>Brent Geese and/or Waders</b>	No	<b>Flood Issues</b>	Not within a flood zone		
<b>TPO</b>	No				
<b>Listed Building/ Scheduled Monument/ Archaeology</b>	Archaeological potential (Palaeolithic)				
<b>Ecology</b>	Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles, barn owls and other hawks and suitability for migratory bats. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. SRMP Levy				
<b>Highways/ Pedestrian</b>	It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket.				
<b>Other / Mitigation</b>	Buffering of SSSI and Downend waste site required. Provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. Extent and location of the archaeology potential needs assessment.				
<b>Suitable Site?</b>	Yes				

**AVAILABLE**

Yes
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**ACHIEVABLE**

Yes
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460000



**FAREHAM**  
BOROUGH COUNCIL

**SITE ID 3030**

**DOWNEND ROAD,  
PORTCHESTER**



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