

Fareham Local Development Framework

Shaping Fareham's Future

Core Strategy

Adopted August 2011

- Issues and Options
- Preferred Options
- Pre-submission
- **Adopted**



FAREHAM BOROUGH
COUNCIL

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Management of Development

- 4.72 The location and form of new development can make a significant contribution to tackling climate change through reducing the need to travel and prioritising movement by sustainable modes. Development principles are set out in more detail in Policies CS15 (Sustainable Development and Climate Change) and CS17 (High Quality Design).
- 4.73 The level and means by which parking is provided on development sites can also help to tackle climate change. For residential development the Council has developed a Supplementary Planning Document for parking, taking account of car ownership levels, and including design guidance to ensure successful integration. For non-residential development, the Council will consider each proposal on its merits having regard to Policies CS15, CS17, the factors set out in PPS4 policy EC8, accessibility, the capacity of the local road network, the need to support economic and centres development, safeguarding residential amenity and ensuring highway safety, until maximum standards are included in a Local Development Document.

CS5 TRANSPORT STRATEGY AND INFRASTRUCTURE

The Council will, where necessary, work with the Local Highways Authority, Highways Agency and transport operators to promote, permit, develop and/or safeguard a high quality and sustainable integrated transport system for the Borough. This will include the following measures:

- 1. Land will be identified and safeguarded in Local Development Documents where necessary for the following:**
 - **Bus Rapid Transit - Gosport to Fareham to SDA to Portsmouth and towards Southampton Premium Bus Network Corridors;**
 - **Access to the Strategic Development Area north of Fareham, including land at Junction 10 and 11 of the M27 motorway and from Junction 11 to the A32(subject to the outcome of the sub regional transport modelling);**
 - **Fareham railway station public transport interchange;**
 - **Key junctions and links on the strategic and local road network;**
 - **Pedestrian and cycle corridors and access points including access to the natural environment through Countryside Access Plans and Rights of Way Improvement Plans, to improve people's health and wellbeing;**
 - **Wharves and depots associated with the extraction and delivery of aggregates and minerals by non road based transport;**
 - **Works identified at Newgate Lane, Fareham;**
 - **Potential for a rail station for the SDA.**

Development will not be permitted where this is prejudicial to the implementation of these schemes and associated land.

- 2. Development proposals which generate significant demand for travel and/or are of a high density, will be located in accessible* areas that are or will be well**

served by good quality public transport, walking and cycling facilities.

3. The Council will permit development which:

- **contributes towards and/or provides necessary and appropriate transport infrastructure including reduce and manage measures** and traffic management measures in a timely way;**
- **does not adversely affect the safety and operation of the strategic and local road network, public transport operations or pedestrian and cycle routes;**
- **is designed and implemented to prioritise and encourage safe and reliable journey's by walking, cycling and public transport.**

* Accessible includes access to shops, jobs, services and community facilities as well as public transport.

** Reduce management includes policies and strategies that can lead to a reduction in vehicle, principally car, use or to redistribute use in space or time. These include such measures as car parking availability and price, congestion charge or road tolls, redistribution of road space in favour of public transport, walking or cycling, introduction of car clubs and cycle hire at transport nodes.

Fareham Local Plan

Shaping Fareham's Future

Local Plan Part 2: Development Sites and Policies

**June 2015
Adopted Version**

demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. If deemed necessary the Council will include a planning condition to limit the commencement time to a year from the date of permission to ensure delivery in the short term. In order to protect areas outside of the existing settlements from unnecessary levels of development, only proposals that are of a scale relative to any identified shortfall will be considered.

- 5.166 Protecting the character and beauty of the countryside is an important objective and so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing urban area boundary and sensitively designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. Proposals that minimise the impacts on the countryside and, where relevant, Strategic Gaps will be preferred. Any proposal will also need to demonstrate that there will be no unacceptable environmental, amenity or traffic implications and that all other relevant Policies in the Local Plan have been duly considered.

Self Build Housing

- 5.167 The NPPF states that: *"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, and the needs of different groups in the community such as...people wishing to build their own home"*⁷⁵. The Council is very supportive of this policy and will encourage those wishing to build their own houses to do so where the opportunity arises.
- 5.168 Opportunities for self-build within the Borough are provided through support in the Development Site Briefs for Housing Allocations H12 and H13, whilst the residential frontage infill component of Policy DSP7 will also offer support to the delivery of small scale self-build schemes (for one or two dwellings). Lastly, the Council will continue to review the demand for self-build in the Borough, and will explore making further land available for self-build through the Local Plan Review, should future demand exceed the land made available for self-build in the Borough, by both the DSP Plan and the Welborne Plan.

Housing Allocations

- 5.169 The Core Strategy sets out the overall level of housing and broad locations for development and provides the context for the consideration of sites for new housing development. The housing options within the policy area of Welborne will be considered in Local Plan 3: The Welborne Plan. This document therefore only provides for the housing requirements for the remaining part of the Borough (excluding Welborne).
- 5.170 The housing supply that is needed to ensure that the Borough meets its overall housing requirement is set out in Table 4. The total from the various sources shows a supply surplus of 929 dwellings in meeting the housing requirement, as set out in the Core Strategy, for Fareham Borough (excluding Welborne). The information set out below is correct as at 31 March 2014. The information will be updated through

⁷⁵ DCLG (2012) National Planning Policy Framework (Paragraph 50)

the Strategic Housing Land Availability Assessment (SHLAA) and the Monitoring Report.

- 5.171 The Policies Map identifies the sites being allocated to help meet the Borough's housing requirements as set out in the Core Strategy and the update to the South Hampshire Strategy published in October 2012. These allocations have been identified as a result of extensive public consultation, stakeholder engagement, detailed research (including the SHLAA⁷⁶) and using extant residential planning permissions where a material start on the site has not been made (see Appendix C).

Table 4: Housing Delivery Overview (2006 - 2026)

Source	Number of Dwellings (net)	
Housing requirements		
	Core Strategy (2006-2026)	South Hampshire Strategy (2011-2026)
Strategy Requirements	3,729	2,202
Housing completions		
1 April 2006 - 31 March 2014	2, 857	
1 April 2011 - 31 March 2014		858
Outstanding requirement for plan period at 1 April 2014	872	1,344
Projected housing supply 1 April 2014 - 31 March 2026		
Core Strategy Allocation at Coldeast	30	
Planning permissions (in progress)	544	
Planning permissions (not started)	582	
Allocations rolled forward from existing Local Plan	130	
New Allocations (including Town Centre Development Opportunity Area and Older Persons Accommodation)	415	
Projected Windfall	100	
Total projected housing supply	1,801	
Projected surplus (1 April 2014 - 31 March 2026)	Core Strategy	South Hampshire Strategy
	929	457

⁷⁶ Fareham Borough Council (January 2014) Strategic Housing Land Availability Assessment

- 5.172 In order to guide development of the proposed housing allocations in the DSP Plan, individual site briefs have been prepared. Prospective developers of the sites should have regard to the development principles and planning requirements set out in the briefs.
- 5.173 The SHLAA (January 2014)⁷⁷ identifies housing sites that have a capacity of five or more dwellings. It does not include housing supply associated with the Welborne Plan area. Sites below this threshold have not been assessed in terms of their deliverability/developability as part of the SHLAA or Viability Assessment of Site Allocations and have therefore not been considered as potential housing allocations in this Plan. Currently unidentified sites, below the 5 dwelling threshold, may come forward for housing development in the future (as windfall sites) through the planning application process.
- 5.174 The sites included in this document have also been assessed as part of the SHLAA, Viability Assessment of Site Allocations, Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA). The Council will require sites to be developed in accordance with the policies contained in the relevant parts of the Local Plan and any other applicable planning and design guidance.

Policy DSP40: Housing Allocations

The sites set out in Appendix C, Table 8 and shown on the Policies Map are allocated for residential development and should be developed in line with the principles set out in their respective Development Site Briefs.

Sites listed in Appendix C, Table 9 and shown on the Policies Map have extant planning permission for residential development and are allocated for residential development. In instances where the planning permission for a site listed in Appendix C, Table 9 lapses, the Council will consider similar proposals and/or the preparation of an additional development site brief to set out the parameters for an alternative form of residential development.

All sites listed in Appendix C will be safeguarded from any other form of permanent development that would prejudice their future uses as housing sites to ensure that they are available for implementation during the plan period.

Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- i. The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;**
- ii. The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;**
- iii. The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the**

⁷⁷ Fareham Borough Council (January 2014) Strategic Housing Land Availability Assessment

- Countryside and, if relevant, the Strategic Gaps**
- iv. It can be demonstrated that the proposal is deliverable in the short term; and**
 - v. The proposal would not have any unacceptable environmental, amenity or traffic implications.**

Sub-Division of Residential Units

- 5.175 The sub-division of existing dwellings within the urban area to two or more self-contained units will help to provide a supply of smaller units. This may play a part in eliminating the need to release greenfield sites for residential development. However, the intensification of residential areas through subdivision may not necessarily meet the anticipated market demands of households and may have detrimental impact on the character of the area or the amenity of local residents.
- 5.176 A converted or sub-divided dwelling should meet adequate space standards and have particular regard to Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document.

Policy DSP41: Sub-Division of Residential Dwellings

Sub-division of residential dwellings to smaller self-contained units of accommodation will be permitted provided that:

- i. the proposal, or the cumulative impact of the proposal with other similar proposals, would not adversely affect the character of the area or have unacceptable environmental, amenity or traffic implications, particularly in Conservation Areas;**
- ii. the resultant sub-divided units conform to the space standards and design requirements set out in Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document; and**
- iii. appropriate outdoor amenity space, bin storage and parking provision are provided.**

Older Persons' Housing

- 5.177 The projected increase in older persons (aged over 65) in Hampshire between 2006 and 2026 is 114,000 (53%). This is higher than any other county in the South East, this issue is particularly acute within the PUSH sub-region which includes Fareham⁷⁸. In line with the general increase in the population of older people, it will be important for the Council, through the Local Plan process, to set out policies that will encourage an increase in specialised older person's accommodation to meet current and future demand.
- 5.178 Population data from the 2011 Census estimates the total resident population of Fareham to be 111,600. Of this total, 30,600 (27%) are aged 60 or over and 3,100 (2.7%) are aged 85 or over⁷⁹. According to the Hampshire Long Term Population

⁷⁸ Hampshire County Council (November 2009.) [Housing Provision for Older People in Hampshire: Older Persons Housing Study.](#)

⁷⁹ Census 2011, Population Estimates Summary Tables (http://www3.hants.gov.uk/factsandfigures/population-statistics/census_pages.htm)

