

# **FAREHAM LOCAL PLAN 2037**

## **MATTER 6: HOUSING ALLOCATIONS**

**ON BEHALF OF: THE HAMMOND FAMILY, MILLER HOMES AND  
BARGATE HOMES**

### **Pegasus Group**

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT  
T: 01285 641717 | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

Birmingham | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

 **DESIGN**  **ENVIRONMENT**  **PLANNING**  **ECONOMICS**  **HERITAGE**

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Group.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT  
Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

## CONTENTS:

### Page No:

<b>1. MATTER 6 – HOUSING ALLOCATIONS</b>	<b>1</b>
<b><i>All Allocations</i></b>	<b>1</b>
<b>1.53 Are the sites allocated for housing in Policies FTC3-9, HA1-HA56 and BL1 soundly based; are the site-specific requirements set out in the relevant policies justified and effective and is there evidence that the development of the allocations is viable and deliverable in the timescales indicated in the Council’s trajectory?</b>	<b>1</b>
<b><i>BL1 Broad Location for Housing Growth</i></b>	<b>2</b>
<b>1.54 Is the Policy justified? What consideration has been given to delivery and viability at this stage?</b>	<b>2</b>

**1. MATTER 6 – HOUSING ALLOCATIONS**

***All Allocations***

**1.53 Are the sites allocated for housing in Policies FTC3-9, HA1-HA56 and BL1 soundly based; are the site-specific requirements set out in the relevant policies justified and effective and is there evidence that the development of the allocations is viable and deliverable in the timescales indicated in the Council’s trajectory?**

1.53.1 The deliverability of the allocations is addressed in response to questions 6, 8 and 9 of Matter 7.

***BL1 Broad Location for Housing Growth***

**1.54 Is the Policy justified? What consideration has been given to delivery and viability at this stage?**

- 1.54.1 The redevelopment of this previously developed broad location will be highly complex, not least because it has multiple ownership and stakeholder interests. Additionally, paragraph 6.5.2 of VIA001 suggests that in order to viably secure the development of this site it is likely to be necessary to review the applicable CIL charging rate. No such review of the CIL Charging Schedule is currently being proposed. As such, the prospect of delivery and the viability of this broad location is highly questionable, and this site should not be relied upon within the developable supply<sup>1</sup>.
- 1.54.2 Given the uncertainties with the deliverability of this site, and the fact if development on this site could viably come forward within the plan period, it would comply with the eFLP<sup>2</sup> in the absence of Policy BL1, Policy BL1 should be deleted from the eFLP.

---

<sup>1</sup> Although this is not to suggest that the allocation should be removed.

<sup>2</sup> In particular Policy HP1.