

Planning Strategy Update

Planning and Development Scrutiny Panel
30th March 2023

FAREHAM
BOROUGH COUNCIL

Content

- Local Plan Update
 - Receipt of Inspector's report
- Self Build and Custom Build Housing
 - Developing a Supplementary Planning Document

Local Plan Update

Inspector's report received

- On 23rd March, the Inspector issued her report on the Local Plan examination.
- This concludes the Local Plan examination process.
- The Inspector found that, as submitted, the Local Plan cannot be found sound.
- However, with the inclusion of the Main Modifications, the Local Plan is sound and capable of adoption.
- All legal requirements have been met, including the Duty to Co-operate with neighbouring authorities.

Summary of the Main Modifications

- Main modifications are those which are required to make the plan sound.
- These were approved for consultation by Council in October 2022, and subject to six week public consultation until December.
- They include;
 - Changes to policy to provide for at least 9560 new homes in line with a stepped trajectory.
 - Commitment to an early review of the plan, if required, following the outcome of the PfSH work to assess the sub regional unmet housing need
 - Commitment to an early review of the plan, if required, following the the monitoring of housing delivery.
 - Deletion of two housing allocations at Fareham Station East and Fareham Station West.
 - An amendment to the boundary of the Areas of Special Landscape Quality in Chilling/Brownwich to ensure it is justified.
 - Modification to the allocation at Land South of Longfield Avenue to include the addition of an agreed Masterplan and Supporting Principles in a new Appendix D, and the removal of the Strategic Gap designation.
 - Changes to the affordable housing policy to improve its clarity.
 - Changes to the policy approach to ensure the provision of self build and custom build homes is effective.
 - Minor changes to various policies to set out a positive strategy for the mitigation of climate change and the protection and enhancement of the natural and historic environments.

Content of Inspector's report

The Inspector's report discusses the following topics;

1. Legal requirements

- She concludes that we have met the Public Sector Equality Duty and Environmental Regulations (including the Sustainability Appraisal and Habitats Regulations requirements)
- She concludes that the Council has engaged constructively, actively and on an on-going basis.

2. Development Strategy

- She concludes that this is positively prepared and justified

3. Housing Provision and Requirement

- She concludes that the Plan's contribution to unmet need is not 'unreasonable' in the context of continuing PfSH work.
- The stepped requirement is justified and consistent with national policy

4. Housing Allocations

- Whilst there are a number of small modifications to policy, overall the sites are available, suitable for housing and deliverable (except the two Fareham station sites)
- The Broad Location of Housing Growth in the town centre has a 'reasonable prospect' of delivery.

Content of Inspector's report (2)

5. Meeting the Housing Requirement

- She is satisfied that the Plan provides an adequate buffer of sites in case some sites fail to come forward or are delayed
- The Housing Trajectory is based on reasonable evidence and there is robust evidence to support the assumption that future windfall sites will contribute to the overall supply.
- The Council will be able to achieve a five-year housing land supply upon adoption of the plan.

6. Affordable Housing

- Plan makes appropriate provision to meet the identified need for affordable housing and the policy is justified and effective

7. Housing Policies

- Subject to a few modifications to the wording of policies, the policies on housing matters, including adaptable dwellings, dwellings for older people and for those who want to build their own homes are justified and effective.

8. Employment needs and site allocations

- The approach to employment needs is effective and consistent with national policy

9. Retail and Town Centre Development

- Policies within this chapter are justified and effective.

Content of Inspector's report (3)

10. Natural Environment and Green Infrastructure

- Modification to the Biodiversity Net Gain policies to align with legislation and removal of policy requirement for EV charging points on new dwellings, which is now part of the Building Regulations.
- Policies within this chapter are justified and effective.

11. Transport and Infrastructure

- Satisfied that the traffic impacts of the Local Plan growth can be appropriately mitigated, and that they would not have an unacceptable impact on highway safety, nor would the cumulative impacts be severe.
- Effective provision is made for development schemes to contribute towards the delivery of new or improved infrastructure.

12. Climate Change, Design and the Historic Environment

- Minor changes to the policy to recommended SuDs on minor development
- Modifications to ensure that the policy, Vision and Strategic Priorities of the Plan take account of locally distinctive design
- Policies on Historic Environment are consistent with national policy and effective.

13. Implementation and Monitoring Framework

- Revised monitoring indicators that will monitor the effectiveness of policies.

Next steps

- Executive (3rd April) to consider the report and recommend to Council that they resolve to adopt the Plan.
- Council meeting on 5th April to consider adoption.
- Adoption version of the Plan has been prepared and is available as part of the papers for those meetings.

- Upon adoption, this Plan would be used to determine planning applications in the Borough, alongside the Welborne plan for the garden village.
- If the Council chose not to adopt, we would need to start the plan-making process again.
- This could leave us exposed to speculative applications with an increasingly out-of-date suite of policies in the current Local Plan. This could lead to further costly and resource-intensive planning appeals, and increased scrutiny by Government on our appeals performance.

Draft Self & Custom Build Supplementary Planning Document (SPD)

What is Self & Custom Build?

Defined by the Self-build and Custom Housebuilding Act 2015:

“self-build and custom housebuilding” means the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

Can be simplified as: A home built to the plans or specifications decided by the occupant.

Background: Self & Custom Build Regulation

Local Planning Authorities have the following duty in relation to Self and Custom Build Housing:

Self-build and Custom Housebuilding Act 2015:

- keep and publicise a Register of people who want to self/custom build in their area;
- have regard to the Register when exercising planning, housing, land disposal, regeneration functions

Housing and Planning Act 2016:

- duty on Councils to meet demand by granting 'development permissions' for enough serviced plots to meet demand on rolling annual basis (three years to deliver, as evidenced by registered needs)

Fareham's Self & Custom Build Register

- created in April 2016 - evidences the level of S&CB need.
- Self & Custom Build Register webpage
- Register is split into 2 parts
- Annual reporting

Self & Custom Build in Fareham – the story so far...

2015 - Welborne Local Plan Part 3 adopted which includes a policy for the provision of 60 Custom-Build Dwellings (WEL21).

2016 – creation of Self & Custom Build Register in accordance with regulation.

2018 – Executive approve the implementation of the Self-Build and Custom House Building Action Plan.

2018 - Fareham Borough Council host for Right to Build Expo by National Custom & Self-Build Association (NaCSBA), the Right-to-Build Taskforce and Wood for Good, in partnership.

2018-2020 - Local Plan preparation – includes Self and Custom Build percentage policy (HP9), percentage requirement informed by Self and Custom-Build Register. Local Plan also includes the Small Scale Development outside Urban Areas policy (HP2) to support small scale and individual self-builders, a specific site allocation for Self and Custom-Build is included in the emerging plan, Land east of Bye Road HA33, Some of the housing in HA1 is coming forward as self-build.

2018-2022 - Policy tested through Local Plan consultations and at examination hearings and **found sound by the Inspector**, subject to modification.

2021 – Outline planning permission granted for 4 self build dwellings on Council land at Sea Lane, Stubbington

2021/22 – Self-Build sites at Greenaway Lane (Warsash Cluster) and Bye Road underway.

2023 - Preparation of Self and Custom Build Supplementary Planning Document

Emerging Local Plan Policy

Policy HP9: Self and Custom Build Homes

Proposals that provide for self and/or custom build homes within the Urban Area boundary, as defined on the policies map, will be supported in principle.

On sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for sale to address local self or custom build need.

Such provision shall:

- a) be provided as serviced plots; and

- b) ideally be provided in grouped plots; and
- c) ensure design parameters are in place to provide a framework that takes account of the existing and emerging built form; and
- d) ensure design parameters are in place that ensure no significant detrimental impact on the amenity of existing, and potential neighbouring, self or custom build plots arises.

Plots which are marketed appropriately but not sold within 12 months of initial promotion, may be developed for housing other than as self and/or custom build homes.

Sites that appear to have been subdivided for the purposes of application submission so as to avoid the 40 dwelling threshold, or sites that feature as part of cluster of adjoining development sites, shall be considered cumulatively and if progressed on an individual basis 10% of dwellings shall be provided in accordance with this policy.

Where a site's size and density make it unsuitable for self/custom build provision, exemption from the policy will be considered on an individual basis. For example, where the sites' housing type or mix would not meet the needs identified by the Council's Self and Custom Build Register.

For sites where housing delivery will come through multiple phased applications, each phase will be expected to meet the 10% policy requirement unless there is clear evidence of lower demand. In such instances the delivery requirement for self and custom build homes will be considered on an individual basis.

Self & Custom Build in Fareham



Bye Road



HA1 – Warsash Cluster: Greenaway Lane

Emerging Local Plan Allocations:

- HA1 – Warsash Cluster: Greenaway Lane
- HA33 – Bye Road
- HA55 – Longfield Avenue
- HA56 – Downend West

Other Opportunities:

- Welborne
- Sea Lane, Stubbington

The draft Self and Custom Build SPD

SPD will:

- Provide clarity on what Self & Custom Build Housing is
- Build upon and provide more detailed advice & guidance on HP9, the Self & Custom Build Policy
- Set out the Planning Policy Context
- Provide guidance for individuals seeking to undertake Self & Custom Build
- Set out what is expected of developers when submitting applications caught by Policy HP9.

Next Steps

- SPDs require consultation but not independent examination
- Presenting SPD to Executive in May for approval to consult
- Consultation to take place in May/June
- Adoption to take place Summer 2023