

FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development Review Panel

Date **17 July 2014**

Report of: **Director of Community**

Subject: **DEVELOPMENT OPPORTUNITIES**

SUMMARY

The Council has a corporate objective to enable the delivery of 500 new affordable homes by 2017.

A number of sites in the Council's ownership have been identified as suitable for the development of new affordable homes. With Executive approval officers are currently investigating the potential of these sites and preparing detailed development proposals.

The purpose of this report is to provide an overview of the sites to the Panel and to advise of the next steps that will be taken.

RECOMMENDATION

That the content of the report be noted for future reference as the sites come forward.

INTRODUCTION

1. The Council has a corporate objective to enable the provision of 500 new affordable homes by 2017. In addition to enabling new housing through planning policy, the Council has a history of working in partnership with local Registered Providers making use of Council land for new affordable homes to be built. More recently the Council has started to make use of its assets to build new Council owned homes.
2. Council land assets are reviewed on an ongoing basis to assess and identify potential development opportunities. This report details a number of sites located within the Borough where it has been determined that a potential for future housing development exists.
3. The purpose of this report is to inform the Panel of these opportunities. In April 2014 each site was earmarked by the Executive as for development (subject to planning approval). This has ensured the sites remain complete whilst officers investigate and prepare detailed development proposals for consideration.

SITE 1 – HOLLY CLOSE, SARISBURY

4. An area of Council owned land has been identified which offers the potential for residential development. The land is situated at the bottom end of Holly Close and currently accommodates a communal resident car park, an area of unused scrubland and a block of 4 Council owned 2 bedroom flats. The car park is not well situated for its purpose and appears to be under used. In consequence residents are parking cars fully on pavements outside their homes, which is not a desirable solution. Initial feasibility work indicates that it may be possible to deliver additional units of housing whilst also achieving a more appropriate parking strategy for local residents.
5. To protect the integrity of the site whilst detailed proposals are worked on, the Council has taken steps to prohibit the existing residents of the 4 flats from activating their Right to Buy their homes. With Executive approval a notice has been served on the current tenants which will remain in place for 5 years. The residents have been consulted on the process and will continue to be kept informed to ensure they are not adversely affected.
6. Any development is likely to be sensitive inasmuch as it would affect local residents of Holly Close. Therefore consultation with local residents at the appropriate time will be key to the success of any proposed redevelopment.

SITE 2 – REAR OF MENIN HOUSE, FAREHAM NORTH WEST

7. Menin House is a block comprising studio apartments and 1 bedroom flats. There is a surface area to the rear which accommodates several blocks of garages. The garages are in a mixed state of repair. Some have been sold but the majority remain in Council ownership. Initial investigations suggest that there is significant potential to provide new homes on the garage site. Work is underway to establish proposals for the redevelopment of this area including a review of the future use of Menin House.

SITE 3 – REAR OF CASTLE VIEW ROAD, PORTCHESTER

8. There is a block of garages situated on Castle View Road. The site backs on to a local allotment. Initial feasibility work indicates that the area could accommodate circa 3 family homes. Further investigation is underway to establish the development potential

of the site.

SITE 5 - NEWTOWN, PORTCHESTER

12. A garage block comprising of 2 units, both of which remain in Council ownership. Feasibility work indicates that by utilising the area currently accommodating the garages and a small corner of maintained grass to the north, a development of 1 residential unit could be achieved. At this early stage it is thought that the site would be most suitable for a bungalow. Further investigation is undertaken to establish the development potential of the site.

RISK ASSESSMENT

13. There are no significant risks associated with this report

CONCLUSION

14. The Council has identified a number of sites where there is a potential to deliver additional units of affordable housing. Steps have been taken to secure the sites and work is underway to firm up proposals so that applications for planning permission can be made.
15. Work is being done to identify further sites on land in Council ownership. Information on these will be brought to the Panel once the initial feasibility work has been completed.

Background Papers:

Executive Briefing Paper, 7th April 2014, Future Affordable Housing Development Opportunities

Reference Papers:

There are no reference papers associated with this report

Appendices:

- A:** Site location of Holly Close and illustrations showing site potential
- B:** Site location of Menin House and illustrations showing site potential
- C:** Site location of Castle View Road and illustrations showing site potential
- D:** Site location of Newtown and illustrations showing site potential

Enquiries:

For further information on this report please contact Edward Till. (Ext 4489)

APPENDIX A – HOLLY CLOSE, SARISBURY



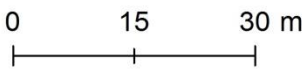
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APPENDIX B: LAND TO REAR OF MENIN HOUSE, FAREHAM NORTH WEST

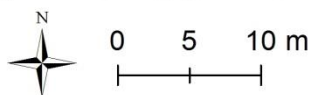
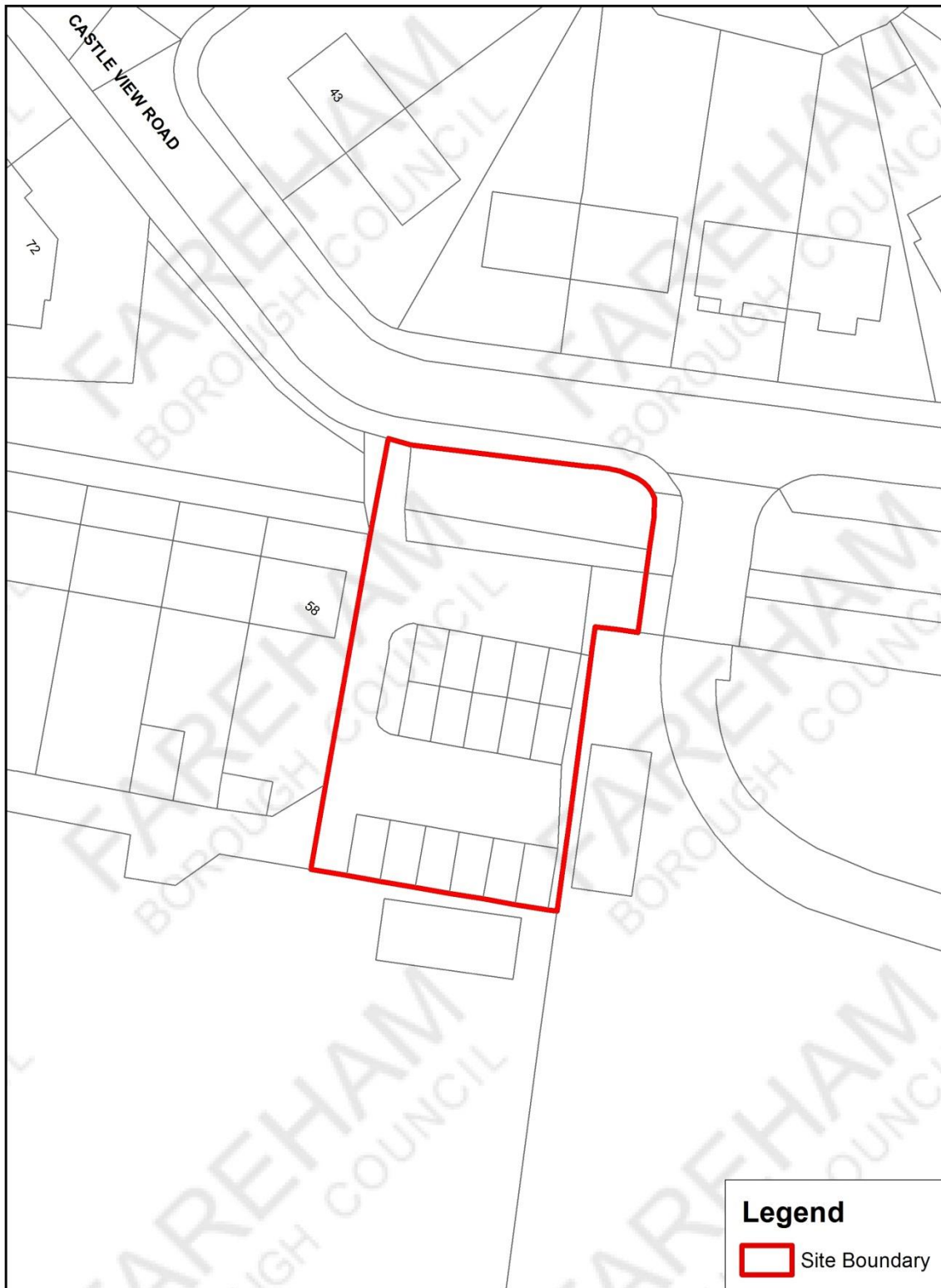


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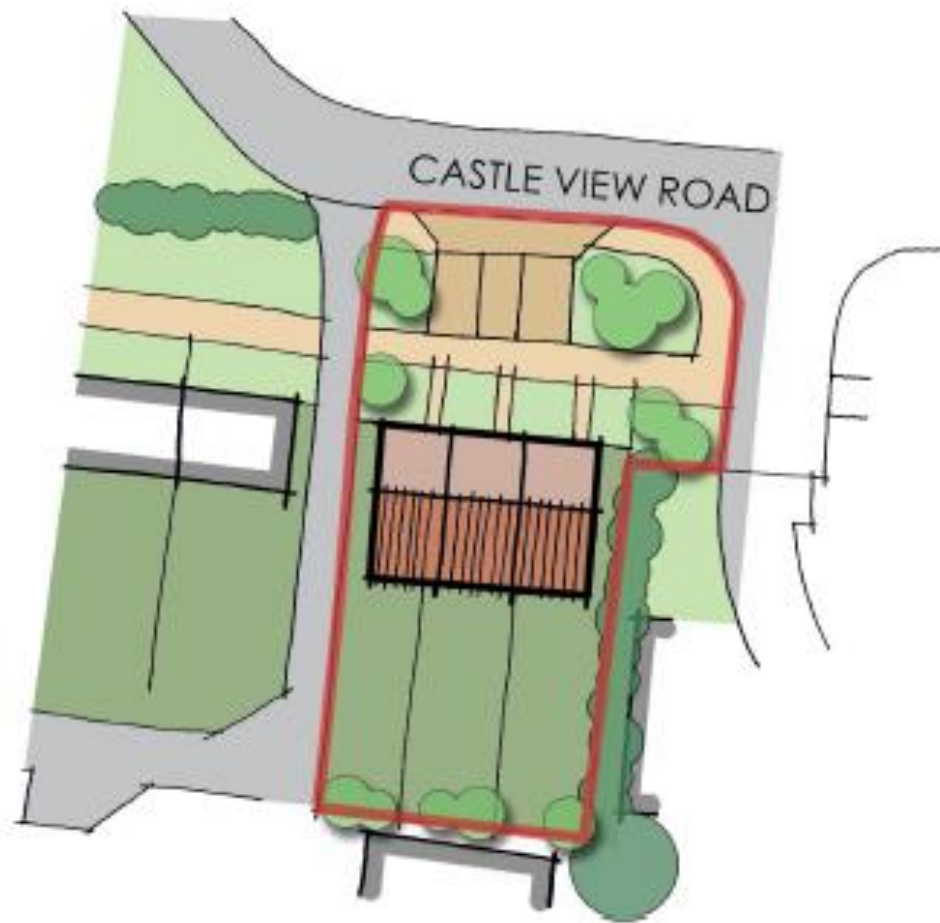


APPENDIX C – CASTLE VIEW ROAD, PORTCHESTER

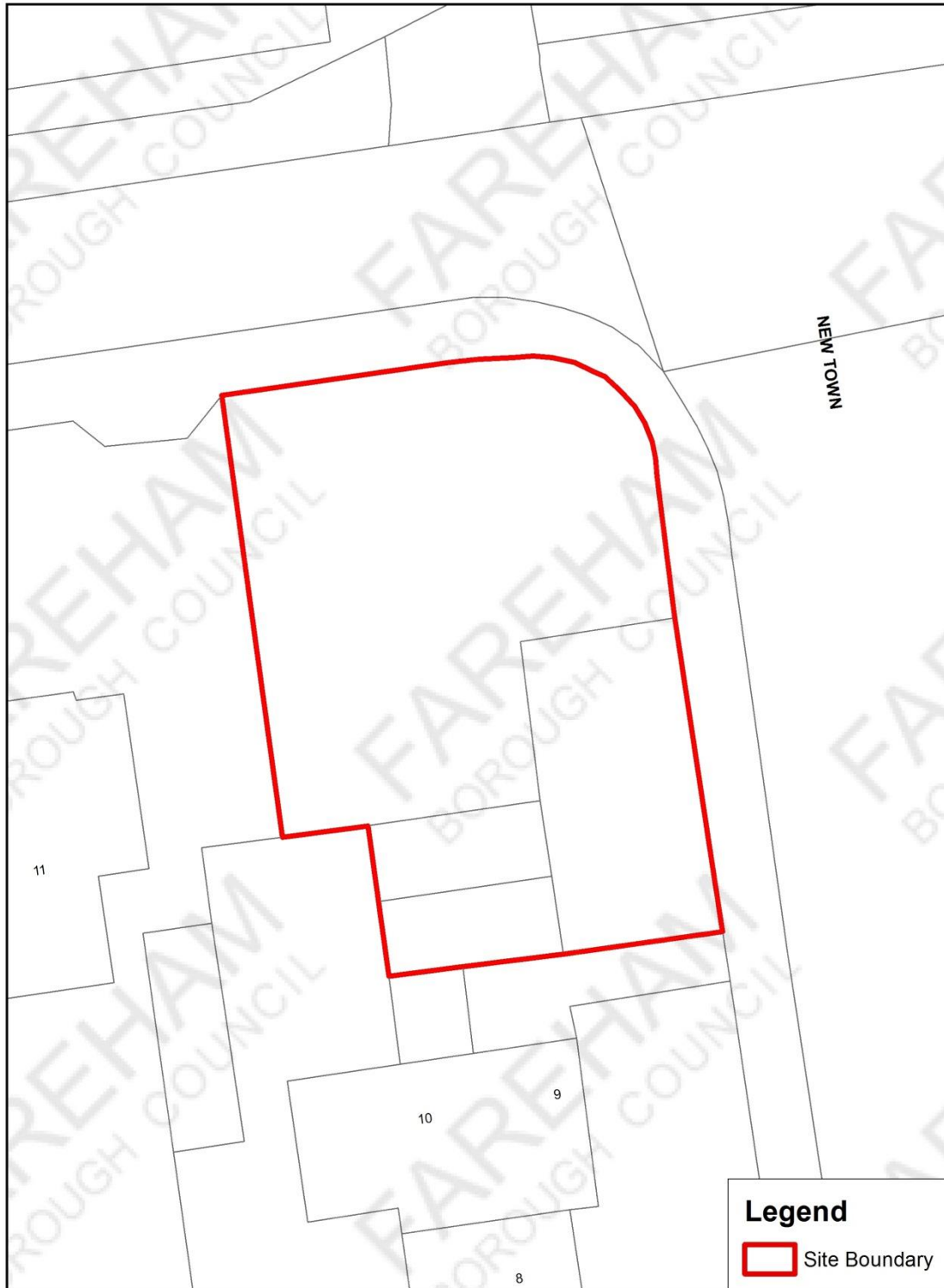


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APPENDIX D – NEWTOWN, PORTCHESTER



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