

Fareham Borough Council

Local Plan CAT Meeting Notes Summer 2021

Revised Publication Local Plan CAT Meeting

Fareham Community Centre, Tuesday 20 July 2021 from 6.00pm – 7.30pm

Speakers:

Cllr Seán Woodward, Executive Leader of the Council

Gayle Wootton, Head of Planning Strategy and Economic Development

Cllr Tom Davies, Meeting Chairman

Councillors in attendance:

Cllr Peter Davies, Cllr Louise Clubley

What was talked about?

Introduction by Cllr Woodward

Councillor Woodward explained that Fareham's housing requirement was given to us from central government and has increased to 541 homes per year since last December. This means that we had to find additional housing sites, which were being consulted on.

Cllr Woodward explained that we create a Local Plan so that housing development in the Borough can be guided by the Council, rather than leaving it in the hands of private developers and Planning Inspectors.

The Council chose housing and employment locations in line with our Development Strategy and the following hierarchy of sites:

- Town Centre Living (Redevelopment of the Town Centre to include leisure and retail facilities as well as housing)
- Urban Living (sites within existing settlements)
- Building on council owned land
- Edge of town living (sites of the edge of existing settlements)

Welborne will go some way to meeting our housing requirements but not all the planned homes will be built by the end of 2037 (the end of the Local Plan period).

Presentation by Gayle Wootton, Head of Planning Strategy and Economic Development

Gayle outlined [what had changed since the last consultation](#): Fareham's housing requirement, our employment need has increased, and some [evidence base documents](#) have been updated.

She also outlined how our total housing figure is calculated. It includes:

- The housing requirement given to us from central government: 8,656
- Obligations on unmet need of our neighbouring local authorities: around 900
- A contingency supply of 11%: around 1,000

This takes our total proposed housing numbers to 10,594 by 2037.

Gayle went through the new proposed housing sites and explained how and why they have been included in this version of the Local Plan. (The specific details of each new site can be found in the [Local Plan document](#)).

The presentation ended with an outline of the next steps:

- Following this 6-week consultation the council will read, analyse and consider all the comments made
- The Revised Publication Local Plan will then be submitted, along with the evidence base documents and consultation responses to the Secretary of State's appointed Planning Inspector for independent examination
- The Plan will be examined in public and if found sound will be presented to Fareham's Full Council for adoption.

You can view the presentation in full [here](#).

Questions from the floor

Q Could you tell me about the unmet need?

A –We have set a figure of around 900. At the public inquiry we will be challenged about what we are doing about our neighbours even though Gosport has not requested any yet. If we set it to 0 it will be rejected.

Q I thought that the Downend road access arrangements I saw today were good, but the details weren't included in the Local Plan.

A – The Local Plan does not need to give the detail of what the access will be. The map is not in the plan – at this stage we have to look at strategic options – the access arrangement in the presentation shows that a solution is possible but it may not be the option that comes as part of application.

Q- Is this road not key to determining whether the site has acceptable access?

A- At this plan-making stage, we have tested the impact of the new homes on the existing highway network which shows that there is no unacceptable impact from any of these sites. More detailed work is done at a planning application stage and if mitigation is required, we can ask the developers to pay for it.

Q Why don't we have unmet need?

A – We do not have some of the constraints of neighbouring authorities e.g. lack of land for development or national parks. Gosport and Portsmouth are going to have to make compelling arguments to the Planning Inspector as to why they have unmet need.

We get lots of sites promoted to us – double/triple than those we put forward. We have to put forward a case that says why some sites are unsuitable for development.

Q- Why not ignore the Government guidance?

A – Eastleigh had their plan thrown out by the Inspector. If you travel over Swanwick Bridge you will see what happens when a Council doesn't have a Local Plan.

We don't have 5-year housing supply, but we are still winning appeals. We can hold the line so we need to update our plan to continue to do that. The older it gets the more it opens up to challenge from developers.

Q –The figures for housing need are for today. We will be back here again next year?

A – The next time will hopefully be in a few years' time.

Q – Building more homes in the town centre – what about Market Quay roundabout?

A –Hampshire County Council as Highways Authority would create a schedule for developers to pay for mitigations.

Q – Can you provide a Fareham Live update?

A – The project was paused because of the pandemic. There is a decision in September on what to do next.