

Fareham Borough Council

Local Plan CAT Meeting Notes Summer 2021

Revised Publication Local Plan CAT Meeting

Portchester Community Centre, Wednesday 21 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 Susan Walker, Meeting Chairman

Councillors in attendance:

Cllr Jean Kelly, Cllr Roger Price, Cllr Nick Walker, Cllr Gerry Kelly, Cllr Katrina Trott

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- How will the proposed road arrangements for the Downend Road site allocation help those living west of Downend Road?

A- A possible new road layout for the site west of Downend Road is shown on the indicative masterplan within the Local Plan document. This option has been investigated as part of the Local Plan preparation work and would be consulted on at a later stage when the planning application is submitted. At this stage, we have to test the proposals for more housing against the existing road network and this has shown no unacceptable impact.

Q- Have the same studies and same level of research been carried out for this version of the Local Plan compared to the version that was consulted on in 2020?

A- Yes, both versions of the Plan have had the same level of assessment.

Q- How will the new traffic arrangement help traffic at the roundabout by Downend Road?

A- At this stage research has been carried out to assess the impact on the highways network. New development would increase traffic at Delme Roundabout, therefore mitigating factors have been proposed, including on the roundabout itself. The detail of any new access road onto the A27 south of the motorway junction would come at a later stage.

Q- What is deemed an unacceptable increase in traffic?

A- There is no specific definition, however there are definitions for 'significant' and 'severe' increases to the number of cars on the road compared to road capacity.

Q- How far from the site has modelling been undertaken?

A- Impacts are investigated across the whole Borough. We also look at developments in neighbouring authorities and how they impact junctions in Fareham.

Q- The development planned at Dore Avenue, Portchester - there is a sanctuary of green space and the Council should be looking to protect those areas.

A- The land belongs to the Council so we have control of the development. The exact layout of the development and open space provision would be looked at in detail at the Planning Application stage.

Affordable housing is very important, that is what we will do with the space, it will provide homes for residents who are currently on our housing waiting list.

Q- If the new development at Dore Avenue brings two cars per household, where will they go? The parking on this road is already very busy because of the crematorium.

A- The Crematorium belongs to us. If work is needed on the car park then the Council will look into that.

Q- With regards to the Duty to Cooperate, who determines if an authority has grounds to say they can't meet their housing need?

Q- There will be a public examination into Portsmouth's plan and the question will be asked why they can't provide land for all their required houses. We have to be very mindful of the situation of our neighbours as it will come up in our examination.

Q- Why has a development been proposed between Fareham and Stubbington when so many planning proposals have been refused on this site in the past?

A- When our previous Local Plan was examined, it was said that we had to review our strategic gap boundaries. We have done so and that work has shown that some housing development is acceptable, but there will still be a gap between Stubbington and Fareham.

Q- We understand there is a need for social housing, however, are there other sites suitable for social housing allocations? At Dore Avenue green space is being taken away, how is this justified?

A- We have very few bits of land that can be built on. It would be worse if we sold land on to developers for fewer, larger and less affordable homes.

Q- Will the council houses be sold in the future?

A- It is very unlikely as the homes are expensive to build, so to buy them will be very costly.

Q- 620 homes at the town centre seems like quite a low number, can we build more homes on this site?

A- This will be investigated. There is a question to be asked about how high we want the developments to be. We could accommodate more flats for example.

Q- 3-11 seconds traffic delay at Downend Road seems fantastical.

A- The 3 to 11 seconds estimated delay is in addition to the current delay.