

Welcome



Meeting Chairman
Councillor Susan Bell

Local Plan Introduction



Councillor Seán Woodward
Executive Leader of
Fareham Borough Council

What is the Local Plan?

- Every Council needs a local plan
- Identifies land for:
 - Housing
 - Employment
 - Retail
 - Leisure
 - Countryside
 - Community buildings



Fareham's Current Local Plan

- Used to assess all planning applications
- Current Local Plan, excluding Welborne, goes up to 2026
- Welborne Plan goes up to 2036



Updating the Local Plan

- 2015 Council agreed to update Local Plan and extend up to 2036
- Need a robust Plan to control development
- Recalculate housing numbers in line with updated Government guidance



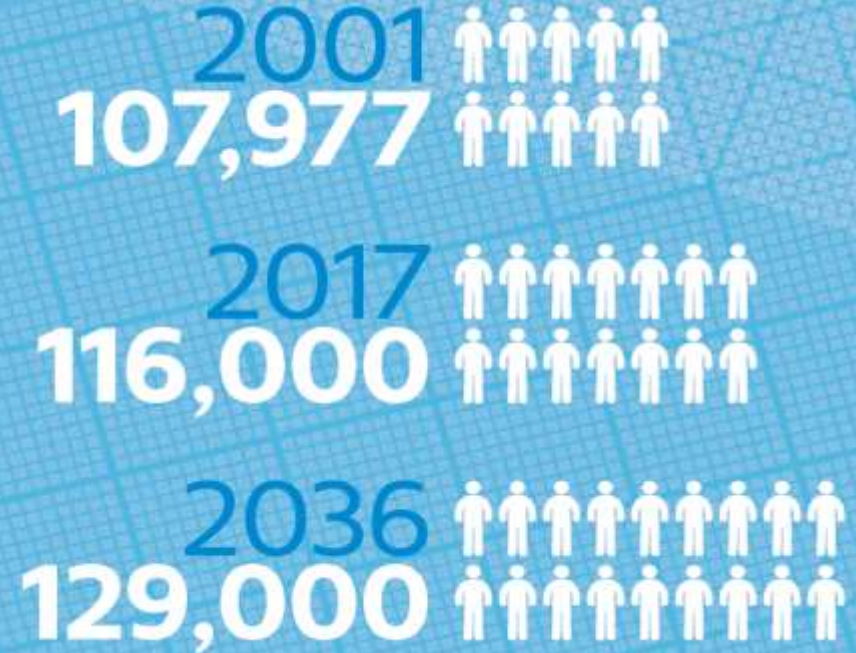
Why do we need more housing?

- Factors driving rising housing need in Fareham:
 - Changing demographics
 - Changes to the way we live
 - A challenging housing market



A growing population

- 8,023 more residents since 2001
- 13,000 more residents predicted by 2036



An ageing population

BETWEEN 2017 AND
2036 THERE WILL BE

14,000
MORE OVER 65s

5,000
MORE OVER 85s



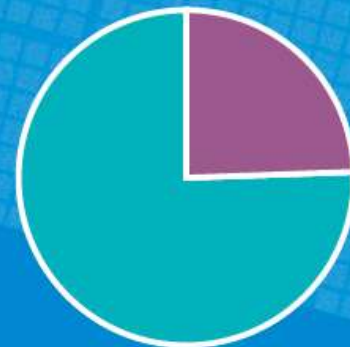
2017
OVER 65s
= 22% OF
POPULATION



2036
OVER 65s
= 31% OF
POPULATION

Changes in the way we live

- More people living alone
- Increase in divorce and break ups
- Larger homes needed for new combined families



24.5%

**OF RESIDENTS LIVED ON
THEIR OWN IN 2011**

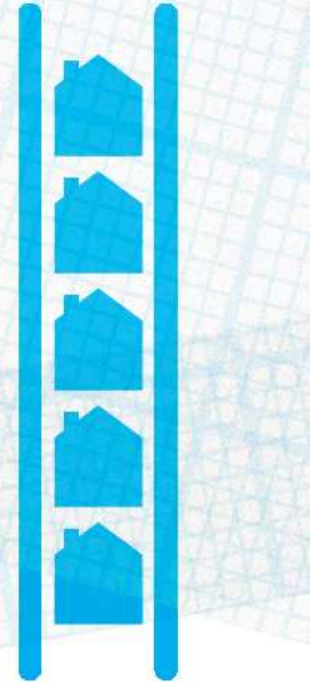
Difficulty of getting on housing ladder

- In Fareham:
- Average home costs £275,000
- £46,750 deposit needed
- Average wage under £30,000
- Many young people unable to afford to move out of home

£275,000*
AVERAGE HOUSE PRICE
*Figure according to National Housing Federation 2016

£30,000
AVERAGE WAGE

£46,750**
**DEPOSIT NEEDED FOR
FIRST TIME BUYER**
**Average deposit according to
Which? National Property Survey 2015



Our future housing need

- New Government method for calculating housing need
- More than 8,000 homes needed by 2036 - take into account those built or permitted since 2011
- Welborne and development in urban areas e.g. Fareham Town Centre will provide much of this
- Still shortfall of around 2,500 homes to be found on greenfield sites



Our housing need is urgent

- Cranleigh Road Planning Appeal
Government Inspector said:

“We need more homes over the next five years”

- Need to consider sites that can provide homes quickly
- If not, it will be difficult to control development



Isn't Welborne enough?

- 6,000 homes development plays a major part but:
 - Land ownership issues only recently resolved
 - Start date put back from 2016 to likely 2019



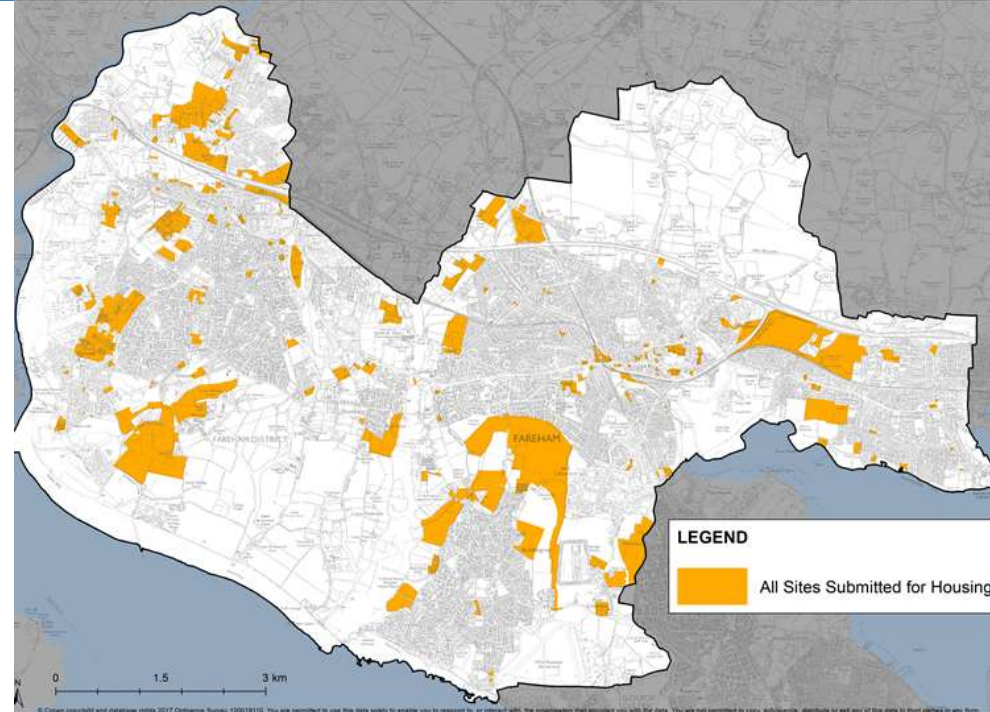
Isn't Welborne enough?

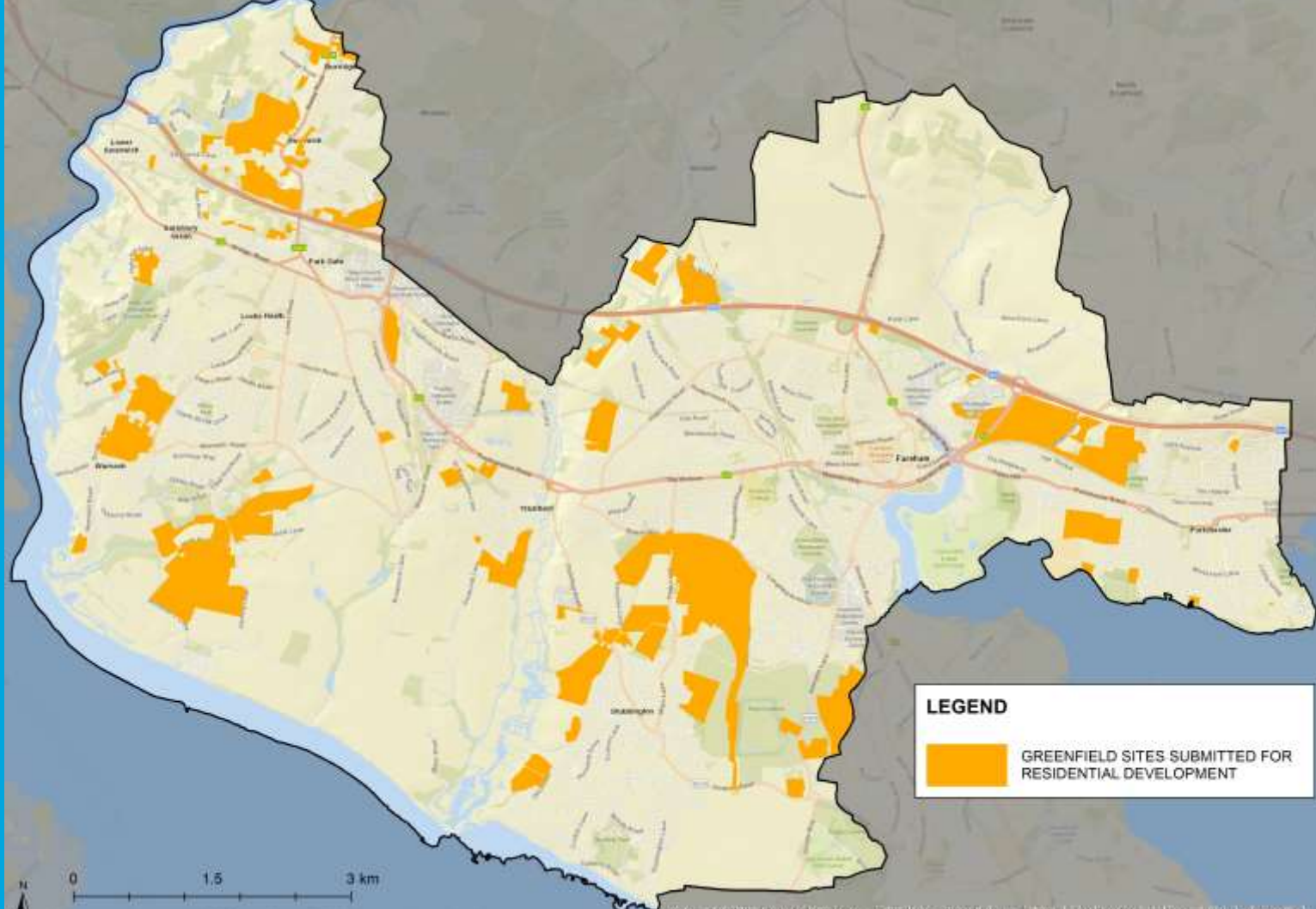
- Very unlikely to build all 6,000 homes by 2036
- Not delivering enough homes in the short term

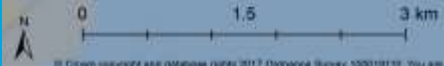
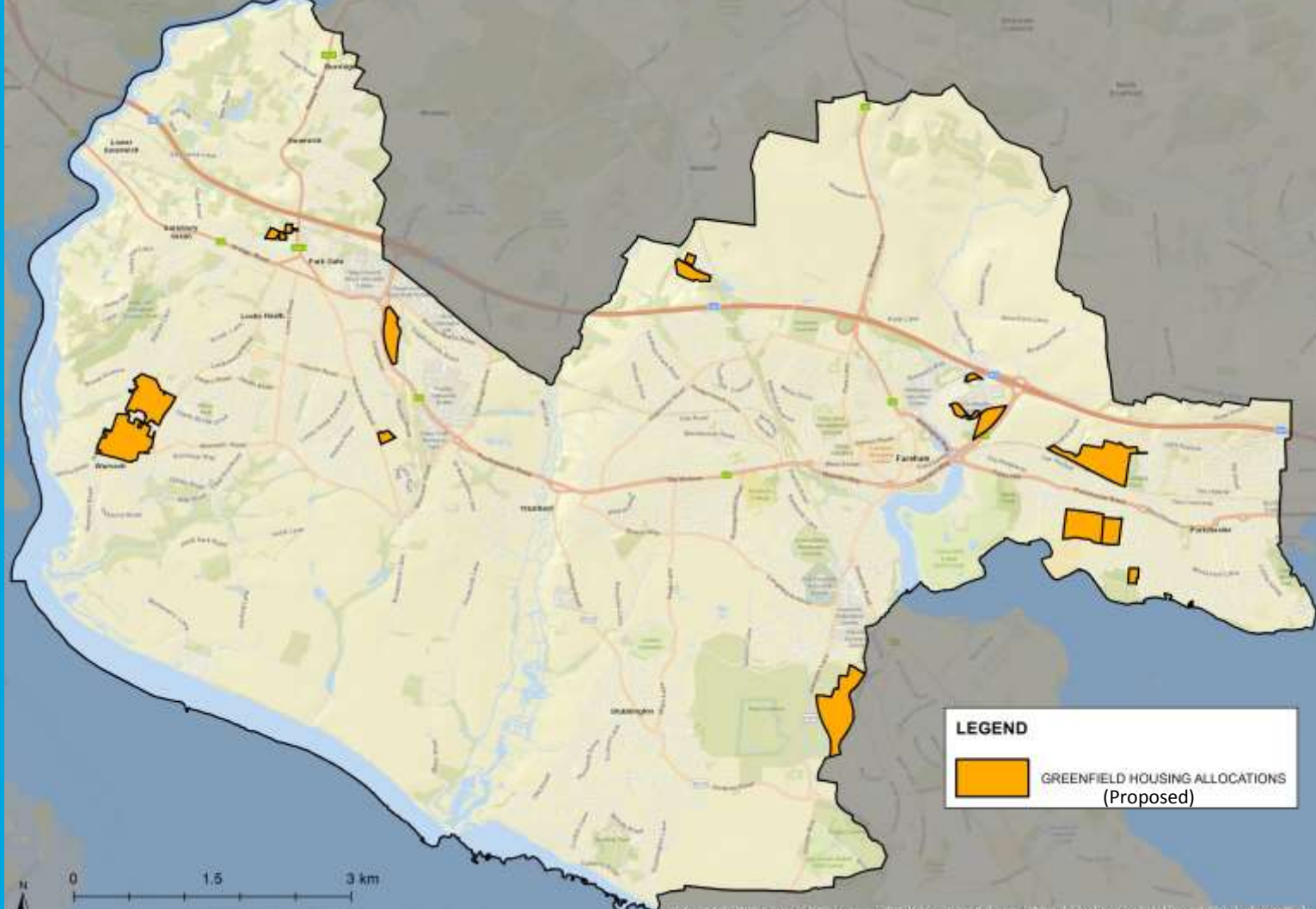


Call for sites

- Every Council has to do this
- Asked for possible housing (and also employment) sites
- Approximately 200 sites for homes considered and assessed
- All the greenfield sites promoted by developers would create c.10,500 homes







What housing will deliver

Draft Local Plan:

- 30% affordable homes on sites delivering 11 or more homes
- 20% affordable in Fareham Town Centre
- Larger housing developments will need to provide new or improve existing:
 - Open space
 - Space for play



What about infrastructure?

- Understand resident concerns
- Working with partners e.g. CCG (health) and Hampshire County Council
- Controlled development will aid infrastructure planning e.g. for roads and schools
- Larger developments can bring more funding for infrastructure, schools and roads



More than just housing

- The Draft Local Plan also:
- Proposes sites for employment:
 - Solent Airport at Daedalus
- Plans to revitalise Fareham Town Centre



Richard Jolley
Director of Planning and
Regulation

Choosing the proposed greenfield sites

We sought to:

- Protect our most valued landscapes, heritage features
- Prevent separate settlements from joining up
- Focus on greenfield sites next to existing urban areas, close to services and transport



Choosing the proposed greenfield sites

- Identified those sites where it is likely that they can be built and delivered by 2036
- Considered the potential impact of a site on:
 - Local roads
 - Local wildlife

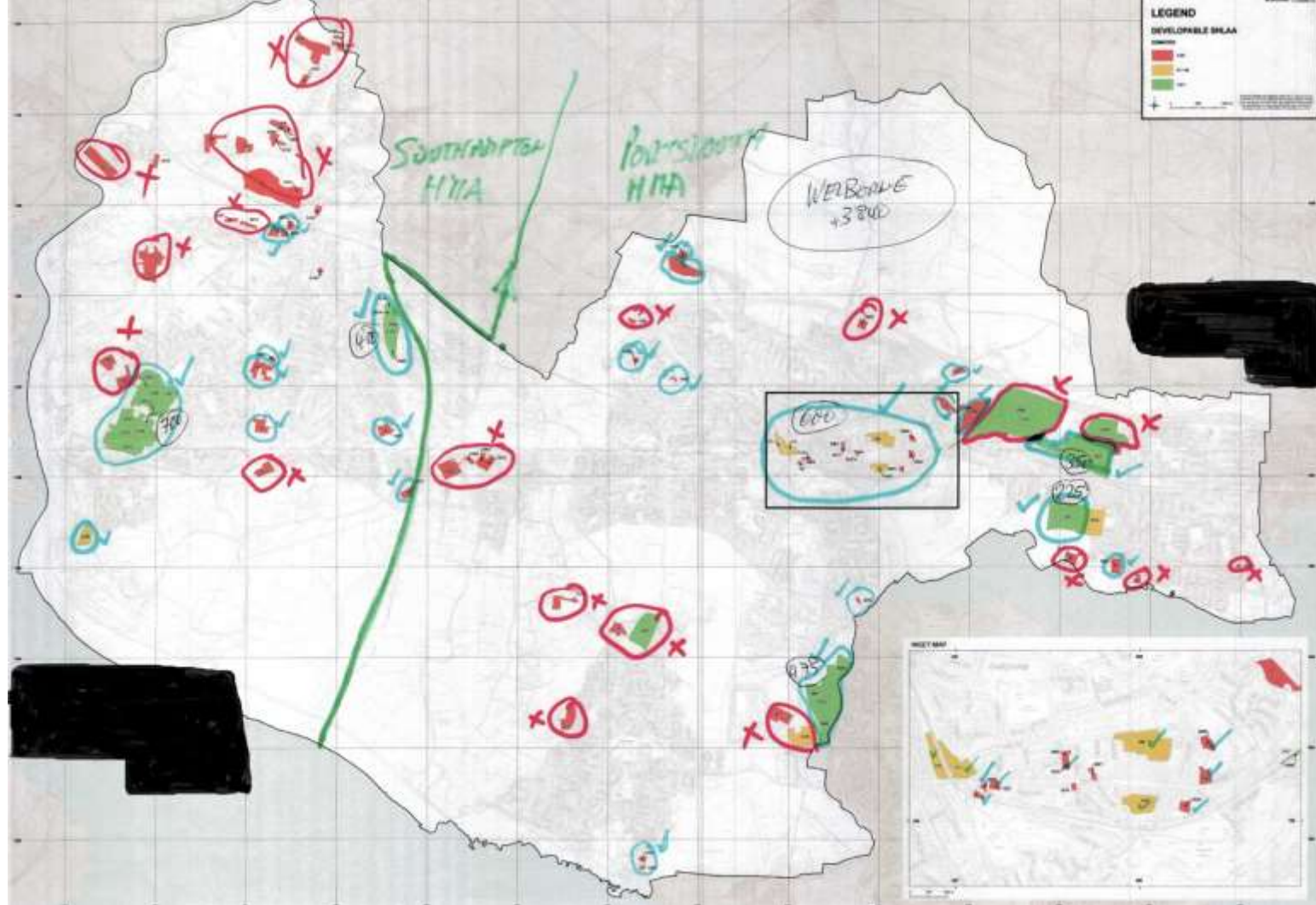


Mostly large sites preferred

- Mostly identified larger sites:
 - More likely to provide infrastructure improvements
 - ‘Place-making’ opportunities
 - Take longer to develop overall

But with some smaller sites

- Can be developed quickly
- Help tackle our short term housing shortage



Preferred sites in Portchester

- 744 homes proposed in draft plan:
 - 350 - East of Downend Road
 - 225 - Romsey Avenue
 - 120 - Cranleigh Road
 - 49 - Moraunt Drive







PORTCHESTER CAT AREA

-  Housing proposals
-  Railway
-  Roads
-  M27

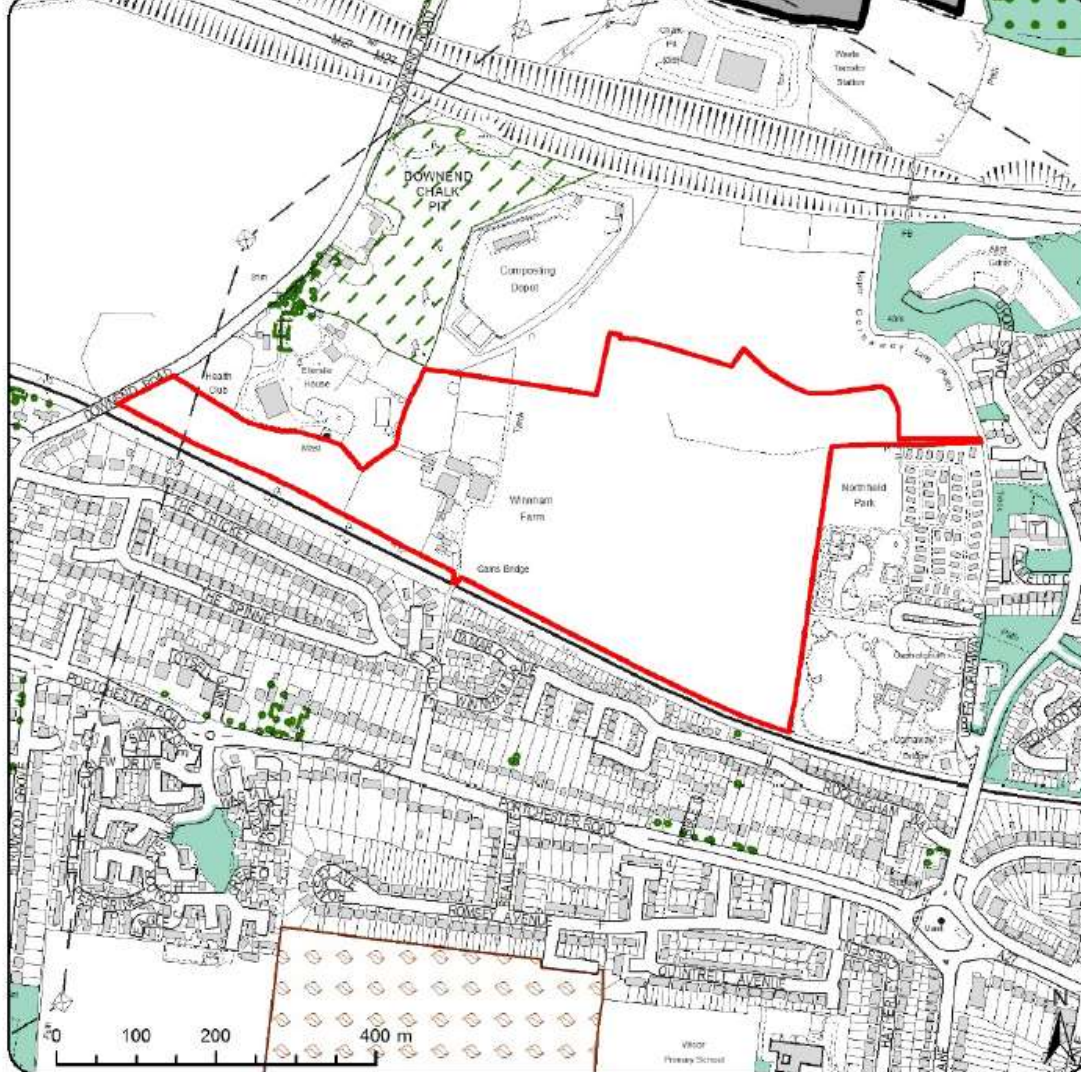
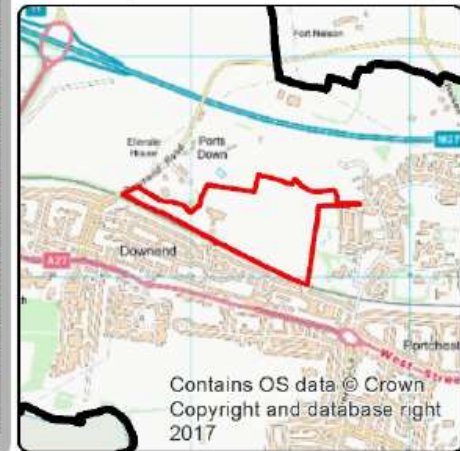


**SITE NAME : Downend Road,
Portchester**

LEGEND

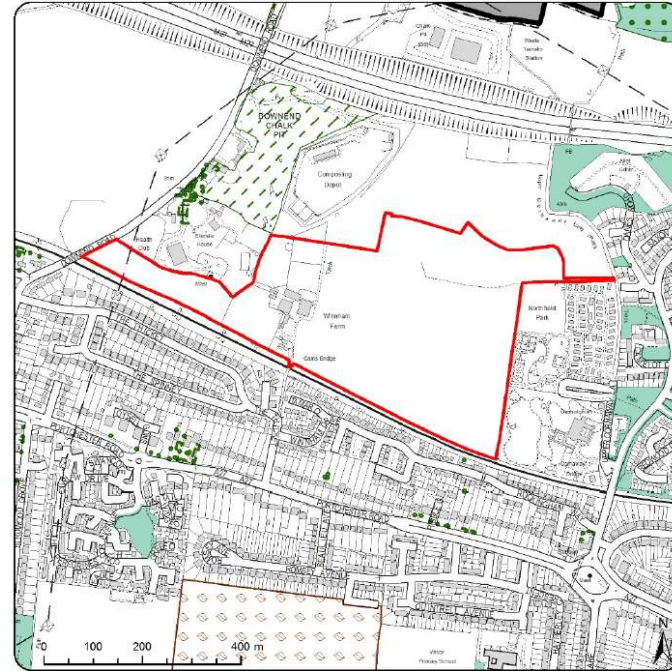
-  HOUSING ALLOCATIONS
-  SITES OF SPECIAL SCIENTIFIC INTEREST*
-  "UNCERTAIN" BRENT GEESE & WADER SITES**
-  SINCS**
-  EXISTING OPEN SPACE
-  TPO GROUP BOUNDARY
-  TPO GROUP MEMBER
-  TPO TREE INDIVIDUAL

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East of Downend Road

- Estimated 350 homes
- Maximum 2.5 storey high
- Applicants need to consider:
 - Setting on Portsdown Hill
 - Downend Chalk Pit
 - Possible archaeological remains



FAREHAM
BOROUGH COUNCIL

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Portchester**

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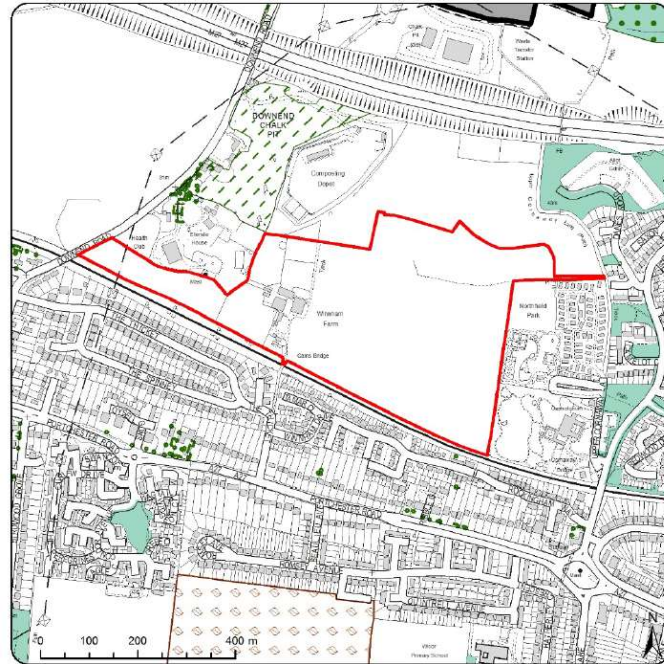
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East of Downend Road

- Main entrance via Downend Road
- Green and public corridors
- Paths and cycle routes
- Provide or contribute financially to:
 - Road improvements
 - Local schools and early-years childcare improvements
 - Play Area



FAREHAM
BOROUGH COUNCIL
SITE NAME : Downend Road,
Portchester

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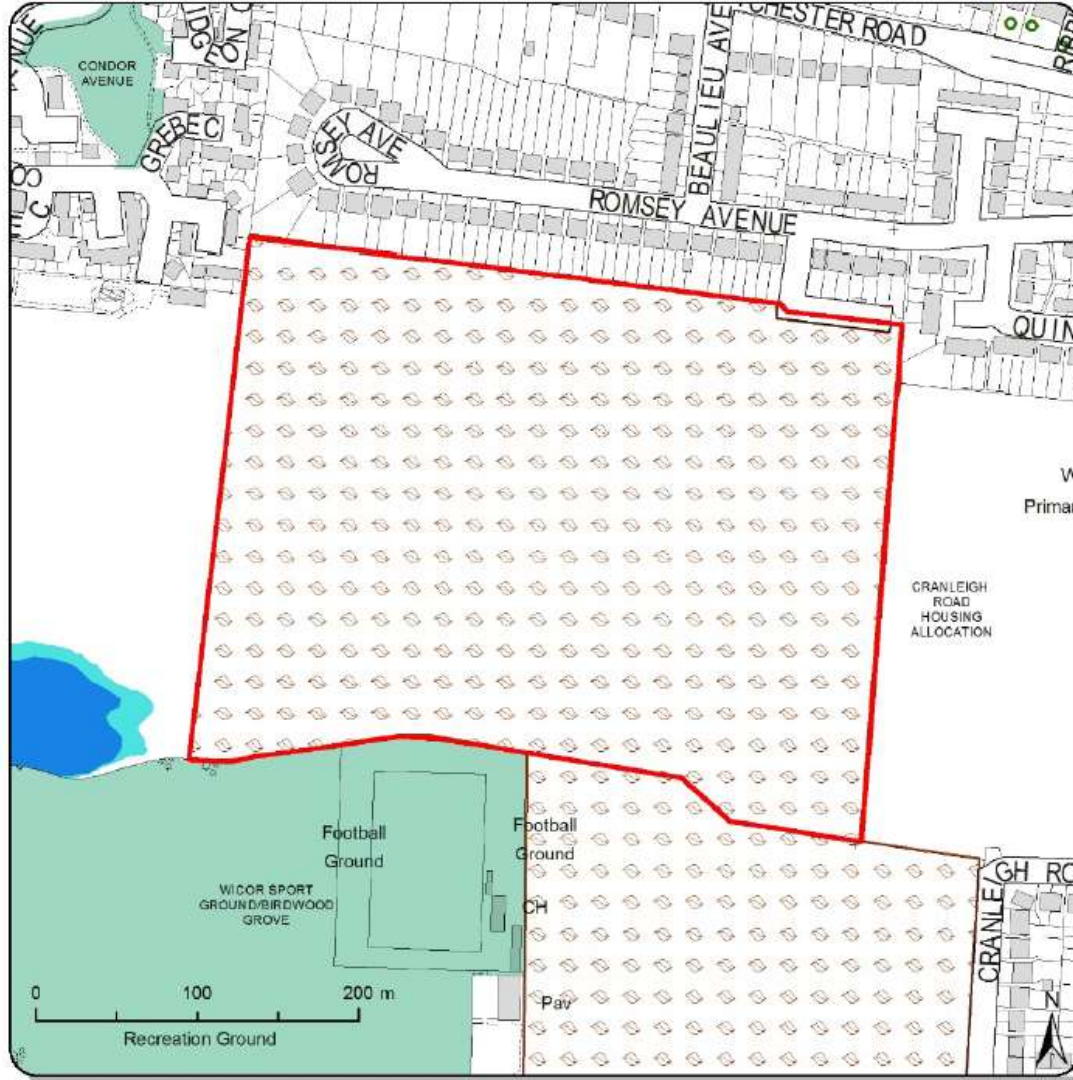
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**SITE NAME : Romsey Avenue,
Portchester**



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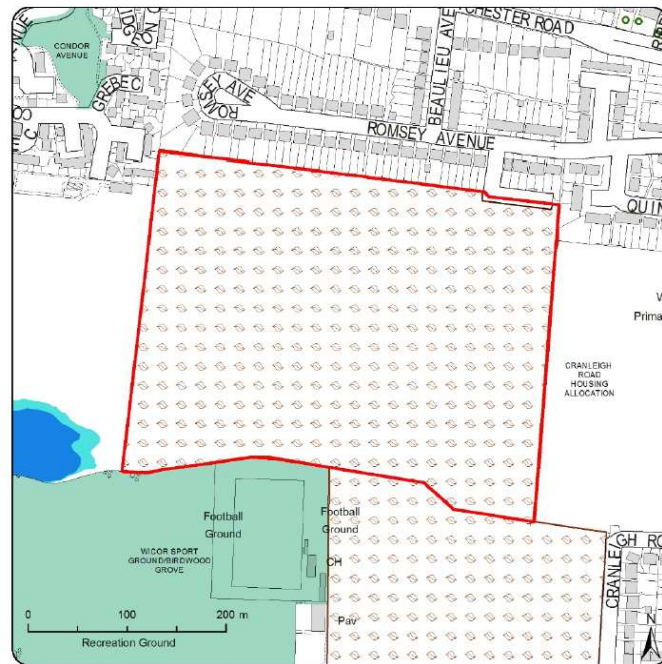
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-  EA FLOOD ZONE 3
-  EA FLOOD ZONE 2

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Romsey Avenue

- Estimated 225 homes
- Maximum 2 storeys high
- Applicants need to consider:
 - Protection measures for:
 - Badger setts
 - Possible Brent Geese and Waders
 - Hedgerows



FAREHAM
BOROUGH COUNCIL
SITE NAME : Romsey Avenue,
Portchester

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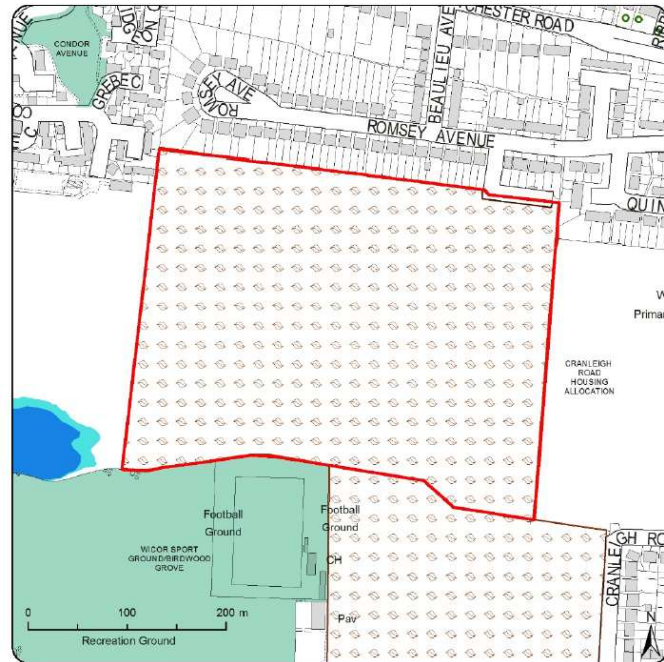
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Romsey Avenue

- Main entrance via Romsey Avenue
- Pedestrian and cycle crossings
- Provide or contribute financially to:
 - Local road improvements
 - Local schools and early-years childcare
 - Open space on site
 - On site play area



FAREHAM
BOROUGH COUNCIL
SITE NAME : Romsey Avenue,
Portchester

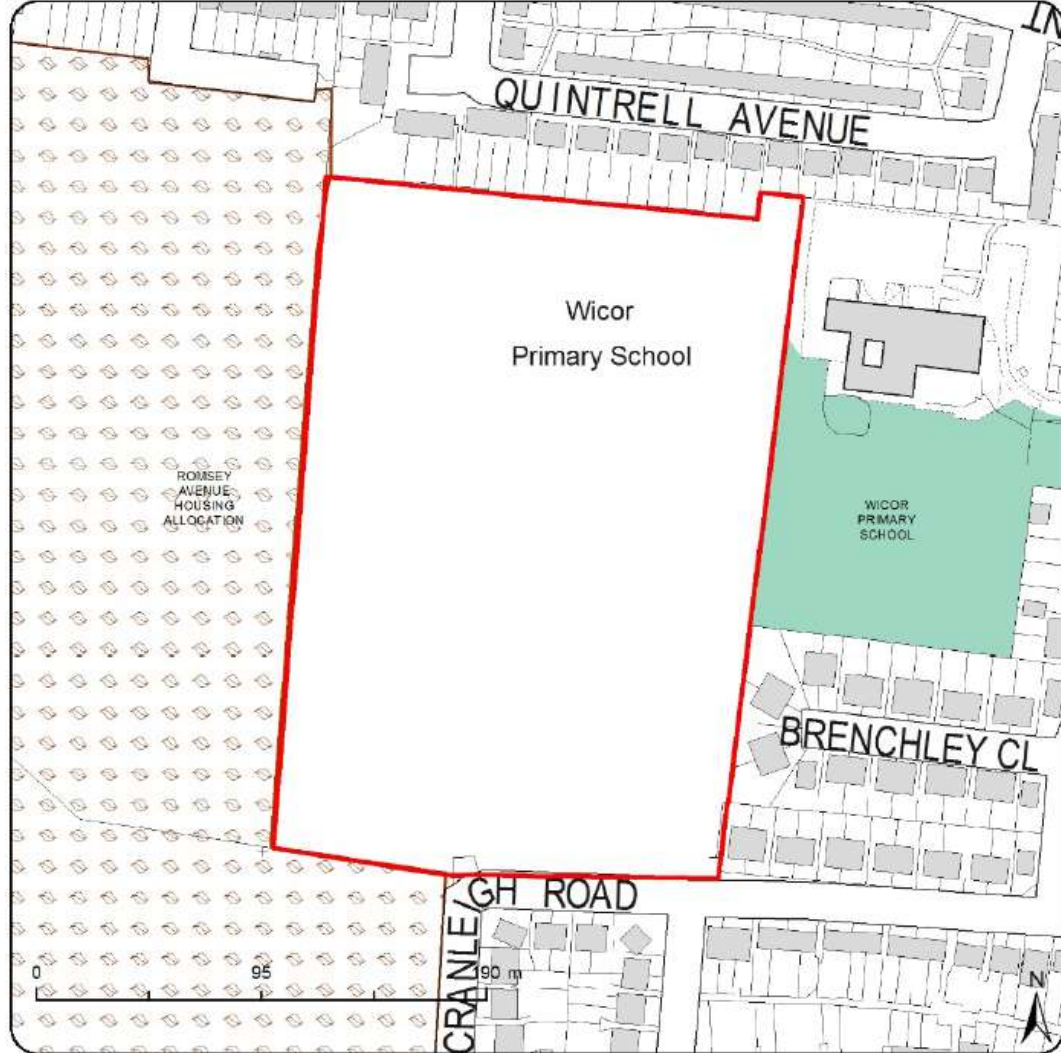
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**SITE NAME : Cranleigh Road,
Portchester**



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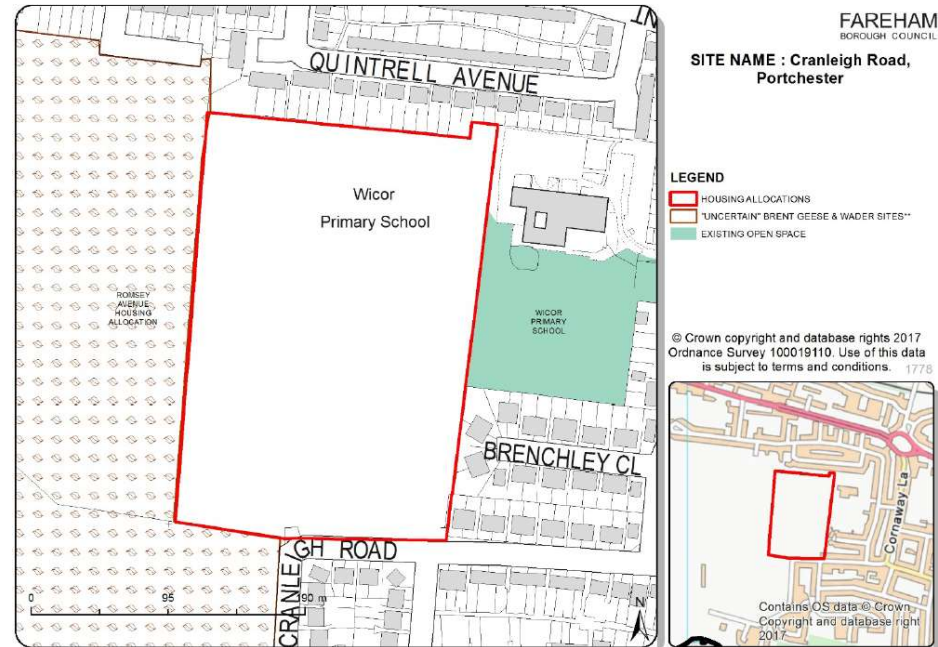
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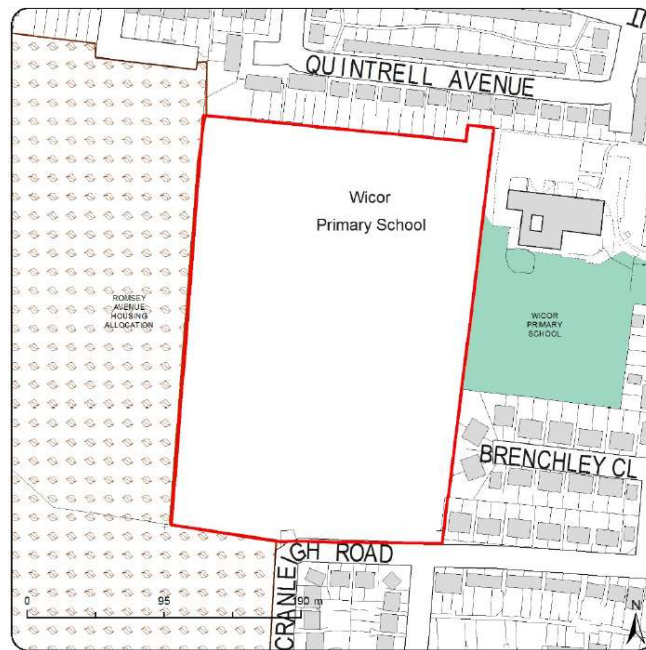
Cranleigh Road

- Outline permission granted on appeal
- Estimated 120 homes
- Maximum 2 storeys high
- Reserved application needs to consider:
- Protection measures for:
 - Badger sets



Cranleigh Road

- Main entrance via Cranleigh Road
- Pedestrian and cycle crossings
- Hedgerows
- Provide or contribute financially to:
 - Local road improvements
 - Local schools and early-years childcare
 - Open space on site



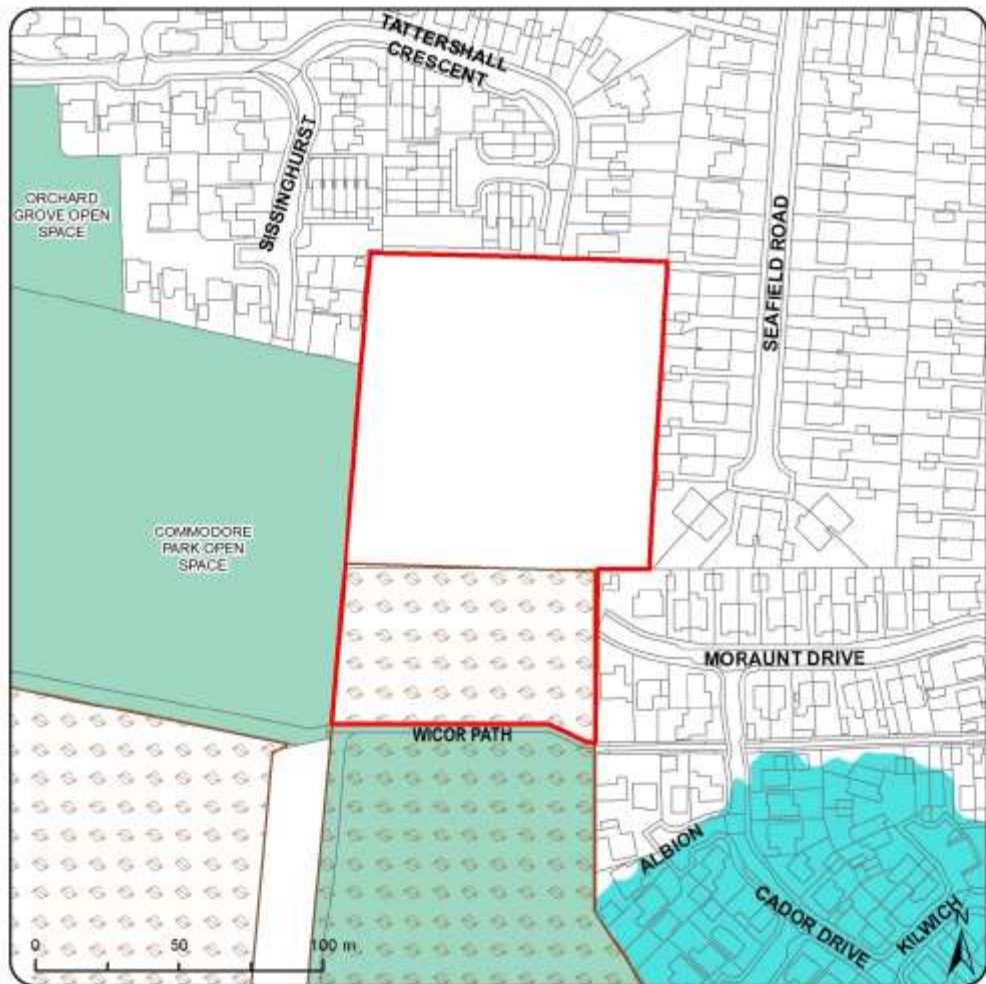
FAREHAM
BOROUGH COUNCIL
SITE NAME : Cranleigh Road,
Portchester

LEGEND
HOUSING ALLOCATIONS
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EXISTING OPEN SPACE

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SITE NAME : Moraunt Drive,
Portchester



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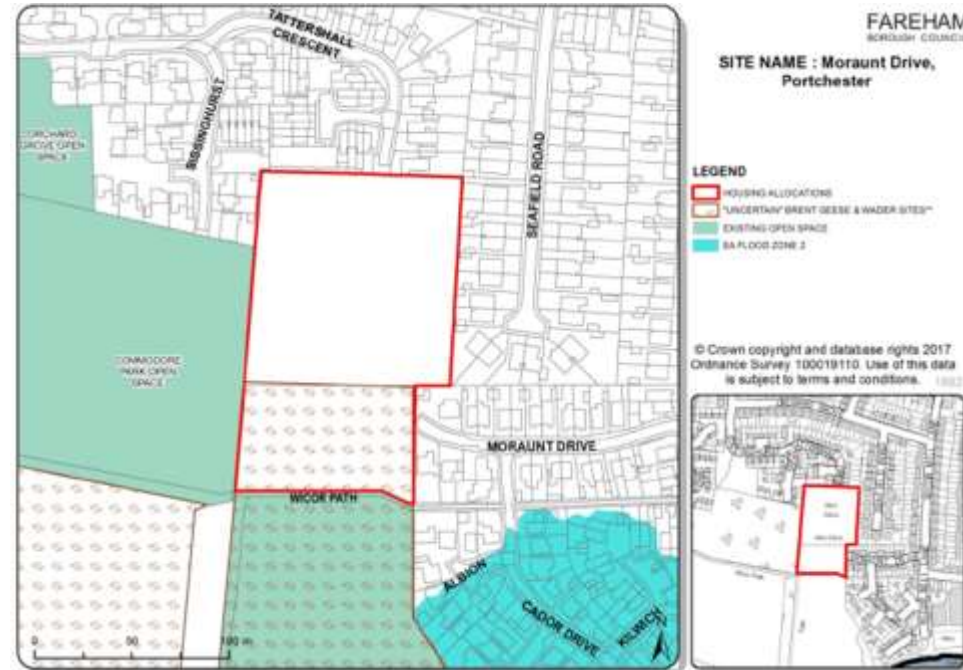
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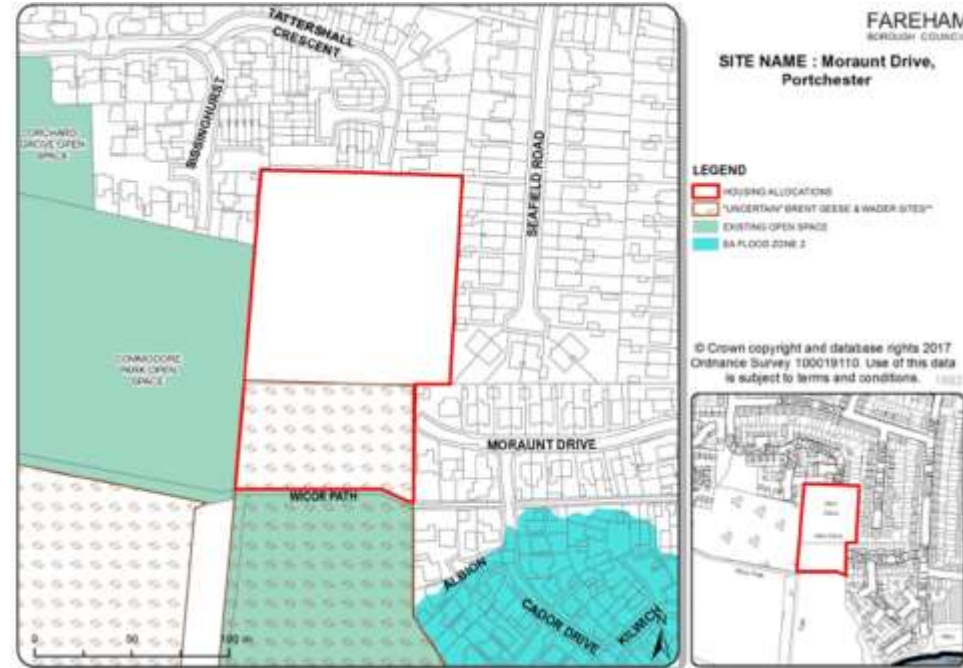
Moraunt Drive

- Estimated 49 homes
- Maximum 2 storeys high
- Applicants need to consider:
- Protection measures for:
 - Possible Brent Geese and Waders
- Border trees and plants to minimise visual impact



Moraunt Drive

- Main entrance via Moraunt Drive
- Pedestrian and cycle connections
- Provide or contribute financially to:
 - Local road improvements
 - Local schools and early-years childcare
 - Improvements to Orchard Grove/Commodore Park Open space



We need your help

- It is only a Draft Local Plan

Consultation:

- Are there issues with the preferred sites proposed?
- Are there more suitable sites we should choose to develop?
- Are there better ways to meet housing and employment needs?



Have your say

- Comment by Friday 8 December
- See agenda for ways you can comment



What happens next?

8 December	Consultation closes
Winter 2017-Summer 2018	Analyse responses and adjust the Draft Plan
Summer 2018	Consult on Publication Version
Autumn 2018	Submit Local Plan and all consultation comments to Secretary of State
Winter 2018/19	Examination in Public by Government Inspector
Summer 2019	Council adopts New Local Plan

Any questions?