

# Community Action Team Meeting (CAT) The Garage Room, Titchfield Community Centre

## Draft Local Plan Supplement Public Meeting

Friday 24 January from 6-7.30pm

### Speakers:

- Cllr Seán Woodward, Executive Leader of the Council
- Gayle Wootton, Planning Strategy Manager
- Cllr Tiffany Harper, Meeting Chairman

### Who was there?

- Present: Cllr Mrs Hockley, County Cllr Hockley
- Approximately 60 residents for the meeting and 20 residents for exhibition
- Planning officers and members of the Consultation team

### What was talked about?

#### Introduction by Cllr Woodward

Cllr Woodward gave an introduction setting out the background of changes to the Government requirements for housing in Fareham that have led to us needing to make further changes to the Draft Local Plan. We are consulting on a Supplement to the 2017 Draft Local Plan and this is one of five meetings and 6 exhibitions that are taking place this winter. He encouraged residents to ask questions at the end of the presentations. If we do not have a Local Plan the Planning Inspector takes control of our planning decisions and in order to meet the Government housing requirements may well agree proposals that locally we would object to. This has happened in neighbouring authorities and we do not want that to happen here. He highlighted the phrase on one slide “an obligation to help other areas”, in practice this means we are expected to absorb unmet housing need of neighbouring authorities. As a result, we must look for further development beyond our own need and this is where the proposals for strategic growth areas come in.

# Community Action Team Meeting (CAT)

## The Garage Room, Titchfield Community Centre

**Main Presentation by Gayle Wootton, Planning Strategy Manager (presentation lasted appx. 30 minutes)**

Gayle set out how we started this Local Plan process in 2015. At the time, we had a near complete local plan, the consultation that took place in 2017 received 2500 responses.

In 2018 the way housing calculations were set changed and as a response we had to review the local plan. From the Issues and Options consultation last summer, we found there was support for brownfield sites as opposed to greenfield, and support for higher density housing where there is good public transport. There was widespread support to preserve green spaces and areas of landscape value, such as the coast.

In the Issues and Options consultation, we asked about Good Growth, we define this as encouraging quality of life, maintaining our distinct communities, minimising environmental impact, promoting green and active travel and meeting our housing need whilst making sure the necessary infrastructure is in place (see slide). Central Government made three changes to The National Planning Policy Framework in 2018. The impact of these were:

- Higher housing need, from 420 dwellings to 520 dwellings per annum.
- Diversity in housing sites, with at least 10% as smaller sites.
- We need to plan for the unmet housing need of neighbouring authorities for which we have a 'duty to cooperate'. Our own requirement is 520 houses and we must add a buffer in addition to sites that have already come forward, we estimate these at an additional 10-15%.

The total housing need for the borough up to 2036 we estimate between 9152 to 9568 dwellings (see housing supply slide). We also expect windfall sites, these have averaged 70 sites per year, these are additional sites that we have not known about but come from developers. Draft Local Plan sites from the 2017 consultation will continue to be counted against the target figure as are the planned development at Welborne which will be over 4000 within the time of the Local Plan (6000 in total). This brings the total figure to around 9500 so we have added a few additional sites in the Supplement to meet the requirement.

# Community Action Team Meeting (CAT)

## The Garage Room, Titchfield Community Centre

There will remain ongoing work to secure a five year rolling Housing Land Supply so we can meet our year on year requirement or again, the Planning Inspector is able to intervene and make approvals outside of our Plan, this is a further reason why the buffer is so important. Before the Publication Plan later this year we will merge the 2017 Draft Local Plan with the Supplement consultation outcomes and set out our full proposals. (see Revised Development Strategy slide).

We are proposing to re-instate Areas of Special Landscape Quality (see landscape quality slide). We propose to designate these as areas where development would be deemed inappropriate unless the proposals can maintain landscape character.

We have four new Proposed Allocations (see slide). Rookery Farm is currently an aggregates recycling site and the owners have promoted the land to us for development. 1-2 The Avenue, close to train station in Fareham. There is a site in Botley Road of 5 houses and a sheltered housing scheme at Cams Alders.

There are two Strategic Gaps at present, one in the Meon Valley and the second between Stubbington and Fareham. We have a commitment to continue to provide a gap between the settlement areas (see strategic gap slide). The focus of these areas is to maintain settlement identity and prevent coalescence.

There are two Strategic Growth Areas (see slide). These are proposed as areas to undergo a process of Council-led masterplanning. Being led by the Council has the advantage of the Council taking control of the planning process and only allowing development in specific areas where infrastructure allows or could be enhanced, and that fits in with existing settlements. Without it we are subject to speculative proposals from developers that the Council must defend through the planning process. It's a way of the Council having more control over these development areas as well as residents and businesses having certainty about where growth is planned beyond the scope of this current plan and well into the future.

# Community Action Team Meeting (CAT)

## The Garage Room, Titchfield Community Centre

- SGA Downend (slide):

One of 8 areas consulted on last year, it would have distinct neighbourhoods well related to existing settlements. They would be close to transport links and would provide new infrastructure and interconnected green space with protected biodiversity. Also, we could save large parts of Portsdown Hill from development.

- Strategic Growth Area (SGA) Stubbington/Fareham gap:

Another of the 8 areas consulted on last year. The three main landowners and site promoters are willing to work with us to retain a significant proportion of the strategic gap whilst creating residential development with social infrastructure, leisure and parkland facilities and health provision. There are mitigation opportunities in the area - protection for Brent geese, nitrate offsetting, this would provide more green space for residents and wildlife.

We are also proposing new housing and environmental policies:

- National space standards, minimum size of rooms/homes to promote health and wellbeing and ensure homes are liveable
- Increasing the diversity of supply. Promoting small-scale development where there is access to rail /bus routes and shops
- Protect our 5-year housing land supply, so we keep control of our planning process
- New over-arching policy for climate change
- Flood risk and sustainable drainage systems
- We are proposing a new policy specifically on protecting trees and woodland
- A new policy on air quality including provision of electric vehicle charging points

We want you to 'Have Your Say', the supplement and survey are available online and by request at the Civic Offices. You can also view it at libraries in Fareham. There are also supporting evidence documents to comment on. There will be another consultation in the summer on the Publication Plan before it is submitted to Government.

**End of Presentation from Gayle Wootton, Planning Strategy Manager**

# Community Action Team Meeting (CAT)

## The Garage Room, Titchfield Community Centre

### Questions from the audience (Cllr Woodward answered these)

**Q1: 30% of chalk in Hampshire is dry. Water extraction from the River Itchen is at its limits. Southern Water was recently fined for its water supplies. It's all controlled by the Environment Agency. On a BBC recent programme focusing on Hampshire a member of the Environment Agency said, 'there shouldn't be any more house building'. So, would you care to say how we ensure the water supply is going to work?**

A1: Southern Water is considered a statutory consultee, so they will have to respond to the consultation. We consult them and work with them. We work as part of the Partnership for South Hampshire. Natural England, Southern Water and the Environment Agency are present at these meetings, and they know we have to deliver more houses. When the Local Plan is developed, we have to address these issue in consultation with these bodies, they have to check that we are able to build and that the water and the sewage can be dealt with and removed safely. No new housing has been approved recently and will not be until we resolve the issues of additional nitrates in the special protection area of the Solent.

**Q2: My question relates to Quality of life. When you fly around England you see open countryside until you reach this area. Why is it the nitrate restriction stops you building but not the quality of life of local people?**

A2: DEFRA manages the Environment Agency and Natural England, they both say differing things. We do receive conflicted messages from different central Government departments. The Government is not joined up in any way. The Ministry of Housing says we need to build. The amount of land built on in the UK is 4% meaning 96 % isn't, in Fareham it's 38% but in Gosport it's 70%, and probably more in Portsmouth. Fareham is well built on, but we have to accommodate our neighbours housing need. It all needs to be addressed in the Draft Local Plan. If we refuse, the Plan will be rejected and we will lose control of our planning altogether.

# Community Action Team Meeting (CAT)

## The Garage Room, Titchfield Community Centre

**Q3: It seems that departments are fighting between themselves.**

A3: It does feel like that sometimes, but we have to be seen to be answering what they ask of us, which is why having our own policies helps.

**Q4: The 'Duty to co-operate', what does that mean in regard to the Stubbington Strategic Gap. It looks like this area is going to have to go. It could be determined that we have to meet the needs of Gosport. Also, when it comes to Winchester, aren't they going to have to have a Duty to co-operate with us. So, we could ask Winchester to cover the extra need for Gosport?**

A4: No one is saying the strategic gap will disappear. But when we adopted the current Local Plan in 2015 the Planning Inspector said we would need to review the size and boundaries of these gaps. The Strategic Growth Areas are highlighted but are not an allocation. They will not be filled in. There needs to be masterplanning done. We do have to look at the area and where sites might be appropriate, so we can preserve the distinct settlements.

**Q5: I live in Catisfield, I understand the identification of the strategic growth area South of Fareham, but doesn't it negate the whole point of the Stubbington bypass?**

A5: Without the Stubbington Bypass it will be far, far worse. Growth will be worse if we can't provide the road. Gosport is the reason why we are reviewing the area. If Gosport can meet its needs, then we won't have to do it.

**There were no more questions at this point.**

Cllr Woodward closed the meeting and thanked everyone for attending.

**Keep in touch on the go**

'Like' us on [Facebook](#)

'Follow us on [Twitter](#)