

# Fareham TODAY

**HAVE YOUR SAY ON OUR STRATEGY  
FOR FUTURE DEVELOPMENT IN FAREHAM**

**DEADLINE  
1 MARCH**

# FOREWORD



BY COUNCILLOR SEÁN WOODWARD  
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL



**In the summer we consulted on the key issues and options for future development in Fareham. Discussing the nature of new housing, where developments should happen and which valued landscapes should be protected within the Borough has helped to inform the preparation of a revised Development Strategy that will give residents and developers certainty for the future.**

The past three years have been a challenging landscape for planning and we have been acutely aware of the struggle some people have to get on the housing ladder. At the same time the Government has made dramatic changes to its planning policies, introducing a top-down approach to housing targets that means the number of houses required in Fareham has shot up.

The impact of this will be character-changing for the Borough so it is vital that we regain control of development locally. A robust and forward-thinking Local Plan is the answer.

Our neighbours are facing the same struggle. We are already working with other local authorities to discuss how we will deliver the Government's targets together. It is clear that some councils cannot meet their own housing need with the land available to them. Through the Partnership for South Hampshire, which is a collaboration of all South Hampshire councils, we are seeking a joint approach that will balance the needs of the Borough with the region.

There is also the task of balancing the demand of Government housing targets with our legal obligation to protect wildlife habitats and the desire to maintain valued landscapes by achieving nitrate neutrality (see pages 8 & 9). At this time, these requirements appear to be at odds and our obligation to meet the

Government's Housing Delivery Test is a real concern. Again, we are working with other local councils, Government organisations and interested parties to find a solution.

In the meantime, we are moving through the stages of plan preparation and closer to the stage where the new Local Plan can be submitted to the Government's Planning Inspector for independent scrutiny. This consultation presents you with an opportunity to comment on the revised Development Strategy for the Borough which the Council considers is appropriate in order to meet the development requirements to 2036.

Importantly, before that happens, we are seeking your views again. Your feedback from the Issues and Options consultation in the summer of 2019 has led us to propose additional areas for development and new draft planning policies to create a supplement to the draft Local Plan that we consulted on in 2017.

**You can request a copy of the supplement from the Council or view an online version on the Council's website. You can find out more about this in the pages of this special edition of Fareham Today, on the Council's website and at various consultation opportunities as set out on page 19.**



# WHERE ARE WE NOW?

In 2015 the Council began preparing for new homes to be built in the Borough in response to a growing population and housing shortage - something being experienced across the region.

This called for a change to the key document for setting a development strategy to respond to local housing, employment and leisure need.

Since the Council began consulting on its new draft Local Plan in 2017, the Government has overhauled its National Planning Policy Framework (NPPF\*) and introduced a new top-down approach to calculating how many new homes we need to plan for.

This was a significant change for Fareham because it increased the number of houses for which the Council needs to find land. The minimum is currently 520 houses each year with a suitable buffer on top in case of delays that could prevent the Council from meeting Government housing targets.

As a result, we had to go back a step to review our Development Strategy and find new sites to accommodate additional housing up until 2036.

# ISSUES AND OPTIONS

With so much change driven by national Government in the past three years, it is vital to maintain a clear and comprehensive strategy for planning in Fareham. The Local Plan must be justified, effective and evidence-based because it will be open to challenge and scrutiny. It must also look to the future and provide clarity on development in years to come.

With this in mind, last summer we consulted on the key Issues and Options that would help inform an updated Development Strategy for Fareham's new Local Plan. You'll find a summary of the feedback we received over the page.

**\*NPPF explained** The National Planning Policy Framework (NPPF) sets out how councils should calculate, and plan to meet, future housing demand both separately in their own districts and boroughs, and by working with neighbouring authorities across regions such as South Hampshire.

It also sets out how the Five Year Housing Land Supply (5YHLS) and new Housing Delivery Test (HDT) work together to ensure housing targets are met and maintained.

# YOUR VIEWS



Artist's impression of Rose Court (currently under construction on the former Hampshire Rose pub site in Highlands Road).

## Housing

**There was overwhelming support for the development of brownfield sites in urban areas. Respondents were supportive of higher rise developments, up to three or four storeys, in locations with good transport infrastructure, such as a railway station.**

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space. Residents want any new homes to be in keeping with the area. They have concerns that modern homes are too small, not well sound-proofed and built with insufficient parking. They were also concerned about large scale developments because of the infrastructure requirements, and suggested a balance between large and small sites.



We held a consultation for the new Local Plan between June and July 2019; residents were encouraged to find out more and give their views across a comprehensive range of Issues and Options.

Many respondents felt new homes should be built in an eco-friendly manner and that residents should have sufficient access to green/open space.



NB: External materials/colour will be different from that shown.



## Green space and protected sites

**There was strong support for retaining and protecting green space, particularly in the context of new development. Concerns were raised about protecting the coastal areas and rising sea levels.**

There was a strong desire to protect the Meon Valley against development because of its valued landscape, historical significance and wildlife. In the Western Wards concerns were raised about protecting wildlife habitat and the scenic environment. Spaces identified as valued landscapes were green spaces, coastal areas and open space. Other areas people wanted to see protected included historic areas, parks, and trees.

**There was strong support for retaining and protecting green space, particularly in the context of new development.**

Concerns about traffic were a constantly recurring theme both in terms of new homes and employment spaces.

We understand that many people want to know specific details about potential sites rather than the broad-brush options outlined in the consultation.

However, understanding public opinion on the points discussed has allowed the Council to take on board the views of a wide range of interested parties and understand the support for some options over others.

All of the points raised have been fed into the Local Plan Supplement, and, in particular, the revised Development Strategy.

**You can read the new Local Plan Supplement at [www.fareham.gov.uk/consultation](http://www.fareham.gov.uk/consultation)**

# REVISED DEVELOPMENT STRATEGY

Our revised Development Strategy sets out how the Council proposes to meet development needs to 2036. It is underpinned by a number of factors, including landscape, the need to recognise settlement identity and conforming to national policy.

**Strategic gaps have long been important in shaping development that has occurred in the Borough. They have an important role in separating settlements and maintaining the distinct identities of towns, villages and urban areas. However, landscape is also an important issue when considering new developments.**

In two appeal cases, which the Council successfully defended in 2019, the protection of valuable landscapes was a key deciding factor for the Planning Inspector. The Council has taken note and followed a landscape-led approach to revising its Development Strategy. Landscapes identified as having a distinctive character have helped determine the revised Development Strategy, demonstrating where

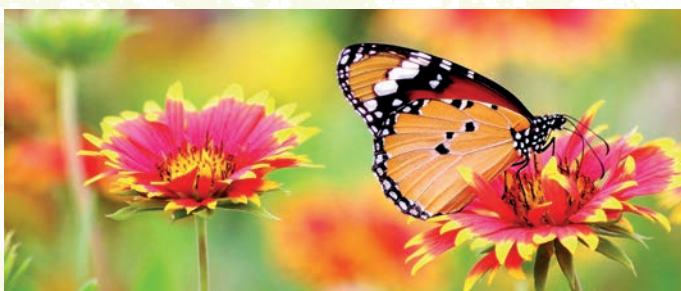
large scale development may not be suitable because of the impact on the landscape.

In addition, the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes whilst highlighting the areas of special landscape quality.

All councils should be delivering ten per cent of their housing on sites smaller than one hectare. We know that larger developments can be delayed and this can have a serious impact on the number of houses built in a year whereas smaller sites can usually be built relatively quickly.

We are not far off this requirement, so the Council is proposing to introduce a new policy as part of its revised Development Strategy to support small-scale development under five dwellings where it is well served by local facilities and does not negatively impact on the existing built form of the area.

The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough under the new NPPF such as failing the new Housing Delivery Test (see opposite).





...the Local Plan Supplement contains a policy that recognises the importance of all of the Borough's important landscapes...

The risk of falling behind in delivering new homes is a problem the Council wants to avoid as it would have consequences for the Borough...

Our approach is to put a buffer in place so that if planned housing falls behind in some developments, the Council will not fail the Government demands and miss its targets.

Another important element of the revised Development Strategy is the need to co-operate with neighbouring authorities in situations where they cannot meet their housing need. We anticipate this being an issue for Fareham due to the strong probability that Portsmouth City Council and Gosport Borough Council will be unable to accommodate their housing numbers. We are therefore proposing two Strategic Growth Areas where developments could meet the principles of good growth (see pages 14-15).

**520**  
NUMBER OF HOMES NEEDING TO BE BUILT IN EACH OF THE NEXT FIVE YEARS

**2016**  
THE LAST TIME FAREHAM HAD A HOUSING LAND SUPPLY EXCEEDING FIVE YEARS

**What is the Housing Delivery Test?**

The Housing Delivery Test (HDT) is used to determine whether the required amount of housing has been delivered over the previous three years.

It was introduced by the Government in 2018 and is being phased in over three years. The Council passed the first test in 2018 and is likely to pass the second for houses delivered up until March 2019. However, next year's test will be far more challenging as the pass rate increases.

Councils that achieve less than 95 per cent of their housing target will have to produce an action plan to increase housing delivery. Councils that fail the test at 85 per cent or lower, will need to build in a 20 per cent buffer to the 5YHLS. In Fareham this would mean over 600 homes would need to be built in each of the next five years.

**What is the 5YHLS?**

When submitting a Local Plan to the Government's Planning Inspector, the Council needs to show where, and how, it plans to meet its housing requirement over a rolling five-year period. This is known as the Five Year Housing Land Supply (5YHLS).

Unfortunately, Fareham has not had a housing land supply exceeding five years since 2016 because of delays to planned development. One of the reasons the Council plans to incorporate an appropriate buffer in its new Local Plan is to mitigate the effects of further delays that may arise in the future.

# BALANCING WILDLIFE PROTECTION AND NEW DEVELOPMENT

**The Solent is internationally important for its wildlife and has several areas designated as European Protected Sites.**

**Balancing the need to protect the waders and wildfowl that visit the Solent against new residential developments is an important responsibility for the Council. It is also one that is threatening to prevent the Borough from meeting its Government housing targets.**

## **Protecting wildlife from harmful development**

**Natural England is the Government's advisor for nature conservation and a statutory consultee for all planning applications.**

In February 2019, Natural England updated its advice to local councils to reflect recent European case law. The result is that for every planning application for new homes, from a single property upwards, the Council must now carry out a Habitats Regulations Assessment (HRA) to decide whether the proposed development will have an adverse effect upon any European Protected Sites (EPS).

If an adverse effect is considered likely, the Council needs to take a view on whether this can be mitigated in some way. It must then consult Natural England on the detail of any proposed mitigation and take account of any advice received in response.





...no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019.



### Why the change in advice?

**Natural England stepped up its advice to councils around the Solent in relation to levels of nitrates entering the channel in wastewater from new dwellings.**

It says this is likely to have a significant effect upon EPS and the birdlife they support. Natural England advises that developments should be nitrate neutral. This means any development will not result in a net increase to the amount of nitrates entering the Solent.

Natural England has also advised the Council that there is the potential for significant effects from emissions from increased traffic along roads within 200 metres of EPS well beyond the boundaries of Fareham. The Council has commissioned work across the Borough to assess whether this is indeed the case.



### The impact on planning in Fareham

**Where developers are not able to demonstrate that their proposals maintain or reduce the levels of nitrates leaving their site, mitigation measures will need to be identified.**

As a direct result of the new Natural England advice, no planning permissions have been granted for housing proposals that cannot demonstrate nitrate neutrality within Fareham since February 2019. Welborne Garden Village was able to demonstrate nitrate neutrality, a position that was supported in consultation with Natural England.

This could have consequences for the Council meeting its Housing Delivery Test (HDT) (see page 7). It is working hard to find a resolution because, by carrying out its legal duties to protect wildlife habitats, it is failing in another to provide for new housing in line with Government targets.

A number of councils within South Hampshire are facing the same issue. Fareham is working with other members of the Partnership for South Hampshire (PfSH) to address the issue with the Environment Agency, Natural England, Southern Water, Ministry of Housing, Communities & Local Government (MHCLG) and Department for Environment, Food & Rural Affairs (DEFRA).

Welborne Garden Village was able to demonstrate nitrate neutrality, a position that was supported in consultation with Natural England.

# FAREHAM



# 'S DEVELOPMENT STRATEGY



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# PROPOSED HOUSING SITES AND POLICIES

A new development of approximately 150 homes is proposed at Rookery Farm. The site is considered suitable for development because of its proximity to Swanwick Railway Station, and pedestrian and cycle routes from the site to Botley Road and the local shops at Park Gate as well as links to Whiteley. The site is currently an aggregates recycling plant and the landowner, Raymond Brown Group, has put the site forward for development.



**150**  
APPROXIMATE  
NUMBER OF  
HOMES PROPOSED  
FOR THE  
ROOKERY FARM  
DEVELOPMENT



**10%**  
**PERCENTAGE  
 OF HOUSING  
 THAT SHOULD BE  
 DELIVERED ON  
 SITES SMALLER  
 THAN ONE  
 HECTARE**



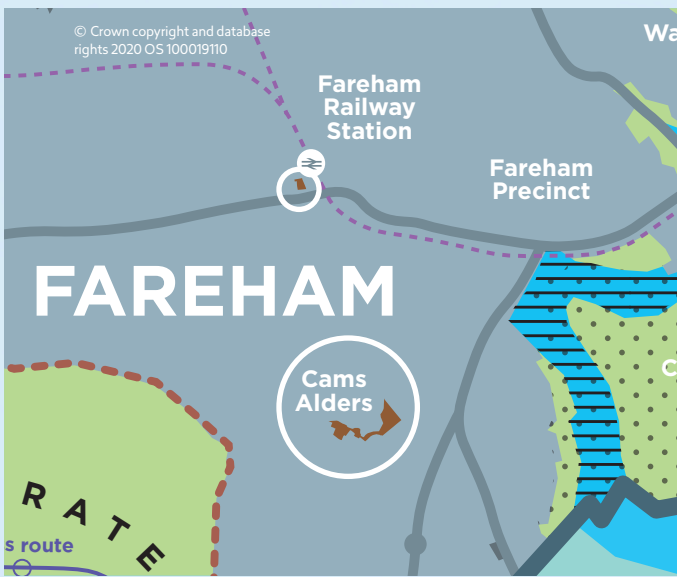
**Two other smaller sites are also proposed within this Local Plan consultation: 20 Botley Road in Park Gate and 1-2 The Avenue in Fareham.**

Both are within existing urban areas and close to existing facilities. By supporting these smaller sites, the Council is responding to feedback from the Issues and Options consultation earlier this year, and indeed following advice from Government about including them in the mix.

There is also a proposal to allocate a new Sheltered Housing scheme near Cams Alders that will help meet demand for housing to suit some of our more senior residents.

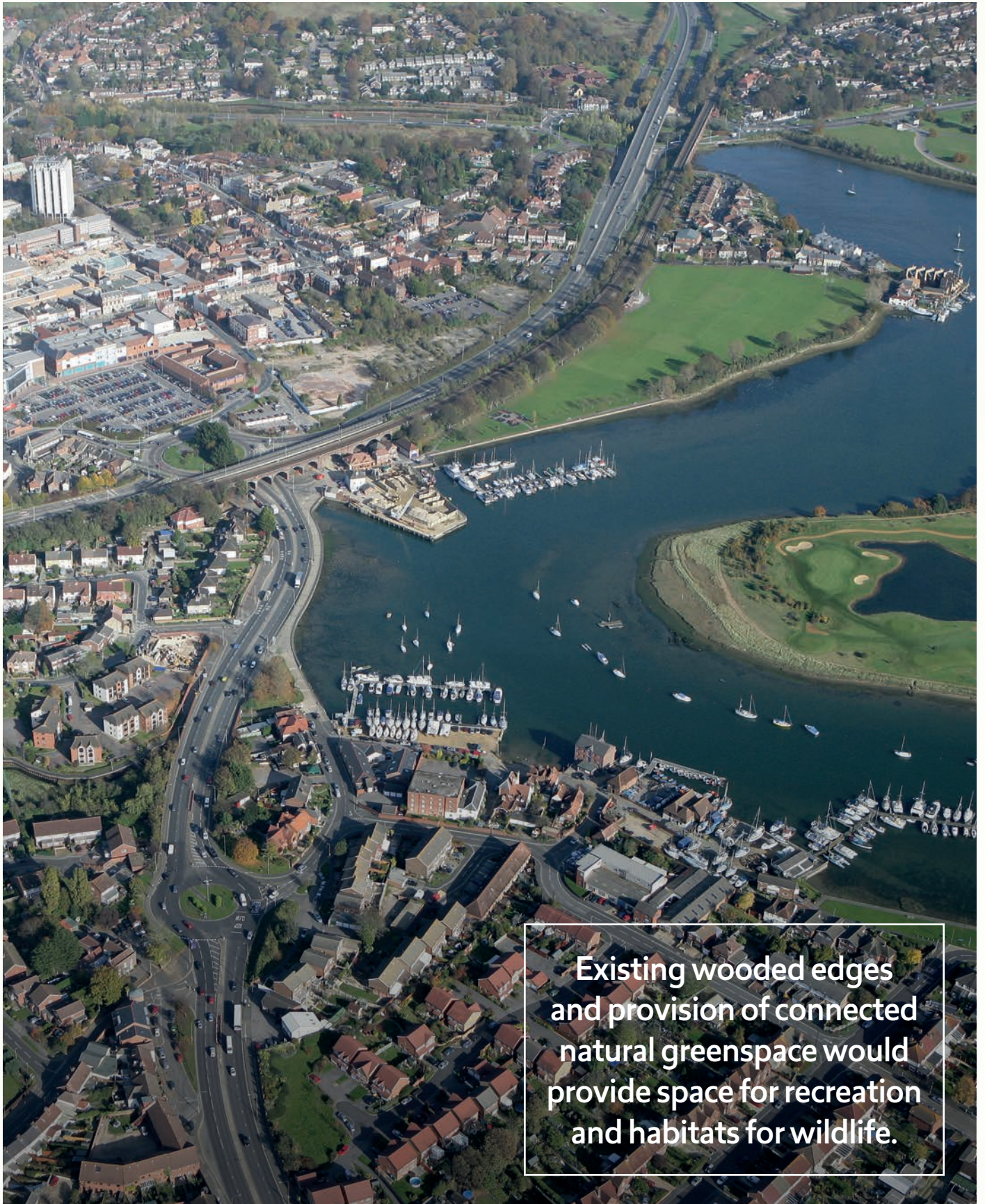


**There is also a proposal to allocate a new Sheltered Housing scheme near Cams Alders...**



**Setting new standards**  
 We are also aware that many residents are concerned about the quality of new housing being built in the Borough, especially the feeling that houses are getting smaller and the impact this has on families looking for a new home. For that reason the Council is planning to introduce a policy adopting the Government's Space Standards for new homes, so that everyone wanting a new home has one fit for their needs.

# PLANNING FO



# R THE FUTURE

**Changes in the way the Government requires us to calculate housing need in our Borough have resulted in uncertainty for residents and developers. We want to provide greater clarity beyond the lifetime of the Local Plan which lasts up to 2036.**

**By identifying two Strategic Growth Areas (SGAs) in Fareham we will be able to plan for longer-term growth, even up to 2050.**

These areas are proposed for inclusion in the new Local Plan as the Council will need to prepare to meet housing need across a wider area than just Fareham Borough. Working with neighbouring councils to help them meet unmet housing need in their own areas is something that we have to consider as we develop our Local Plan.

The two areas will also demonstrate how the Council is trying to follow principles of good growth for future development. Our intention is to work with the landowners and promoters in these SGAs, as well as key partners, to develop Council-led masterplans so that they may become areas for development in the future. The two SGAs identified are the land north of Downend and south of Fareham. These were two of the eight areas that we consulted upon in the Issues and Options consultation in the summer of 2019.

The SGA north of Downend would be subject to a masterplan informed by principles of new attractive, sustainable, walkable neighbourhoods well connected to existing settlements and infrastructure, including a safe new crossing at Downend Road bridge. Existing wooded edges and provision of connected natural greenspace would provide space for recreation and habitats for wildlife.

The masterplanning approach for the SGA south of Fareham would be to set out a compelling mix of distinctive residential neighbourhoods benefiting from good connections to existing settlements and infrastructure including the Rapid Transport bus services. The area would continue to provide a sizeable but smaller strategic gap between settlements, with ecological parkland connecting the Alver and Meon valleys.

These areas would deliver a welcome mix of different sized homes that would be available to buy, rent and self-build.



# WELBORNE

## GARDEN VILLAGE UPDATE

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Construction of a new community to the north of Fareham has moved a step closer, after the Council's Planning Committee resolved to grant outline planning permission for Welborne Garden Village.

**The plans from Buckland Development Ltd include up to 6,000 new homes with new district and local centres, schools, shops and community facilities.**

**Other features of the development:**

- major improvements to Junction 10 on the M27 (turning it into an all-moves junction);
- more than 1,000,000 ft<sup>2</sup> of employment space creating around 6,000 new jobs;
- community and health facilities;
- a local pub and hotel;
- one new secondary school, three new primary schools, nursery and pre-schools;
- sports facilities, play areas and allotments;
- 270 acres of natural green space.



This is a hugely important strategic site and should deliver approximately 40 per cent of the housing required within the Fareham Borough between now and 2036. Real progress has been made with the Council's Planning Committee recently giving its approval to the scheme.

However, additional greenfield sites will need to be developed for new housing to provide certainty that the new higher Government housing targets can be met.



### What happens next?

A detailed planning agreement between the Council and Buckland Development Ltd will now be finalised over the coming months.

There remains a significant funding gap for work on Junction 10 of the M27. Lobbying for funding from Government will now begin and development will not be able to commence until all the funding is in place.

Images supplied by  
Buckland Development Ltd.



WELBORNE  
GARDEN VILLAGE

More information about  
Welborne can be found on the  
developer's website at:  
[www.welbornegardenvillage.co.uk](http://www.welbornegardenvillage.co.uk)



# CLIMATE CHANGE COMMITMENT

The Council's commitment to mitigating the effects of climate change remains as strong as ever.

**We are fully aware of the requirements of the legal and policy framework on climate change; furthermore, the Council supports the global, national and local movement to address the effects of climate change, especially when planning future development in Fareham. The impact of climate change should be an underpinning principle in both plan-making and decision-taking.**

The Local Plan Supplement includes a strategic policy on climate change, pulling together many of the strands of climate change mitigation identified in the draft Local Plan of 2017.

In the new Local Plan, we will set out everything that new developments will deliver to address climate change, including reducing flood risk, maximising water efficiency and supporting renewable energy production.

Whilst there is no requirement to set a separate carbon emissions reduction target in the Local Plan it will nevertheless contribute to achieving national carbon reduction targets.



# HAVE YOUR SAY

Your views are really important to us so we've scheduled Community Action Team (CAT) meetings and pop-up exhibitions across the Borough.

You'll find everything relating to our consultation in one place at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

## POP-UP EXHIBITIONS ACROSS THE BOROUGH

Crofton Community Centre (Room 5), Stubbington  
20 January from 1:00pm - 3:00pm

Wallington Village Hall (Small Lower Hall)  
6 February from 5:30pm - 7:30pm

Portchester Parish Hall  
31 January from 1:30pm - 3:30pm

Fareham Leisure Centre  
19 February from 11:00am - 1:00pm

Victory Hall (Bartholomew Room), Warsash  
3 February from 1:00pm - 3:00pm

Titchfield Community Centre (Meon Room)  
24 February from 2:30pm - 4:30pm

## COMMUNITY ACTION TEAM (CAT) MEETINGS

Titchfield Community Centre  
Friday 24th January | 1800-1930

Holy Rood Church, Stubbington  
Thursday 13th February | 1800-1930

Brookfield School, Sarisbury Green  
Monday 27th January | 1800-1930

Cams Hill School, Portchester  
Monday 17th February | 1800-1930

Fareham Community Church, West Street  
Tuesday 11th February | 1800-1930

Exhibitions from 1700-1800  
Before each CAT meeting begins

## There are lots of ways to have your say:

Complete a survey online at: [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Write to us: Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ

Email [localplanconsultation@fareham.gov.uk](mailto:localplanconsultation@fareham.gov.uk)

Phone us to request a paper survey on 01329 824409

Paper surveys will also be available from libraries at Fareham, Gosport, Lee-on-the-Solent, Locks Heath, Portchester and Stubbington, and from the Civic Offices.

SUNDAY  
MARCH

1

DEADLINE TO  
HAVE YOUR SAY

# TIMELINE: 2017-2021

## AUTUMN 2017 Draft Local Plan

The Council consulted on a draft Local Plan including housing and employment sites to meet identified need.

Responses from the consultation were reviewed and will be taken into account in the Publication Plan.

Changes made to the NPPF at this time resulted in the Council needing to find additional ways to meet new housing figures.

## SPRING/SUMMER 2019 Issues and Options

The Council set out its key issues and options for addressing the changes in national policy. A summary of the feedback is available on pages 4 & 5.

We have collated the responses from the previous consultation and used them, alongside a range of technical work, to inform the revised Development Strategy and some new policies that are required by the new NPPF.

## EARLY 2020 Local Plan Supplement

We are currently seeking views on the revised Development Strategy, including proposed additional allocations and some new policies.

The Council will consider all the responses received to date. Alongside the finalised technical work, the Council will work to develop the final draft of the new Local Plan, known as the Publication Plan, that it intends to submit to Government for examination.

## SPRING/SUMMER 2020 Publication Plan

We will launch a further consultation on the Publication Plan. At this stage, comments must relate to the soundness of the plan, and respondents will be asked whether they would like to attend the examination hearings and make their comments directly to the appointed Inspector.

All responses received during the consultation on the Publication Plan will be shared with the Planning Inspector appointed to examine the plan.

## AUTUMN/WINTER 2020/21 (estimated) Examination

During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector either in writing through 'matters and issues' or in person at the hearings. The Council will receive a report detailing the Inspector's findings.

## 2021 Adoption of Local Plan

The Council will adopt the Local Plan once the Government Planning Inspector has found it to be 'sound'. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.