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

Farleighham Borough Council
Changes in the way we live

- More people living alone
- Increase in divorce and breakups
- 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

FAREHAM
BOROUGH COUNCIL
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
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
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
Romsey Avenue

- Estimated 225 homes
- Maximum 2 storeys high
- Applicants need to consider:
  - Protection measures for:
    - Badger setts
    - Possible Brent Geese and Waders
  - Hedgerows
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
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
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
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<thead>
<tr>
<th>What happens next?</th>
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<tr>
<td><strong>8 December</strong></td>
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<td>Consultation closes</td>
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<td><strong>Winter 2017-Summer 2018</strong></td>
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<td>Analyse responses and adjust the Draft Plan</td>
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<td><strong>Summer 2018</strong></td>
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<td>Consult on Publication Version</td>
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<td><strong>Autumn 2018</strong></td>
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<tr>
<td>Submit Local Plan and all consultation comments to</td>
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<td>Secretary of State</td>
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<td><strong>Winter 2018/19</strong></td>
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<td>Examination in Public by Government Inspector</td>
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<td><strong>Summer 2019</strong></td>
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<td>Council adopts New Local Plan</td>
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Any questions?