

Special Housing Update | November 2015

Fareham TODAY

WHERE NEXT FOR HOUSING IN FAREHAM?

HOUSE BUILDING CHALLENGE FACING THE BOROUGH



Pressure to provide homes for future generations combined with the changing way we live in the 21st Century means that Fareham is under greater pressure now than it has ever been to provide more land for housing.

Changes to the way the government requires forecasts to be done on how many homes are needed in each area means Fareham has to find room for more – at least a further 2000 homes than it had already planned for – between now and 2036.

But the changes to government policy only tell part of the story. The way we live today is very different from the way we lived 30 or 40 years ago, and the housing that is available needs to change too.

This special edition of Fareham Today explains why Fareham needs to find land for more houses - on top of those already allocated at the new 6,000-home community to be built at Welborne.

Residents are living longer than they used to; more people live alone than in large family groups - sometimes after a family break-up; young people want a home of their own rather than living with their parents. These changing living habits mean more homes, and different sorts of homes, are needed.

On top of that the south of England remains a desirable place to live and work - people want to settle in Fareham. And why not? It's a great place to bring up children.

But where can Fareham find more room for more houses? This Fareham Today will explain where some of the extra houses could go - on brownfield and town centre sites - but there will also be a need for greenfield development too.

The challenge facing the Council is to meet the housing needs of the Borough while preserving the countryside and environment for current and future generations.

Green belt or greenfield?

Although the terms are often confused 'green belt' and 'greenfield' do not mean the same thing.

Green belt is designated by statute and is protected from development. Similarly Areas of Outstanding Natural Beauty (AONBs) and national parks are also protected. There are no AONBs, national parks or designated green belt within Fareham's boundaries.

Greenfield sites are just that – green fields – and carry no statutory protection despite being classed as countryside.

Brownfield sites are often disused or derelict land and have already been developed so their use for housing reduces urban sprawl.

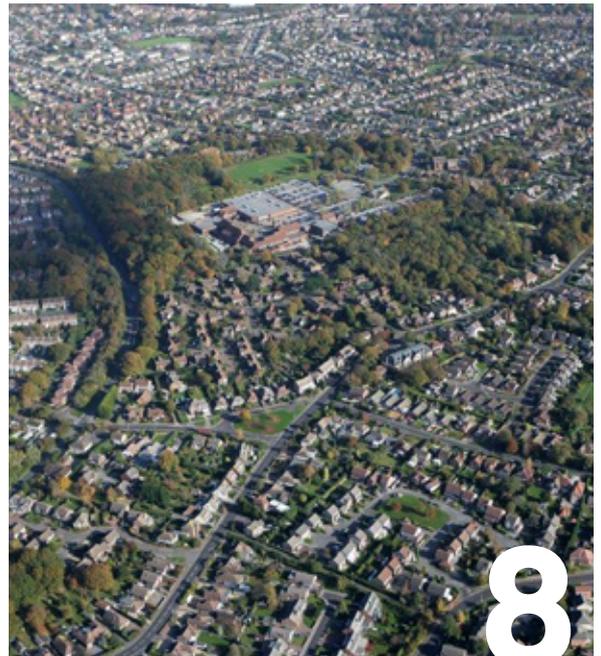


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PLANNING BLUEPRINT IS JUST THE START



The scale of the Welborne development – the amount of building that is to take place over a 20 year period – meant that it had to have a strategic plan of its own, and be scrutinised by government inspector, David Hogger.

At the same time, the Development Sites & Policies' Plan, which is for housing development for the rest of the borough (excluding Welborne), was also the subject of a public inquiry and the same scrutiny by the same government inspector. David Hogger declared both plans to be sound and the Development Sites and Policies Plan has now been adopted by the Council.

The Plan, which covers the period 2014-2026, currently provides for 1800 homes. Of these 1800, the majority are either built, under construction or have planning consent in place. Land for the remaining homes has been identified in the Plan mainly on brownfield sites in built up areas where the right infrastructure, such as access roads, shops and schools, is already in place.

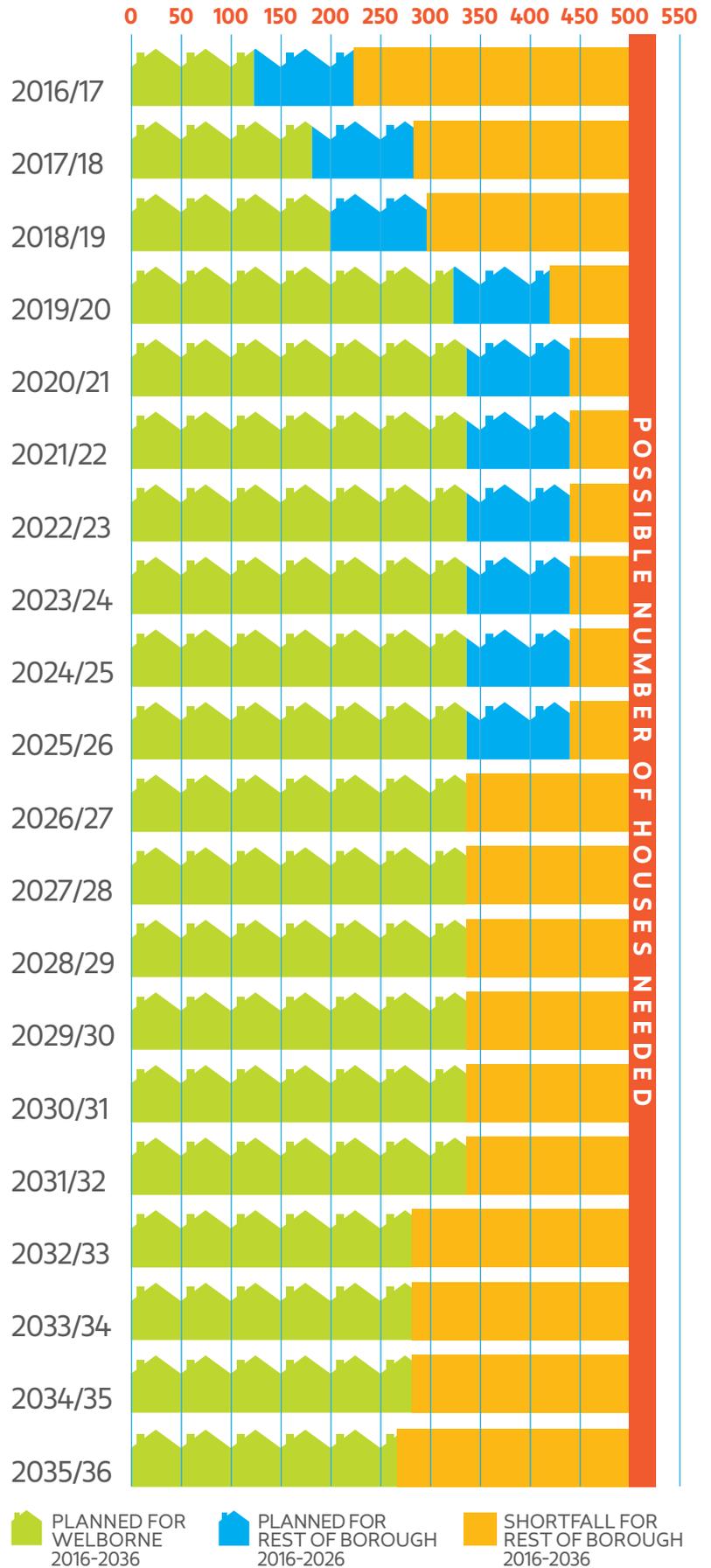
With the Welborne plan running for the next 20 years (2016-2036), and the Development Sites & Policies' Plan only covering the next 10 years (2016-2026), the Council now needs to address the needs of the rest of the Borough for the period up until 2036, using the government's new method of forecasting.

PLANNING FOR OUR HOUSING NEEDS



The key elements of the new community include:

- 6,000 new homes delivered between now and 2036;
- 97,250m² of new employment floorspace;
- A high quality place set in a green environment with open spaces and good connections to neighbouring countryside;
- New district and local centres;
- Substantial investment in transport, including improvements to the strategic highways network and new high-quality public transport;
- New schools



MEETING THE FOR TODAY AND

Homes that our children will be able to afford and homes in which older generations can live comfortably is driving the requirement for more housing across Fareham.

A lack of affordable housing throughout the south makes it very difficult for young people to get onto the first rung of the property ladder – whether to find somewhere to rent or to buy. In Fareham alone, there are approximately 1350 families waiting to be housed by the Council.

At the same time, an ageing population raises two important issues. The first is the growing need for suitable accommodation for elderly people who may be living on their own and want to remain independent. The second is that, because people are living in their homes for longer, it follows that there is less property available generally. This is particularly relevant to Fareham. Historic data shows us that from the period 1981 to 2011, Fareham experienced the highest percentage increase in residents aged 85+ in the whole of Hampshire - an increase of over 300%.

Children being born now will, in 20 years' time, expect their housing needs to have been planned for when they begin to make their own way in the world.

Likewise, residents in their 40s and 50s today will be in their 60s and 70s by the mid 2030s. The sort of housing they will need then will be in extremely short supply if plans are not put in place now.

GROWING POPULATION AND CHANGES IN THE WAY WE LIVE

The population of Fareham and the wider south Hampshire region is growing.

Estimates indicate the south Hampshire population will increase by 188,000 people over the period from 2011 to 2036 – a rise of 18%.

An increase in divorce and break-ups mean larger homes are needed for new, blended families.

More of us choose to live on our own – in 2011 this was 25.4% of households in Fareham.

POPULATION: SOUTH HAMPSHIRE



An ageing population means we need housing for three generations rather than two and that's a huge increase in our housing requirement



HOUSING NEEDS TOMORROW

HOUSING FOR US AS WE GET OLDER

During the period 1981 to 2011, Fareham experienced an increase of over 300% in the number of residents aged 85+ the largest percentage increase in Hampshire and this number continues to grow.

Planning for the needs of older people in Fareham – people currently in their 40s and 50s is vital if they are to have the homes they need, when they need them.

There is also expected to be a large increase in the number of people with dementia or with mobility problems.

POPULATION: SOUTH HAMPSHIRE



SOMEWHERE FOR OUR CHILDREN TO LIVE

With an ageing population it will be more important than ever to keep young people in the area.

These are the young people that provide the workforce that encourages businesses to Fareham. If the workforce has to move away to find somewhere to live, the businesses that provide the economic well being of Fareham will also leave to go to those places where it can find a workforce.

POPULATION: SOUTH HAMPSHIRE

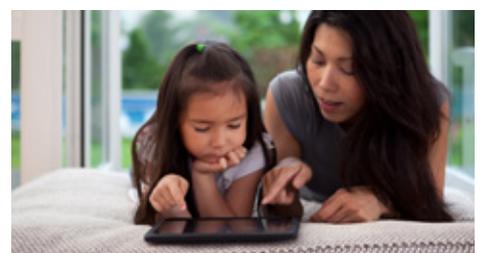
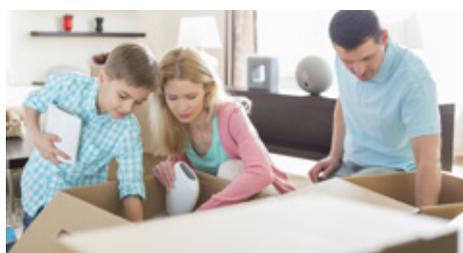


MAKING HOUSING AFFORDABLE

In 2013 the average cost of a home was £236,067 meaning the income needed for an 80% mortgage was £52,991. In fact, the average annual earnings in Fareham were £28,330.

In 2014, Fareham had the tenth highest number in the south-east of 20-34 year-olds still living with parents because they couldn't afford their own housing – despite the majority being in full-time work.

HOUSEHOLDS UNABLE TO AFFORD MARKET HOUSING: SOUTH HAMPSHIRE



IT'S NOT JUST FAREHAM



Finding sites in Fareham for housing to accommodate the Borough's growing population is challenging enough but that must be set in a wider context that looks at the whole of the south of Hampshire.

Fareham Borough Council has to consider the needs of present and future residents. As a result, and in order to ensure it is able to produce a sound local plan that will take it right through to 2036, the Council is carrying out a strategic market assessment of housing throughout the Borough. This exercise will inform Fareham's new local plan and identify exactly what type of housing is needed most.

But it is not just Fareham that has to be considered. The Council is one of 12 local authorities that make up the Partnership for Urban South Hampshire (PUSH), all of which have a duty to cooperate. Following changes to the way government dictates housing need should be assessed, PUSH has now carried out an independent review of housing land for south Hampshire over the next 20 years. The result is that Fareham now needs to find land for around 2000 additional homes by 2036. Taking into account this period covers an additional ten years beyond the Borough's existing plan, this new figure amounts to 200 homes a year.

Fareham, sitting between the two cities of Portsmouth and Southampton, has an important role in providing housing land for people working in south Hampshire.

Throughout the area there are a lot of brownfield sites that have previously been developed or been in use – that could be made available for some of the extra housing needs.

Welborne is vital to Fareham's future

The requirement on Fareham to find space for thousands of new homes over the next 20 years cleared a significant hurdle when independent Government inspector David Hogger said the Welborne Plan was sound earlier this year.

This means that the promoters of the land have a blueprint for the development of the site and can start to draw up their proposals ready to seek planning permission for the development.

The building work at Welborne will take at least 20 years from the start of housing development to completion, and the scale of the Welborne development has given the Council a stronger case to defend attempts to develop on other greenfield sites throughout the Borough. This includes the important strategic countryside gaps that lie between Fareham and the west of the Borough, and between Fareham and Stubbington.

Space for 6,000 houses in the Borough had to be found – if it was not at Welborne it would have been somewhere else within Fareham's boundaries.

2,000
NEW HOMES
OVER THE NEXT
20 YEARS*
AND THAT FIGURE
COULD GO UP



MORE SITES NEEDED FOR HOUSING DEVELOPMENT IN FAREHAM

It may not be universally popular but there is no avoiding the fact that more sites need to be allocated for housing development throughout the Borough if the Council is to meet the requirements being placed on it.

The demand for housing in south Hampshire continues to go up while the supply of housing from developers is failing to keep pace. That is at odds with those that want to preserve and protect green open spaces.

Developers argue that not enough land is being allocated for housing in the areas where the demand is greatest - where young people are struggling to get on the first rung of the housing ladder.

When compared to the cities of Portsmouth and Southampton, and neighbouring Gosport, Fareham has the benefit of being surrounded by green space, despite the significant development and growth that has taken place in the past 40 years.

Before the end of the year the council will be making a call for development sites - asking land owners and developers that want permission to build houses to come forward and make their case.

The aim will be to find as many brownfield sites to meet the housing need as possible, but the Council will also have to look at greenfield sites to meet any shortfall.

FAREHAM TOWN CENTRE COULD BE KEY

Brownfield sites such as those in Fareham town centre are likely to be key to delivering the housing requirements for the Borough.

In the Development Sites and Policies Plan for the Borough a number of sites that could be used for housing in Fareham town centre were identified and earmarked for delivery by 2026. There is a concerted effort to bring some of those sites forward more quickly.

Areas being considered include the area around the Council offices and the Osborn Road multi-storey car park, as well as the car park at Market Quay.

In addition the Council is actively seeking land that might be available in the town centre with a view to purchasing it and developing it as a joint venture with a housing association. Welborne has been in the media spotlight for the amount of

development that is going to take place there - but Fareham town centre will also be under the spotlight for development.

The allocation of land for housing at Welborne is a critical part of Fareham's strategy to meet the requirements that have been put on the Council.

The 6,000 homes that will be built in the next 20 years, along with the business park and all the associated infrastructure, goes a long way to meeting the housing requirement in Fareham. But housing at Welborne cannot meet the whole of the Borough's needs alone because of the need to roll forward the new plan for the rest of the borough by another 10 years.

Developers are most likely to put the council under pressure to free up greenfield sites for development - they are usually easier to develop than using constrained town centre sites.

But the Council is doing as much as it can to find those brownfield locations that can be used for housing first in order to protect the green spaces in the Borough.



WHAT HAPPENS NEXT?

A review of the housing market for south Hampshire has been underway for some time - and what this might mean for Fareham's housing development over the next 20 years will become clearer in the early part of next year.

The Partnership for Urban South Hampshire (PUSH) is preparing a strategy for south Hampshire to last until 2036.

This PUSH strategy is due to be open for public consultation during the first quarter of 2016 before being finalised and published next summer.



Once approved and published, Fareham Borough Council will begin consultation on its own local plan. That will set out how the Council will provide the land for the housing that is required for Fareham.

The consultation on Fareham's draft plan is likely to be in the summer of 2016, with a public examination of the proposed plan towards the end of 2017 and formal adoption in 2018.

The Fareham Local Plan is likely to include the regeneration of Fareham town centre, brownfield development opportunity sites in the borough and possible greenfield sites that could be allocated for housing.

Summer 2016
Publication of PUSH South Hampshire Strategy - to last to 2036

Spring 2016
Consultation on PUSH South Hampshire Strategy

Summer 2015
Development of PUSH South Hampshire Strategy

2018 - 2036
Implementation of the Adopted Fareham Local Plan

Summer 2018
Formal adoption of the Fareham Local Plan

Winter 2017
Public examination of Proposed Fareham Local Plan

Summer 2016
Consultation on Draft Fareham Local Plan

Spring 2015
Welborne and Development Sites & Policies Plan Adopted



HOW YOU CAN GET INVOLVED

You will have your chance to have your say on the planning and housing dilemma facing the Council as the plans are formulated.

Both the PUSH and Fareham Borough Council consultations are likely to be during next year and it is vital that you have your say and let us know what you think about the proposals in the plans.

We want you to respond with your views during those consultations next year. They are all examined and weighed up against other views that have been made and other planning policies, strategies and requirements, **before** a decision is made.

These plans will have a huge impact on the future of Fareham over the next 20 years, and what the Borough will look like in 2036.

Make sure you play your part.



Don't forget that whenever planning applications for development sites are submitted they are published on the Council's website www.fareham.gov.uk. You can have your say on the merits of those applications at that time.