

Special Housing Update | October 2017

# Fareham TODAY



**FAREHAM**  
BOROUGH COUNCIL



# FOREWORD

BY LEADER OF FAREHAM BOROUGH COUNCIL,  
COUNCILLOR SEAN WOODWARD



**We have a responsibility to have in place a robust Local Plan to control development in Fareham in the interests of residents. However, it also falls to the Council to ensure local housing needs are met.**

It is a sad fact that many people are struggling to get onto the housing ladder in an area they call home. Affordability is a real issue but changes in demographics have had an impact too. People are living longer – in fact Fareham has one of the highest number of residents aged 85+ in the UK. On top of that many more people now live alone, for instance the divorce rate is higher, meaning two parents might both need a family home. All of this has an impact on housing numbers.

The Government has changed the way future housing needs are calculated and, by following its guidance, we have determined that more than 8,000 new homes must be built in Fareham between now and 2036.

Welborne will eventually play a major part in addressing this issue, however it is well documented that there has been a considerable delay caused by land ownership issues. Although this situation has recently been resolved, the Council is in a somewhat vulnerable position as sufficient houses have not been built over the past few years. This means that there is some catching up to do.

This delay had a bearing on the recent Cranleigh Road, Portchester, appeal when the developer successfully challenged the Council's decision to refuse planning permission.

All of these factors mean the Council has to ensure that we have an adequate housing supply to meet our needs, particularly within the next five years.

We are now reviewing our Local Plan to make sure we continue to have a strategic approach to planning based on the latest housing need data for Fareham right up to 2036.

Our aim is to use as many brownfield\* sites as possible and work has already been done to identify some of these places through the vision for Fareham Town Centre. However, these homes combined with Welborne will not be able to provide all of the 8,000 new homes needed. Around 2,500 will need to be found on greenfield\*\* sites.

Generally our long term strategy is to have fewer, larger developments that should bring additional community infrastructure benefits for residents. However, in the short term we propose to bring forward some smaller sites to help provide the homes that are needed more quickly.

If we do not take control of this issue developers will put pressure on us to force building into areas that we will all find unpalatable.

This special edition of Fareham Today gives you an overview of the Draft Local Plan and how we believe Fareham can meet the challenge of our housing shortage. There are lots of opportunities for you to find out more and take part in our consultation on the Draft Local Plan (see page 12). I look forward to seeing your feedback.

**\*Brownfield sites – have previously been built on**

**\*\*Greenfield sites – have never been built on**





# WHAT IS A LOCAL PLAN AND WHY IS IT NEEDED?

**Every council responsible for planning decisions should have a Local Plan. This sets out the opportunities for development in its area, as well as what will or will not be permitted. It looks at housing, employment space and places where retail and leisure facilities should be provided.**

The Local Plan should also identify areas to be protected, such as valued countryside, community and leisure buildings, and open spaces. Some of these community assets may also be improved through new developments.

Every time the Council receives a planning application it looks at the Local Plan to see whether the development is needed and appropriate for the area.

## **REVIEWING FAREHAM'S LOCAL PLAN**

There is immediate pressure for new homes to be built in Fareham to meet the needs of residents now and in the future. Ensuring this happens in a planned way is a priority for the Council, which is why it began a review of its Local Plan two years ago.

The Draft Local Plan, for which the Council is asking for residents' views now will, when adopted, help determine planning applications and developments in Fareham until 2036.



## **HOW DO WE DEVELOP A LOCAL PLAN?**

There are five stages in total. It begins with a consultation and this is happening now. We are in the first stage.

1

### **Stage 1 - Autumn 2017**

The Council sets out its ideas in a Draft Local Plan, which is our preferred development strategy. We ask the community and other interested parties, such as developers and authorities responsible for roads, health and education services, to give us feedback.

2

### **Stage 2 - Summer 2018**

Once this feedback has been received, the Local Plan is revised. This will again be shared with the community and interested parties for feedback.

3

### **Stage 3 - Autumn 2018**

The Council will consider the feedback from Stage 2 and propose further amendments before submitting the Local Plan to the Government for independent examination.

4

### **Stage 4 - Estimated Winter 2018**

During the examination of the Local Plan, the community will be able to raise any outstanding issues with the Government Inspector. The Inspector will then report on his findings.

5

### **Stage 5 - Estimated Summer 2019**

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





# FAREHAM: A GROWING BOROUGH

**Fareham is a Borough with a growing population. It's a popular place to live and to work. Add to that factors such as longer life expectancy and a decline in new homes being built since the recession, and it is not surprising that the area now has a shortfall in housing. The biggest impact of this is that younger generations are finding it increasingly difficult to get on the property ladder as first time buyers or renters.**

This isn't just a problem in Fareham. Nationally there's been an increase in the number of 20 to 34-year-olds still living with their parents. The average house price in Fareham now stands at more than £275,000\* while the average wage is less than £30,000. This means a first-time buyer would need savings of £46,750 (based on a 17%\*\* deposit) before being able to buy one of these homes.

The Council now has the challenge to find more land for development in order to create housing to meet the needs of today's young people and future generations. The main way it can do this is to review its Local Plan to find more space for building new homes.

\* Figure according to National Housing Federation 2016

\*\* Average deposit according to Which? National Property Survey 2015



**BETWEEN 2017 AND  
2036 THERE WILL BE**

**14,000**

**MORE OVER 65s**

**5,000**

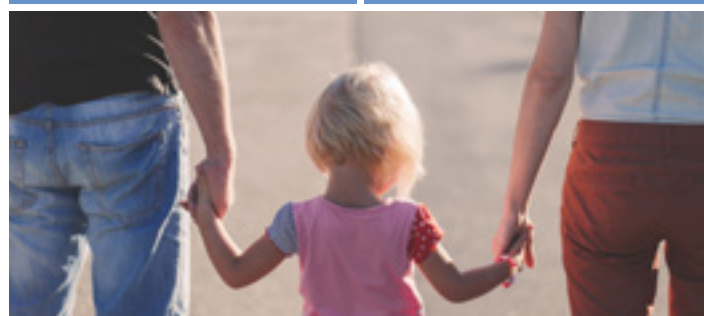
**MORE OVER 85s**



**2017  
OVER 65s  
= 22% OF  
POPULATION**



**2036  
OVER 65s  
= 31% OF  
POPULATION**



# FINDING SPACE FOR NEW DEVELOPMENTS

**Changes to the way the Government requires us to calculate future housing needs mean that we now have to build more than 8,000 new homes in Fareham by 2036.**

Many of these new homes will be built in Welborne and on brownfield sites in the town centre and elsewhere. However, these sites do not offer the full solution. Welborne, for example, has been considerably delayed following years of land ownership issues, so will not be able to deliver 6,000 homes by 2036. It will take longer than that.

## **Brownfield sites ready for new homes**

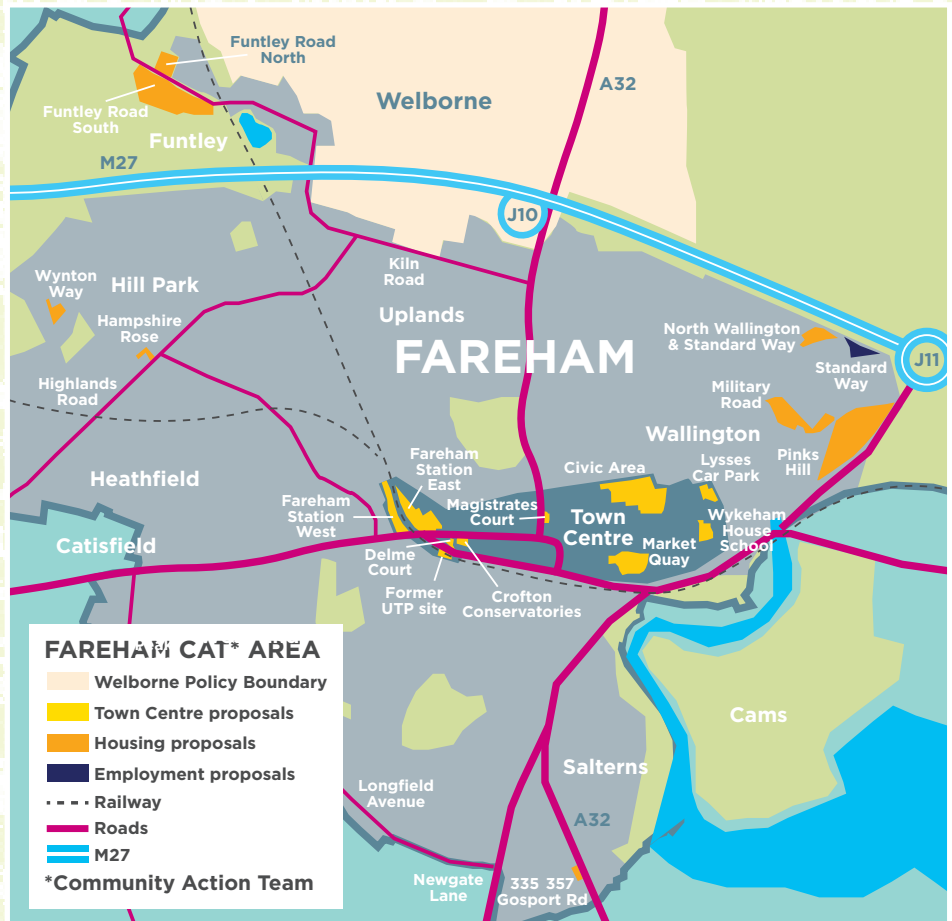
In the Draft Local Plan the Council wants to encourage the redevelopment of brownfield sites which have become vacant, such as Fareham Magistrates' Court. This area could provide new homes quickly.

Similarly the Civic Quarter - the area near the Council's Civic Offices - could be used to provide around 100 homes with complementary retail or leisure space and a redeveloped Osborn Road multi-storey Car Park with approximately 600 car parking spaces. The Civic Gardens would be protected and pedestrian links between this area and West Street would be improved.

In the longer term the Market Quay car park site would be redeveloped to provide homes, retail and leisure facilities in the town centre. To enable this to happen part of the surface car park would become a new multi-storey. This could provide around 100 new homes.

## **Greenfield sites for future housing needs**

The Council recognises that not all of the additional homes can be accommodated on brownfield sites, so some greenfield sites need to be found. In fact, following a call for



sites, the Council was inundated with around 200 sites to consider. More than 10,000 houses were proposed on greenfield sites across the Borough. We have narrowed this down to sites which could accommodate a total of 2,500 homes. However, this must be balanced with protecting the most important countryside and the character of our communities. Our preferred approach would enable us to protect the important gaps which exist between our major settlements such as between Fareham, Stubbington and the Western Wards. Generally our long term strategy is to have fewer, larger developments that should bring additional community benefits for our residents. We will work towards encouraging road improvements and creating more classroom spaces where

needed. We will also work with the NHS to encourage the timely provision of improved access to healthcare.

In the short term we are looking to bring forward some smaller sites to help provide the homes that are needed more quickly.

## **Space for industry and employment**

The Council also needs to create more space for businesses to start up and expand in Fareham to support the local economy. The Draft Local Plan identifies land and buildings suitable for existing and expanding employment and business uses, which in turn will provide jobs, goods and services for the community.

Most of the future need for employment land and buildings could be provided on two strategic sites: Daedalus and Welborne.



# WHY ISN'T WELBORNE



**When the Council first adopted the Welborne Plan in 2015 it was anticipated it would create 6,000 homes by 2036, with work starting in 2016/17. Since then there have been delays caused by land ownership disputes.**

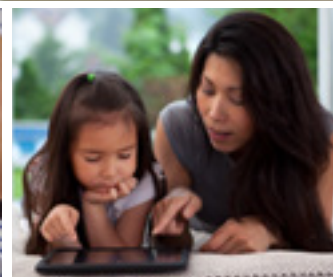
In August 2017, Buckland Development Ltd announced that they had purchased the Dean Farm Estate resulting in them being the majority landowner at Welborne. This has paved the way for a more comprehensive approach to delivery.

Once a Welborne planning application has been approved, work is likely to begin in 2019. However, this is later than originally anticipated so it is extremely unlikely that 6,000 new homes will be built by 2036.





# BORNE ENOUGH?



## **The importance of addressing Fareham's immediate housing shortage**

Whilst Welborne will solve a significant proportion of Fareham's housing shortage, it will not provide all the new homes required. Equally the first homes to be built will not be delivered as early as they are needed.

A recent planning appeal by the developers of Cranleigh Road in Portchester has highlighted the need for new homes to be built sooner than can be achieved at Welborne. The Government Inspector who decided the appeal felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham needs to address this immediate need for housing, particularly over the next five years, whilst developing a new Local Plan that will accommodate all housing need up until 2036.

Fareham needs more  
new homes now

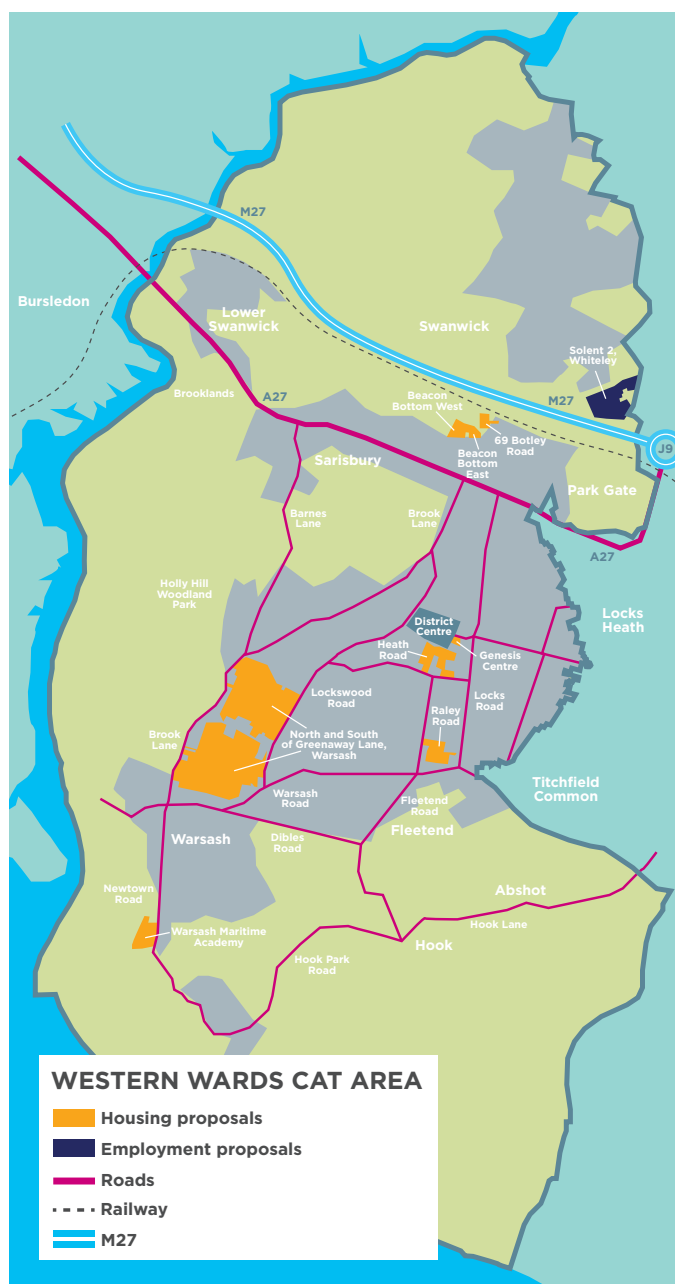
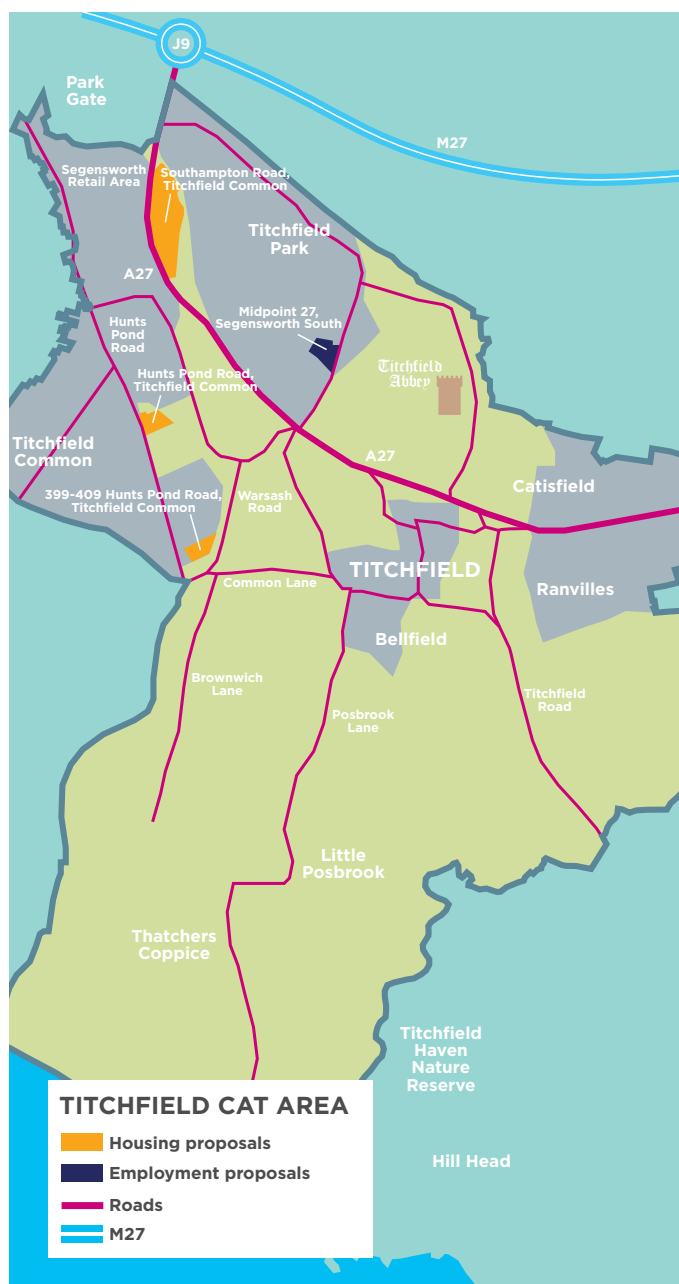


# POTENTIAL NEW HOUSING AND EMPLOYMENT SITES

The Council wants to encourage the redevelopment of brownfield sites in the first instance but new greenfield sites will also need to be found for development around the Borough. We looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. What do you think? Do you think there might be issues with any of the sites we have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment need?

We would encourage you to have a good look at all of the information on our website where we have detailed all of the sites put forward. Tell us if you think there are better options that would meet our housing need.

The maps on these pages show the sites we have selected. Details of all the sites can be found on our website: [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) or you can find out more at our exhibitions – see back page for details.









# TAKING PRIDE IN FAREHAM



**As well as shaping future housing and employment developments that will happen in Fareham, the Draft Local Plan has an important role in creating a Borough that residents can continue to be proud of and that meets local needs. This added community value is a vital part of sustainable planning.**

## **Protecting open spaces**

The Draft Local Plan proposes policies that will protect existing open spaces. It sets out that, where significant development does happen, new open spaces should be created or improvements should be made to existing open spaces. This all helps to protect and preserve the feel of Fareham as a green Borough.

## **Creating more leisure facilities**

The Council expects developers to provide suitable recreational space alongside their housing proposals. This adds value to new developments and enriches communities.

## **Re-energising the day and night time economy**

An important part of the Council's ideas for Fareham Town Centre is to re-energise this area to make it a more attractive place for residents to spend their leisure time, both by day and in the evenings.



“...a Borough that residents can continue to be proud of and that meets local needs.”





# Q&A

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered please email [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk) or see the telephone numbers under the **'Who Can I Talk To?'** section below.

### How do I find out more about the Draft Local Plan?

We've organised public exhibitions that will take place across the Borough from 2:00pm – 6:00pm which will feature maps and diagrams of the proposed sites. Council Officers will be on hand to answer any questions you may have.

Community Action Team (CAT) meetings will follow the exhibitions and start at 7:00pm. At these meetings the Leader of Fareham Borough Council will begin with an introduction explaining about why we need a new Local Plan. The Council's Director of Planning and Regulation will then look at the proposed site allocations in more detail.

Full details of the meetings can be found on the back page of this document and on the Council's website:

[www.fareham.gov.uk](http://www.fareham.gov.uk) and via social media.

### How can I have my say on the Draft Local Plan?

We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this here:

[www.fareham.gov.uk/planning/localplanconsultation](http://www.fareham.gov.uk/planning/localplanconsultation)

Comments can be made online or, if you prefer, you can print it out and send it to us at: **Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ.**

Comments forms will also be available from libraries at Fareham, Gosport, Locks Heath, Portchester and Stubbington and from the Civic Offices. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. **Call 01329 824409.**

### When can I have my say?

The consultation starts on **Wednesday 25 October** with comments being accepted up until **Friday 8 December**

### Who will decide where new housing goes?

This is a collaborative process. We have looked at lots of different sites that were put forward for development before coming up with a preferred development strategy. However, now it's your turn. **What do you think? Do you think there might be issues with any of the sites we**



**have proposed? Are there things we haven't addressed? Do you think there are better ways to meet our housing or employment need?**

### Why do we need the early delivery of housing?

The delay with Welborne which was caused by land ownership disputes means we have some catching up to do. This was highlighted at the recent Cranleigh Road, Portchester, appeal. The Government Inspector allowed the developer's appeal as he felt that new housing was not being brought forward quickly enough in the Borough. As a result, Fareham now needs to address the immediate need for housing.

### Why did the Council not know more homes would be needed when Welborne was planned?

Welborne has evolved over many years. When the Welborne Plan was adopted in 2015 the expectation was that 6,000 new homes would be built by 2036. The significant delays caused by land ownership issues mean fewer homes will now be built by that time. In fact we anticipate around 4,000 up until 2036 with the rest to follow in later years.

We also need more homes because the current Local Plan for Fareham only runs until 2026. We are now rolling that Plan forward so we need to plan for housing need for a further ten years, until 2036.

### Where did these housing numbers come from?

The Partnership for Urban South Hampshire (PUSH\*) commissioned an independent review of housing need on behalf of and within each of the 12 local authorities in south Hampshire. It was this review, which followed Government guidance, that indicated the number of homes needed in Fareham.

### Who can I talk to about this?

If your enquiry is about the consultation and the meetings taking place you can call the Consultation Team on **01329 824409**. If your enquiry relates to the content of the Draft Local Plan, please call the Planning Team on **01329 824601**.

\*PUSH is a joint committee through which all local authorities in South Hampshire can work together cooperatively.



# FIND OUT MORE

The Council is sharing more detail on its Draft Local Plan during exhibitions taking place between 2:00pm and 6:00pm followed by a CAT meeting from 7:00pm to 8:30pm. Due to the venue sizes, the Portchester and Warsash meetings will be ticketed. Tickets can be booked by phoning **01329 236100** or emailing

**[consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk)**.

Up to two tickets per person will be allocated. You do not need tickets for any of the exhibitions or other CAT Meetings. The final date at Ferneham Hall has been added as a fairly central location for any residents unable to attend their local exhibition.

## TICKETED MEETING

Portchester Community School  
Wednesday 25 October

Ferneham Hall, Solent Room  
Wednesday 8 November

St Peter's Church, Titchfield  
Monday 13 November

Holy Rood Church, Stubbington  
Thursday 26 October

## TICKETED MEETING

Victory Hall, Warsash  
Friday 10 November

## EXHIBITION ONLY

Ferneham Hall  
Tuesday 21 November, 3pm - 7pm

**For more information about the Draft Local Plan please contact the Council's Planning Team on 01329 824601.**

