

FAREHAM
BOROUGH COUNCIL

Development Sites and Policies Plan

Statement on Issues and Questions

Issue 7– Housing Allocations including alternative sites for
consideration (DSP40)

October 2014

DCD-11

- 7.1 *Bearing in mind the legal judgement referred to in my Question 1 to the Council (and the Council's response), is the Council's approach towards the identified housing requirement justified and in all other respects sound?***
- 7.1.1 The Council's approach towards housing requirements for the Borough is set out in paragraphs 5.172 to 5.174 and Table 4 (page 87) of LP2. The requirements for the Borough are separate from Welborne, as explained in the Council's response to Question 7.2 below. The section of LP2 referred to above explains that the Borough's housing requirements are established by Policy CS2 of the adopted Core Strategy. This in turn was based on evidence that supported the 2005 South Hampshire Strategy (DPH02) and was taken forward by the Policy SH5 of South East Plan (DOE1).
- 7.1.2 Paragraph 5.174 of LP2 explains that, since the adoption of the Core Strategy, the South Hampshire Strategy (SHS) was revised to take account of changes in the economy, including the recession (DPH01). The 2012 SHS is not a part of the statutory development plan, but it does represent the currently agreed PUSH position on the apportionment of South Hampshire's housing requirements (see the Council's response to Question 7.4 below). The 2012 SHS (DPH01) included revised housing targets for the period to 2026. The effect of this was to increase the Fareham Borough (outside of Welborne) housing target for the period 2011 to 2026 by 472 homes (approximately 31 homes per year).
- 7.1.3 In preparing LP2, the Council took the decision to include the additional 472 homes within the sections of LP2 that detailed the Borough's housing requirements and to demonstrate how this additional element could be achieved through the housing supply policies and allocations set out with LP2. Although the additional homes apportioned to Fareham by the 2012 SHS (DPH01) have been included, LP2 is very clear that the Borough's housing target remains that set out in Policy CS2 of the Core Strategy, as stated in paragraph 5.173. Table 4 of LP2 brings these different elements together to show an '*outstanding requirement for the plan period at 1 April 2013*', with the Policy CS2-based requirement in the left-hand column and the effect of adding the additional 2012 SHS element in the right-hand column.
- 7.1.4 The Council considers that the approach taken to housing requirements is justified and sound in other respects. It is based on the premise that the function of LP2 (and LP3 in relation to Welborne) is to complete Fareham Local Plan by giving effect to the development strategy set out in the adopted Core Strategy. This is consistent with the emphasis in the first of the NPPF's core planning principles (paragraph 17) for the establishment of a genuinely plan-led approach to provide a practical framework within which decisions on planning applications can be made with a high degree of certainty and efficiency.
- 7.1.5 The Council is aware of the significant changes in national policy in the

NPPF, introduced since the Core Strategy was adopted in relation to how housing requirements should be identified (paragraph 47). However, as set out in the Council's response to the Inspector's Question 1 (CD02), it is not the function of LP2 to identify the Borough's requirements based on objectively assessed housing needs. The function of LP2 is limited to setting the policies and allocations required to give effect to the housing requirements set out within the Core Strategy. CD02 explores the implications of the recent High Court judgement in *Gladman Development Ltd V Wokingham Borough Council*. Following the reasoning provided in that judgement, the Council considers that it is not necessary for development plan documents to be based on an 'objectively assessed housing needs' approach, where, as is the case with LP2, they do not seek to deal with the identification of housing need.

- 7.1.6 Some respondents on LP2 have raised concerns that, given the change in national policy represented by the NPPF, LP2 should have taken on the function of identifying Fareham Borough's housing requirement, based on the objectively assessed housing needs approach. These respondents argued the 2014 South Hampshire Strategic Housing Market Assessment (SHMA) (DHO01) should have been used to set an objectively assessed housing needs-based requirement for Fareham in LP2.
- 7.1.7 The Council does not agree with these views. Whilst the 2014 SHMA is considered to represent the most up-to-date objectively assessed housing needs evidence, it does not address the extent to which or the locations within which the objectively assessed housing needs it identifies should be delivered. The SHMA does not consider development constraints or the implications of other policies which may lead to different housing requirements and it does not address how these issues may influence the appropriate apportionment of housing requirements across the two housing market areas, of which, Fareham forms a part. These tasks are most appropriately taken forward by the revision to the South Hampshire Strategy, anticipated to be completed in early 2016, followed by an early review of the Fareham Local Plan informed by the revised SHS (DPH01) and taking full account of the 2014 SHMA and other relevant up-to-date evidence.
- 7.1.8 In exploring the reasonable alternatives to the approach set out in LP2, the Council considered not proceeding with LP2 in its current form and waiting until the SHS had been revised in order to progress the review of the Core Strategy. This alternative was rejected as it would create an unnecessary policy vacuum which would undermine the effectiveness of the Core Strategy and would potentially harm the Council's ability to facilitate sustainable growth and development within Fareham. Overall, this approach was considered to be inconsistent with the clear emphasis in the NPPF to establish a plan-led system (paragraph 17).
- 7.1.9 Overall, the approach to housing requirements set out in LP2 is considered to be justified, as it represents the most appropriate strategy when considered against the reasonable alternatives, and is based on

proportionate evidence that was examined at the Core Strategy Examination and was found sound. The approach is also considered to be effective as it is demonstrated, through the policies and allocations within LP2 and its supporting evidence, that the housing requirement is deliverable through the Plan period (see the Council's response to Questions 7.3, 7.5 and 7.7 below). It is also based on effective joint working with the other PUSH authorities and reflects the latest agreed PUSH position on housing targets. It is also considered to be consistent with national policy, to the extent that is relevant for the function of the plan, taking into account recent relevant High Court judgements discussed in the Council's response to Question 1 (CD02). Importantly, it is fully consistent with the emphasis within the NPPF on the need to establish a genuinely plan-led system in order to facilitate growth and sustainable development.

7.2 *What is the relationship between this plan and the Welborne Plan in terms of housing supply, particularly with reference to the number of houses now being proposed at Welborne?*

7.2.1 The housing supply numbers set out in the Welborne Plan are separate from those within LP2 and relate to the sub-regional role of Welborne rather than the Borough-based housing requirement that is set out in Policy CS2 of the Core Strategy and carried forward into LP2.

7.2.2 This separation is based on the identification within the 2005 PUSH South Hampshire Strategy (DPH02) of the North Fareham Strategic Development Area (SDA) to meet sub-regional housing requirements in the period between 2016 and 2026. For the early part of the South Hampshire Strategy plan period (2006 to 2016), a priority was set to concentrate new homes within existing urban areas across South Hampshire, including Fareham. However, beyond 2016 it was accepted that significant housing delivery on two SDAs (including North Fareham SDA, now referred to as Welborne), would be required to meet the housing and economic growth needs of the PUSH area. This strategy was taken forward by the South East Plan, which recognised the separate and sub-regional role of the North Fareham SDA, as one of the two originally selected by PUSH (Policy SH2 of DOE01). The initial priority set by the South Hampshire Strategy for housing delivery within urban areas was apportioned in the South East Plan and was taken forward as the Borough-based requirements by the individual PUSH authorities (See Policy SH5 of DOE01).

7.2.3 Fareham's Core Strategy took this approach forward as a matter of conformity with the South East Plan. Although it was known at the Core Strategy Examination that the Government intended to revoke the South East Plan. The Inspector agreed that the separation of housing supply numbers was appropriate due to the sub-regional role played by the North Fareham SDA. In addition, this conclusion reflected that the SDA's housing supply had not been apportioned amongst the PUSH authorities so that Fareham's component of this anticipated supply had not been calculated or agreed (DLP03, Paragraphs 28 and 29).

- 7.2.4 The housing supply total for the North Fareham SDA identified in Policy SH2 of the South East Plan was 10,000 dwellings. However, based on subsequent site capacity and other evidence undertaken by the Council, the number of dwellings considered to be deliverable at the site, at the time the Core Strategy was adopted, was reduced to a range of 6,500 to 7,500 (See Policy CS13 of the Core Strategy). Regarding this reduction in anticipated housing supply at the SDA, the Inspector examining the Core Strategy considered that any reassignment of sub-regional housing requirements, due to this reduced delivery at the SDA, would be more appropriately dealt with at the sub-regional level. The Inspector therefore rejected the view, expressed by some of the Examination participants, that the proposed reduction in the SDA's housing supply should simply be added to the Core Strategy's 'rest-of-Borough' requirement (DLP03, Paragraph 28).
- 7.2.5 In the period since the adoption of the Core Strategy, further detailed evidence and masterplanning work has been undertaken by the Council to support the preparation of the Welborne Plan. As a result of this, the anticipated housing supply at Welborne has been further reduced to approximately 6,000 homes, as set out in Policy WEL3 of the Submission version of the Welborne Plan (DLP11). Again, suggestions have been made that this reduction should be added to the housing requirement expressed in LP2. However, the Council does not consider this to be appropriate and the housing supply numbers for Welborne and for the rest of the Borough should remain separate and distinct.
- 7.2.6 Although planned housing supply has reduced, the role of Welborne continues to relate to sub-regional housing requirements. In addition, the work to support an apportionment of Welborne's housing supply between Fareham and other PUSH authorities has not yet been undertaken by PUSH. The appropriate mechanism for this work to be undertaken, and for agreement to be sought on such an apportionment, is the forthcoming revision of the South Hampshire Strategy. This is currently being undertaken by PUSH and is anticipated to be published in early 2016. This revised South Hampshire Strategy, including the agreed apportionment of Welborne's housing supply, will inform the review of Fareham's Local Plan, which the Council has committed to undertake, as set out in paragraphs 1.9 – 1.11 of LP2 and in the Local Development Scheme (DFB02).

7.3 *Is the Council's approach to housing provision justified? Are the elements in Table 4 relating to the projected housing supply based on proportionate evidence?*

- 7.3.1 The Council's approach to housing provision is described within paragraphs 5.172 to 5.187 and Table 4 of LP2, with Policy DSP40 providing for the housing allocations and the site-specific detail set out in the Development Site Briefs (Chapter 7) and in Appendix C. The approach taken is to facilitate the delivery of the housing provision required by the Core Strategy, in Policies CS2 and CS6. Policy CS2 is clear that the role of LP2 is to

allocate the sites which have been identified through the Strategic Housing Land Availability Assessment (SHLA) process that are necessary to meet the targets set by Policy CS2. As set out in the Council's response to Question 7.1 above, LP2 includes the intention to additionally provide a further 472 homes across the Plan period to be consistent with the South Hampshire Strategy 2012 (see paragraph 5.174). However, this does not alter the role of LP2 nor does it diminish the primacy of Core Strategy Policy CS2 in setting the Borough's overall housing requirement, outside of Welborne.

7.3.2 Given the role of LP2 to complete Fareham's Local Plan and to take forward the approach to housing provision set out within the Core Strategy, the Council considers this to be a justified approach. This conclusion is supported by the clear evidence which demonstrates that the anticipated housing provision to be achieved by Policy DSP40 of LP2, and summarised in Table 4, is capable of meeting and exceeding the Borough's adopted housing requirement in addition to the South Hampshire Strategy component identified in Table 4. Each of the housing provision elements set out within Table 4 is considered below in terms of the evidence that supports the Council's conclusion that the overall approach to housing provision is justified.

7.3.3 Housing completions

Table 4 in the submitted version of LP2 sets out a net completion of 2,665 homes within the Plan period, between 1 April 2006 and 31 March 2013. As stated in paragraph 5.176 of LP2 (including the proposed **minor modification** indicated in the Submission version of LP2), the completions total now includes net completions falling within Use Class C2. This is consistent with the National Planning Guidance (NPG) on Housing and Economic Land Availability Assessment (Paragraph 36). Since the Submission of LP2, confirmed data on housing completions for 1 April 2013 to 31 March 2014 has become available and the Council is now able to update the position in Table 4 further, to include these recent net completions. This is reflected in the proposed **minor modification** to Table 4, attached as Appendix 1 of this Participant Statement.

7.3.4 In addition to updating the completions total, Council has undertaken a systematic review of its data on past completions to ensure that the figures that will be included within Table 4 are robust. As a result of this review, the proposed modification to Table 4 includes some minor changes to the past completions totals to correct a small number of errors in the past completions figures. These errors related to the total number of completions falling within Use Class C2. These were underreported in the Submitted version of LP2. In addition, the Council reviewed the completions of units comprising 'annexes ancillary to existing dwellings' and those completions of such units which were subject an occupational planning condition and which were not subject to separate Council Tax liability were removed from the completions totals.

7.3.5 The net effect of the correction of the errors referred to above was the addition of 40 completions to the total for April 2006 to March 2014. The total completions for this period are now confirmed as 2,857, as set out within the proposed minor modifications to Table 4 of LP2 (see Appendix 1 of this Participant Statement). For convenience, this revised completions figure also has been shown below within an updated version of the table that can be found at the top of page 22 of the Core Strategy. This table demonstrates clearly that the completions being achieved within the Borough are comfortably exceeding the relevant housing requirements, including the additional South Hampshire Strategy component.

	2006-2010	2010-2015	2015-2020	2020-2026	Totals
Housing Completions	1,660	1,197			2,857
Residual Requirement		-277	596	553	872
Residual Requirement (including South Hampshire Strategy)		-151	753	742	1,344

7.3.6 Core Strategy Allocation at Coldeast

In April 2013 planning permission was granted for 168 dwellings and 36 sheltered housing units, which together represent the majority of the Coldeast Allocation made Policy CS10 of the Core Strategy. As of 1st April 2014, 55 of the permitted dwellings were under construction. To reflect the latest position, the proposed minor modifications to Table 4 include moving the permitted dwellings to the ‘planning permissions’ elements of the table. From the Policy CS10 allocation, this leaves 30 dwellings still to gain planning permission on land immediately west of the Fareham Community Hospital. Southern Health NHS Foundation Trust is currently marketing its share of the land within the Coldeast allocation and the Council is confident that a planning application for the remaining 30 dwellings will come forward following sale of the NHS land and that all remaining dwellings covered by the allocation will be delivered within the Plan period.

7.3.7 Planning permissions (in progress)

In the Submission version of LP2, Table 4 indicated that sites with extant planning permissions which were currently in progress were anticipated to provide for 359 dwellings. The detailed list of the sites included within this element of Table 4 can be found as Appendix E of LP2. Appendix E includes unallocated sites (i.e. windfalls) with planning permission for a net gain of 5 or more units, including those falling within Use Class C2. However, the Council does not include small windfall sites (net gain of 1-4 units) in Appendix E (or the equivalent category of Table 4) as this would amount to ‘double-counting’ with the ‘projected windfalls’ category of sites (see below). Work has been undertaken to update the position and this is reflected in the proposed minor modifications to Table 4 and to Appendix E.

7.3.8 The work to update the figures has included a number of sources, which, taken together result in a robust evidence base. The first source is the ongoing dialogue with the housing monitoring Officers at Hampshire County

Council, upon which Fareham Borough Council relies for its housing monitoring data. These Officers regularly visit sites with extant residential planning permission and feed the information gained on site progress back to the Council's Officers. In addition, during 2014, Fareham Borough Council's Officers have directly contacted almost all of the site promoters or landowners with extant residential planning permissions to ascertain the likely timing of site completion or, where no start has been made, to enquire when this is anticipated to take place. Finally, where available, information has also been gained from the Council's own Building Control Officers who make routine visits to sites where construction has commenced.

- 7.3.9 As a result of this evidence, the proposed modification to Table 4 (Appendix 1 of this document) indicates that sites with planning permission, where progress is currently being made, have the capacity to deliver 544 dwellings.
- 7.3.10 Planning permissions (not started)
Housing sites with planning permission, but which have not yet commenced construction are set out in Table 9 of LP2 (under Appendix C). Again, this includes windfall sites with permission for a net gain of 5 or more units. However, in order to avoid 'double counting' the Council does not include small windfall sites (net gain of 1-4 units) with planning permission in Table 9 (or the equivalent category of Table 4). These are however listed in Appendix D of LP2, for which a minor modification is also proposed.
- 7.3.11 The same sources of information have been used to gather information about sites with extant planning permissions where no start has been made, albeit that Building Control Officers do not routinely visit sites that have yet to commence. The Submission version of LP2 indicates that sites with planning permission where no start has been made were capable of delivering 139 dwellings. Following the work to update this position, and additionally to include the sites that have only very recently gained planning permission, the total capacity of sites within this category is now 590. This is reflected in the proposed minor modifications to Table 4 and to Table 9 (Appendix C of LP2).
- 7.3.12 Allocations rolled forward from existing Local Plan
A number of small housing allocations, yet to receive planning permission, have been rolled forward from the Fareham Local Plan Review (2000). In total the anticipated housing delivery from these six sites, set out in Appendix C (Table 8) of LP2, is 130 dwellings. Although these sites have taken some time to come forward, the Council is confident that they will come forward during the Plan period. This confidence is based on evidence to demonstrate that the sites remain suitable and are available and deliverable. Each of the sites has been subjected to Sustainability Appraisal (DSA05), the outcome of which has informed the decision on whether or not to propose the site for allocation. Each of the relevant landowners or site promoters has been contacted during the past six months in order to confirm the current position on land availability and to ascertain when each site will come forward. In each case, reassurances

have been provided to support the continued allocation of the site.

- 7.3.13 In addition, the Council commissioned Knight Frank in early 2013 to undertake viability assessment work on all sites that were being considered for allocation within LP2 (DHO10). This viability evidence, which was completed in December 2013, was fully taken into account when considering which sites to propose for allocation. Each of the ‘rolled forward’ housing allocation sites listed in Table 9 of LP2 were found to be viable or were able to at least demonstrate marginal viability.
- 7.3.14 *New Allocations (including Town Centre Development Opportunity Areas)*
The new housing allocations listed within Appendix C (Table 8) of the Submission version of LP2, including the Town Centre Opportunity Areas, amounted to a total projected housing provision of 615 by 2026. Taking account of recent planning permissions, the proposed modifications to Table 4 and Appendix C (Table 8), as set out within Appendix 1 of this Participant Statement, indicate that the total housing supply anticipated to come forward from new allocations within the Plan period is now 400.
- 7.3.15 These allocations have emerged from a robust Strategic Housing Land Availability Assessment (SHLAA) process undertaken by the Council, with the latest version published in January 2014 (DHO02). The 2014 SHLAA was produced following the Council’s ‘call for sites’ consultation which was held in October to December 2011, although the final version of the SHLAA also includes sites that were identified to the Council after December 2011.
- 7.3.16 Just as with the housing allocations being ‘rolled forward’ the new allocations being proposed within LP2 are based on proportionate evidence that gives the Council a high degree of confidence that they are suitable, available, deliverable or developable and will come forward for development within the Plan period. All of the new allocations have been subjected to Sustainability Appraisal (DSA05), the outcome of which has informed the decision on whether or not to propose the site for allocation. In addition, engagement with site owners and promoters was undertaken by Council Officers during the preparation of the SHLAA and of LP2 and this also informed the decision on which sites were appropriate to allocate within LP2. Further, each of the sites listed in Table 8 (Appendix C) was subject to viability testing by Knight Frank in their 2013 evidence study referred to above (DHO10). In each case the evidence concluded that the proposed level of housing development is viable or is at least marginal in viability terms. The Council considers that all the sites included as new allocations are developable or deliverable, in NPPF terms (see Footnotes 11 and 12 of the NPPF).
- 7.3.17 Three of the four ‘Town Centre Opportunity Area’ allocations listed at the bottom of Table 8 (Appendix C) emerged from the work that the Council undertook in 2011 and 2012 to prepare a Fareham Town Centre Area Action Plan (AAP). It was decided in 2012 not to take this AAP forward, although the key elements of the emerging AAP were integrated within LP2 (Paragraphs 5.33 to 5.14). The fourth Town Centre Opportunity Area

(Fareham Station West) was initially identified as a SHLAA site.

7.3.18 As with the other housing allocations, the Town Centre Opportunity Areas have been included within Knight Frank's Viability Assessment of Site Allocations. This evidence demonstrates that the proposals are either viable or are marginal in viability terms, depending on which development scenarios are taken forward. In the case of the Civic Area and Market Quay, the sites are partially owned by the Council and so viability is also dependent, in part at least, on the view the Council takes in terms of the need to realise additional community benefits through the redevelopment of the sites. Both sites are considered to be longer term regeneration sites, but are nevertheless considered to be capable of delivering the planned housing within the LP2 Plan period.

7.3.19 Projected Windfalls

Paragraph 48 of the NPPF states that local planning authorities may include an allowance for windfall sites within the five-year housing land supply, where there is compelling evidence that such sites have consistently come forward for development in the past and will reliably continue to do so.

7.3.20 Within LP2 a windfall allowance has been included within the anticipated housing provision set out in Table 4. This adds a total of 100 dwellings to the Borough's housing provision. The basis for the inclusion of a windfall allowance is summarised in LP2 in paragraphs 5.176 and 5.180 (including the proposed minor modification) and is set out in more detail in Appendix F of LP2, which has also been subject to minor modifications to take account of the additional housing monitoring data since the submission of LP2.

7.3.21 Appendix F, including the proposed modifications, is set out within Appendix 1 of this Participant Statement. The windfall allowance applied in Table 4 of LP2 is based on the historic completion of homes since 2006 on windfall sites which were not identified through the SHLAA process. Tables 12 and 13 in Appendix F set out the annual completions for these sites within the current plan period (2006 to 2014). The annual totals include only completions on small sites (net gain of 1-4 units) which are not currently identified within Fareham's SHLAA. The totals have been adjusted to remove windfalls that were developed on residential garden land, in order to accord with Paragraph 48 of the NPPF.

7.3.22 The Council considers that there is a high likelihood that small housing sites will continue to come forward in the next five years at about the same rate as they have done so, on average, during the past eight years. The evidence for this is the current level of outstanding planning permissions for housing on small sites, as set out in Table 10 within Appendix of LP2, including the minor modifications to update the table to 31st August 2014. Table 10 indicates that the current capacity of small windfall sites with extant planning permission is 139 homes.

7.3.23 Given the recent evidence of improvements in the Fareham housing market

it is expected that further planning applications will be submitted for development on small housing sites within Fareham's existing settlements in the coming few years. Where permitted, these will support the robustness of the windfall allowance assumed. In the longer term, the Council will continue to monitor the rate at which small windfall sites come forward and will undertake a full review the windfall allowance as part of the commitment to an early review of the Fareham Local Plan.

7.4 *What is the status of the South Hampshire Strategy and how much weight should be attached to it?*

7.4.1 The relevance of the South Hampshire Strategy (SHS) (DPH01) is outlined in paragraphs 1.6 to 1.10 of LP2. These paragraphs clarify that the SHS is not part of the Fareham Development Plan, but it is based on sound evidence and provides a framework to inform and support the preparation of the statutory local plan. Paragraph 1.8 goes on to state that the joint preparation of the SHS by PUSH authorities largely fulfils the duty to cooperate. This is consistent with the foreword of the South Hampshire Strategy 2012 (DPH01), and is a view that was supported in the Inspector's report on the Havant Borough Local Plan (Allocations) (DOE2).

7.4.2 A subsequent paragraph of the foreword to the South Hampshire Strategy 2012 clarifies that, following the joint process of preparation by PUSH Authorities; the Strategy was formally adopted by the PUSH Joint Committee. This, it is suggested, gives the South Hampshire Strategy status as a jointly agreed Strategy of the type envisaged by the NPPF (Paragraph 181).

7.4.3 South Hampshire Local Authorities, including Fareham, place considerable importance on partnership working under the auspices of PUSH. Reflecting this, the Council considers that the South Hampshire Strategy 2012 does have some weight in the preparation of Fareham's Local Plan, including LP2. The Council has always taken an active role in helping to prepare the South Hampshire Strategy, at each stage and iteration, including the 2012 revision. Subsequently, the agreed strategy has informed the policies within all of its Local Plan documents.

7.4.4 In relation to LP2, Policy 11 of the SHS 2012 is an example of a policy that has informed LP2. This sets out the numbers of net additional homes between 2011 and 2026 that each of the PUSH authorities should aim to provide for through local plan allocations and planning permissions (paragraph 6.3 of DPH01). This has informed the detail in Section 5 of LP2 covering housing supply and the SHS Policy 11 target for Fareham is shown in Table 4. However, paragraph 6.3 of the SHS is clear that in the event that an authority is unable to provide for its figure in Policy 11, then that will be addressed when the SHS is reviewed. This indicates that the intention is for PUSH authorities to have collective responsibility for achieving the overall housing supply numbers set out in the SHS. This is consistent with Fareham Borough Council's view that the additional 472

homes (between 2011 and 2026) added to LP2 as a result of the SHS 2012 are not part of the Borough's formal housing requirement, which remains as set out in Policy CS2 of the Core Strategy.

7.5 *Are the proposed housing allocations based on a sound assessment of land availability and delivery? Is there any evidence that any of the housing sites being proposed by the Council are not viable or deliverable? If it can be satisfactorily demonstrated that a proposed housing site is not sound, is there any evidence that would enable a conclusion to be drawn that the allocation of any of the following suggested sites would be sound:*

- 1. North and South of Funtley Road (DREP386);**
- 2. Land at Holly Hill Lane, Sarisbury (DREP394);**
- 3. West of Maurant Drive, Portchester (DREP395);**
- 4. Peak Lane Nurseries, Peak Lane, Fareham (DREP398);**
- 5. Posbrook Lane, Titchfield (DREP399);**
- 6. The Navigator, Lower Swanwick (DREP403);**
- 7. Brook Avenue, Warsash (DREP404);**
- 8. East of Newgate Lane (DREP405);**
- 9. Old Manor, Crofton (DREP406);**
- 10. North of Cranleigh Road, Portchester (DREP407);**
- 11. East of Bye Road, Swanwick (DREP408);**
- 12. Cartwright Road, Titchfield (DREP410);**
- 13. 69 Botley Road, Park Gate (DREP411);**
- 14. South of Oakcroft Lane, Stubbington (DREP413);**
- 15. Village Inn, Botley Road (DREP415);**
- 16. Hope Lodge, Fareham Park Road (DREP508);**
- 17. Station Road/A27 at Portchester (DREP511);**
- 18. Land off Greenaway Lane, Warsash (DREP514);**
- 19. Land off St Margarets Lane, Titchfield (DREP515);**
- 20. Land at Botley Road, Burridge (DREP516); and**
- 21. Newlands (south of Longfield Avenue, Fareham) (DREP519).**

Have these non-allocated sites that are being promoted by representors (and sites where a different land use is being proposed) been subject to sustainability appraisal compatible with that for LP2 and to public consultation? Are the sites deliverable?

7.5.1 The housing site allocations set out on Table 4 of LP2 and described in detail within the Development Site Briefs found in Chapter 7 are based on a robust assessment of site available and delivery. Paragraphs 7.3.12 to 7.3.18 above describe the evidence which supports the identification and allocation of these sites for housing. This evidence includes the Sustainability Appraisal (DSA05), the 2014 SHLAA (DHO02), the Council's on-going engagement with landowners and site promoters, Knight Frank's Viability Assessment of Site Allocations (DHO10) and the Council's own work that was undertaken to support the early stages of preparation of a Fareham Town Centre AAP. Taken together, this evidence leads the

Council to consider that the proposed allocations are appropriate and justified, including in relation to land availability and delivery. Further evidence to support the prospect of delivery of the housing allocations can also be found within the Council's Infrastructure Delivery Plan (DFI04) and the adopted Community Infrastructure Levy (CIL) charging schedule (DFB03) and progress made to date on the review of CIL (DFB10).

- 7.5.2 In relation to the viability and deliverability of the housing allocations, the Council acknowledges that the deliverability of sites within the LP2 will depend in part on their financial viability. The Council are equally aware that viability has, and will continue to change over time with consequent potential impacts on delivery. For this reason the sites proposed to be allocated in LP2 were tested for viability by Knight Frank (DHO10). The instructions to commence this report were agreed in January 2013 and the research undertaken in the spring of 2013. The objective of the viability assessment was to test whether sites were viable, after taking account of the Council's key development policies including sustainability and affordable housing, CIL payments, and normal development costs and values.
- 7.5.3 The following were key to the consideration of viability on the 41 sites tested:
- The NPPF, particularly the section on Plan making and paragraphs 173 to 177 entitled Ensuring Viability and Deliverability.
 - Financial Viability in Planning First Edition by the Royal Institute of Chartered Surveyors dated summer 2012 (DHO12).
 - Viability Testing- Local Plans by the Local Housing Delivery Group chaired by Sir John Harman dated summer 2012 (DHO11).
- 7.5.4 The methodology undertaken in the viability assessment was a 'residual value model' taking on board key cost and revenue issues, typical of development within the Borough, from which a residual value was calculated and then compared to existing use values and appropriate benchmark land values. The analysis then considered outcomes of the scenario appraisals undertaken and draws conclusions as to viability.
- 7.5.5 Whilst the majority of sites proposed to be allocated were considered to be viable at the point tested (spring 2013), in some cases the report concluded that there were issues of marginal viability, where the deliverability of a residential scheme would, in part at least, depend on the form of development and on how it was taken forward. Only sites assessed as being viable, or those that demonstrated marginal viability, in the Knight Frank Study (DHO10) have been allocated through LP2. Sites which demonstrated marginal viability have been included as longer-term allocations, and do not form part of the Council's five year land (as set out in the SHLAA Volume 2 ((DHO02)). Where the Viability Study concluded that a site was not viable for residential development it has not been taken forward as an allocation in LP2.

- 7.5.6 Question 7.5 lists 21 sites which have been promoted by representors to LP2 for inclusion as housing allocations. The Council considers that none of these sites are appropriate for allocation within LP2 and that the allocations and other forms of housing provision set out in LP2 are robust and sound and are sufficient to meet and exceed Fareham's housing requirement, as expressed in Policy CS2 of the Core Strategy.
- 7.5.7 All of the sites, except one (no. 17. Station Road/A27 at Portchester), are located outside of the existing Fareham settlement boundaries and are within the countryside. Their allocation for housing would therefore be contrary to adopted Policies CS2, CS6 and CS14 of the Core Strategy. These policies are clear that the focus of housing provision within Fareham should be on previously developed land within the existing settlement boundaries. Given that the Core Strategy and LP2 set out how sufficient housing provision can be achieved in locations consistent with this focus, there is no justification for allocating housing sites that conflict with the overall development strategy.
- 7.5.8 The majority of the 21 sites listed were indeed considered by the Council and subjected to public consultation in 2008, at an early stage in the preparation of LP2, before the Core Strategy was adopted (DLP15). Each of the sites was subsequently rejected on the basis of inconsistency with the overall development strategy of the then emerging Core Strategy. More recently, most of the sites have been included within the Council's SHLAA, having been identified by landowners or site promoters. Appendix 2 of this Participant Statement provides a summary note for each site, including its status in relation to the SHLAA and any known issues or key constraints, based on Council Officers' current knowledge and any information provided by landowners and site promoters. None of the sites (except number 17.) have been included within the Council's site-specific viability evidence work (DHO10), nor have they been subjected to Sustainability Appraisal, compatible with that for LP2, to the best of the Council's knowledge.
- 7.5.9 Site number 17 (Station Road/A27 at Portchester) was assessed by the Council during the preparation of LP2 and was included as a potential allocation for housing in the Draft LP2 in October 2012 (DLP06). Subsequently the site was included within the 2013 Viability Assessment of Site Allocations by Knight Frank (DHO10) and was found to be unviable with no financial incentive for the landowner of the existing operational industrial unit to sell in the current market. The site was also subjected to Sustainability Appraisal (DSA05) which highlighted that the site is partially location within Flood Zone 2. Given the lack of evidence of deliverability and the potential flood risk constraints, the Council rejected the site.
- 7.6 *Are the suggested housing mix and densities of the allocated housing sites appropriate and justified? Are the boundaries correctly defined?***
- 7.6.1 The Plan does not seek to prescribe a specific mix for each allocated housing site. The future mix is anticipated to reflect prevailing market

forces, but will also be informed by the identified market housing mix and affordable housing needs that are set out and justified in the prevailing Strategic Housing Market Assessment and the Council's Housing Strategy, in accordance with the principle of seeking a mix of dwellings set out in Core Strategy Policy CS2.

- 7.6.2 The identified capacity of each allocated housing site has been determined using either an average density multiplier or site specific design work carried out by the site owner or the Council. The average density figure used has been informed by an analysis of the site itself to identify any capacity constraints such as TPOs and the surrounding area in terms of the prevailing form and spaciousness. Design work for the Town Centre was undertaken to reflect the more constrained context of the built up area, coupled with the variety of uses being proposed. This approach reflects the requirements and principles of Core Strategy Policy CS17: High Quality Design.
- 7.6.3 Where it has been relevant to do so, different capacity figures are suggested for housing and flatted options, where a wholly flatted scheme has been considered acceptable given the site's context. The final capacity figures have been derived from the Strategic Housing Land Availability Assessment (SHLAA) (DHO02), which has further guidance on the surrounding density of each site and information on how the final capacity figure for each site was derived.
- 7.6.4 In highly accessible areas, such as Fareham Town Centre, higher densities are proposed and are in many cases part of a mixed use allocation. The Council has set out a strategy for Fareham Town Centre (paragraphs 5.33-5.34 together with supporting policies), which seeks to create a vibrant and thriving place. The strategy includes maximising the efficient use of land (in line with NPPF paragraph 111) and increasing the resident population to help bring life to streets and spaces and help support local shops and services and the night time economy. The high quality design of new housing, and the importance of streetscape in general, are key parts of this process to attract residents to live in a town centre location.
- 7.6.5 The boundaries of the housing sites have been derived from a combination of site submissions, planning applications and, in some cases, identification of Council owned land. Following the initial identification each of the sites were analysed as part of the SHLAA (DHO02), which included detailed site surveys to take account of land uses and constraints. The boundaries of each of the sites have been revised, where appropriate, prior to their inclusion in LP2. Each of the allocations has been through a number of stages of public consultation, during the preparation of LP2, as set out in the Regulation 22 Consultation Statement (DSD05). In addition, the Council has actively engaged with the site promoters and landowners of each allocation throughout the process. Where issues over site boundaries have arisen, these have been amended and, where appropriate, housing capacity figures reassessed.

- 7.7 *Is policy DSP40 sufficiently flexible to accommodate changing circumstances (e.g. in relation to delivery)? What is the Council's fall-back position in the event that development does not come forward as expected?***
- 7.7.1 Policy DSP40 allocates the sites listed in Appendix C of LP3 and detailed within the Development Site Briefs (Chapter 7). The sites included in Appendix C (Table 8) have all been subject to a robust SHLAA process, using the DCLG recommended methodology that was in force in January 2014 when the current SHLAA was completed (see DHO02). As part of the SHLAA process, engagement with site promoters or landowners has informed the development brief in most cases. These sites have also been subjected to viability assessment in December 2013 (DHO10). All of the sites in Table 8 have also been subject to Sustainability Appraisal (DSA05) and Habitat Regulations Assessment (DHR02). Taken together, these assessments provide a high degree of confidence that the sites listed in Table 8 will come forward for residential development within the Plan period.
- 7.7.2 The sites listed in Table 9 of Appendix C each have extant planning permissions for the level of development set out in the table. The majority of these sites have also been subject to the SHLAA process, either in the current or the previous versions of Fareham's SHLAA. Given that they have already been granted planning permission, these sites have not been subjected to the viability testing and were not included in the Sustainability Appraisal or Habitat Regulations Assessment. The current planning status of these sites, and the engagement with site promoters undertaken, has again provided the Council with a high degree of confidence that the sites will be built out within the Plan period.
- 7.7.3 Flexibility in relation to housing delivery is provided by the relevant housing supply policies within the Core Strategy. Policy CS2 (Housing Provision) commits the Council to a regular review of its SHLAA in order to identify further housing sites and sets the overall priority for the residential development on previously developed sites within the existing settlements. Policy CS6 (Development Strategy) refers to the detailed area-based policies (CS7, CS8, CS9 and CS11) which provide a criteria-based approach to guide planning applications for housing sites that may not have been previously identified through the SHLAA process. The Council considers that the combination of the Core Strategy policies referred to above and its regular updating of the SHLAA provide sufficient flexibility to accommodate changing circumstances.
- 7.7.4 Ultimately, if monitoring demonstrates that Policy DSP40 is not operating effectively and that sites detail on Appendix C are not coming forward or being delivered as anticipated, the policy will need to be reviewed. However, the Council has already committed to an early review of the Fareham Local Plan, following the publication of the revised South Hampshire Strategy (see paragraphs 1.10 and 1.11 of LP2) and a timetable

for this review is set out in the current version of the Local Development Scheme (DFB02).

7.8 *What evidence is there that the Council has considered the advice in paragraph 54 of the NPPF regarding allowing some market housing in the countryside in order to facilitate affordable housing provision?*

7.8.1 Paragraph 54 of the NPPF relates to the need to seek opportunities to plan and deliver housing in rural areas, where it would comprise or facilitate the delivery of affordable housing. According to the current DEFRA Rural-Urban Classification, Fareham is an urban local authority and the Council therefore considers that paragraph 54 is not necessarily relevant to planning within the Borough. Given that the limited remaining countryside in Fareham is very close and easily accessible to the settlement areas, it was considered that a 'rural exception sites' policy was not required within LP2. In relation to the final sentence of Paragraph 54, the opportunity within Fareham's countryside to deliver '*significant additional affordable housing*' to meet local needs is being achieved through the allocation of Welborne which is entirely within the countryside, to the north of Fareham.

7.9 *Is the Council's reference to self-build homes in the supporting text sufficient to ensure the delivery of such development?*

7.9.1 The reference included at paragraph 5.181 of LP2 indicates that the Council will encourage those wishing to build their own homes wherever the opportunity arises across the Borough. The overall approach of the Council is to promote custom building of homes within Welborne as part of the overall mix that will be expected to be achieved as the new community is developed. Policy WEL21 of the Publication version of the Welborne Plan sets out an expectation that not less than 1% of homes being delivered at Welborne are custom-built. The Council considers that Welborne represents the best opportunity within the Borough to meet the needs of those wishing to build their own home.

7.9.2 Outside of Welborne, opportunities may arise for the some custom building during the Plan period, and these will be supported by the Council. However, given that custom-build is already advantaged by the Government through the mandatory relief provided from Community Infrastructure Levy liabilities, the Council does not consider that any further intervention is required through LP2.

APPENDIX 1: AMENDED LP2 HOUSING SUPPLY POSITION: TABLE 4 (PAGE 87) AND APPENDICES D-G

Table 4 (page 87): Housing Delivery Overview (2006 – 2026). Amend as follows:

Source	Number of Dwellings (net)	
Housing requirements		
	Core Strategy* (2006-2026)	South Hampshire Strategy (2011-2026)
Strategy Requirements	3,729	2,200 2,202
Housing completions		
1 April 2006 - 31 March 2013 4	2,665 2,857	
1 April 2011 - 31 March 2013 4		664 858
Outstanding requirement for plan period at 1 April 20134	1,064 872	1,536-1,344
Projected housing supply 1 April 20134 – 31 March 2026		
Core Strategy Allocation at Coldeast	240 <u>30</u>	
Planning permissions (in progress)	359 <u>544</u>	
Planning permissions (not started)	139 <u>590</u>	
Allocations rolled forward from existing Local Plan	370 <u>130</u>	
New Allocations (including Town Centre Development Opportunity Area)	615 <u>400</u>	
Projected Windfall	100	
Total projected housing supply	1,823 <u>1,794</u>	

Projected surplus (1 April 20134 - 31 March 2026)	<u>Core Strategy</u>	<u>South</u> <u>Hampshire</u> <u>Strategy</u>
	<u>922</u>	<u>287 450</u>

Appendix C: Housing Allocations. Amend as follows:

Table 8: Housing Allocations

Allocation	Net Number of Dwellings (indicative)
Rolled forward existing Local Plan Review (2000) Allocations	
Peter's Road, Sarisbury*	230 20
East of Raley Road	50
Land at Fleet End Road	10
Land off Church Road, Warsash	20
Land to rear of 347-411 Hunts Pond Road	20
33 Lodge Road, Locks Heath	10
Hinton Hotel, Gatisfield Lane	30
Total (a)	370 130
Rolled forward existing Core Strategy (2010) Allocations	
Coldeast LOT 2	210
PCT Land Cold East	30
Total (b)	240 30
New Allocations	
Croft House, Redlands Lane	15
Hope Lodge, Fareham Park Road	5
Former Community Facilities, Wynton Way	10
Land between 335 and 357 Gosport Road	10
Fareham College Site**	440
Land at Heath Road, Locks Heath	70
Land at Stubbington Lane	10
Land at Sea Lane	5
Genesis Centre	35
Rear of Coldeast Close	5

Land to rear of 123 Bridge Road	5
Total (c)	<u>280160</u>
Fareham Town Centre Development Opportunity Areas	
Civic Area**	80
Market Quay**	60
Fareham Station West	80
Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park	55
Maytree Road	20
Total (d)	<u>335 240</u>
Grand Total (a+b+c+d)	<u>1,225-560</u>

*The capacity of this site excludes the 49 258 units with planning consent (see Table 9 below).

**This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.

**This site is a Town Centre Development Opportunity Area. The housing element of this mixed use area is included in the table.

Table 9: Housing allocations Large Sites (net gain 5+ units) with extant planning permission, where no material start has been made (data correct as at ~~31 March 2013~~ 31 August 2014)

Extant planning permission	Settlement Area	Number of Dwellings (indicative)
45-47 West Street	Fareham	9
<u>East of Northway, Southway and Westway</u>	<u>Western Wards & Whiteley</u>	14
ATC Site Farm Road	<u>Western Wards & Whiteley</u>	34
21 Bridge Road	Western Wards & Whiteley	10
38 Columbus Drive	<u>Western Wards & Whiteley</u>	12
Peter's Road (Highwood)	<u>Western Wards & Whiteley</u>	49
<u>Peter's Road (Taylor Wimpey)</u>	<u>Western Wards & Whiteley</u>	<u>143</u>
<u>Peter's Road (Bovis Homes)</u>	<u>Western Wards & Whiteley</u>	<u>64</u>
157 White Hart Lane and Land to Rear	Portchester	5
Catholic Church of our Lady	Portchester	7
<u>Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park</u>	<u>Fareham</u>	<u>55</u>
<u>Fareham Point</u>	<u>Fareham</u>	<u>18</u>
<u>411 Hunts Pond Road</u>	<u>Western Wards</u>	<u>6</u>
Coldeast Hospital (LOT 1 Phase 2)	Western Wards & Whiteley	118 <u>97</u>
<u>Tudor Lodge (Care Home)</u>	<u>Stubbington</u>	<u>25</u>
<u>Little Brook House (Care Home)</u>	<u>Western Wards & Whiteley</u>	<u>5</u>

<u>Fareham College Site*</u>	<u>Fareham</u>	<u>110</u>
<u>Land to rear of 123 Bridge Road</u>	<u>Western Wards & Whiteley</u>	<u>6</u>
<u>Rear of Coldeast Close</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>8 Southampton Hill</u>	<u>Titchfield</u>	<u>9</u>
<u>10 Southampton Hill</u>	<u>Titchfield</u>	<u>5</u>
<u>142-144 West Street</u>	<u>Fareham</u>	<u>17</u>
<u>35 – 37 Shore Road</u>	<u>Western Wards & Whiteley</u>	<u>8</u>

Total = 139 590

*This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.

Appendix D: Small Sites with Planning Permission. Delete and replaced with table 10 below:

Table 10: Small sites (fewer than 5 dwellings) with planning permission

(Data correct as at 31 August 2014)

Address	Planning Application Reference Number	Settlement Area	Capacity as per planning consent
119 West Street	13/0262/FP	Fareham	4
141-143 West Street	12/1019/CU	Fareham	4
161a West Street	13/0094/CU	Fareham	2
24 West Street	11/0959/CU	Fareham	4
1 Westbury Road	11/0779/FP	Fareham	1
8 Hartlands Road	11/0320/FP	Fareham	1
Mill House Land Adjacent To Forest Lane	12/0713/FP	Fareham	1
43 Southampton Road	12/1013/FP	Fareham	1
101 West Street	11/0708/FP	Fareham	2
57 High Street	13/0524/FP	Fareham	1
20-26 Titchfield Road	13/0807/FP	Fareham	4
134 Gordon Road	13/0036/FP	Fareham	1
107-109 Gordon Arms Gordon Road	12/1036/CU	Fareham	2
Delme Court Maytree Road	11/0840/CU	Fareham	2
Al Mahdi Wickham Road	11/0418/FP	Fareham	0
138 Funtley Road	13/0161/OA	Fareham	2
58 Maylings Farm Road	11/0651/FP	Fareham	1
62 The Avenue	11/0275/FP	Fareham	1
1 Peak Lane	13/0035/OA	Fareham	1
67 The Avenue	12/0804/FP	Fareham	1
30 Fareham Park Road	13/0133/FP	Fareham	2
34-36 Land To Rear Fareham Park Road	09/0512/FP	Fareham	4

101 Hillson Drive	13/0435/FR	Fareham	1
66 Wynton Way	13/0168/FP	Fareham	2
28 Land At Elgin Close	03/0688/FP	Fareham	1
1 Land Adjacent To Southwick Court	12/0260/FP	Fareham	1
33 Fairfield Avenue	13/0122/FP	Fareham	1
Spurlings Road - Greenhill Cottage	14/0123/CU	Fareham	1
26 Catisfield Road	14/0202/CU	Fareham	1
128 PAXTON ROAD - Land Adjacent To	14/0035/VC	Fareham	1
Admiral House 67 High Street	14/0236/FP	Fareham	1
219 West Street	13/1090/PC	Fareham	1
Crofton Lane - 49 - 51	P/13/1080/FP	Fareham	2
Castle Barn Land To West Of Wicor Path	12/0304/FP	Portchester	1
1 Portsdown Inn Leith Avenue	13/0105/FP	Portchester	1
22 The Downsway	13/0075/FP	Portchester	1
45 Newtown Road	10/0087/FP	Portchester	3
66 Land Adjacent Cornaway Lane	13/1108/FP	Portchester	1
39 Land At Westlands Grove	06/0145/FP	Portchester	1
Land At Nyewood Avenue	13/0083/FR	Portchester	2
5 Rudgwick Close	03/0038/FP	Portchester	1
34 Portchester Road	13/1049/FP	Portchester	2
33 West Street - The Car Cabin - The Precinct	P/14/0552/CU	Portchester	1
31 Stubbington Green	14/0614/CU	Stubbington	2
47 Land Adjacent St Marys Road	13/0140/FP	Stubbington / Hillhead	1
130 Newgate Lane	12/0771/FP	Stubbington / Hillhead	1
122 Mays Lane	12/0965/OA	Stubbington / Hillhead	1
36 Land To Rear Of Stubbington Lane	07/1310/FP	Stubbington / Hillhead	1
2 Crofton Lane	13/0730/OA	Stubbington / Hillhead	1
18 Land To Rear Of Pilgrims Way	12/0768/FP	Stubbington / Hillhead	1

27 Fern Way	09/0372/FP	Titchfield	1
75 Land To Rear Of Garstons Close	08/1215/FP	Titchfield	1
40 Land Adjacent Catisfield Lane	08/0956/FP	Titchfield	1
44 Common Lane	13/0670/CU	Titchfield	1
35 The Square	13/0953/CU	Titchfield	-1
18 Locks Heath Park Road	13/0717/RM	Western Wards & Whiteley	1
347a Hunts Pond Road	11/0242/FP	Western Wards & Whiteley	1
411 Hunts Pond Road	10/0928/FR	Western Wards & Whiteley	1
114 Locks Heath Park Road	13/0988/FP	Western Wards & Whiteley	1
153 Land Adjacent To Hunts Pond Road	13/0255/FP	Western Wards & Whiteley	1
141 Hunts Pond Road	12/0566/FP	Western Wards & Whiteley	2
2 The Grounds Heath Road North	13/0590/FP	Western Wards & Whiteley	1
348 Brook Lane	12/0400/FP	Western Wards & Whiteley	1
33 Lower Duncan Road	13/0742/OA	Western Wards & Whiteley	1
Site Of Former Sylvan Clinic Land At Columbus Drive	12/0630/OA	Western Wards & Whiteley	2
64 Botley Road	13/0237/FP	Western Wards & Whiteley	4
24 Land Adjacent To Sherwood Gardens	12/0443/FP	Western Wards & Whiteley	1
70 Fleet End Road	13/0624/FP	Western Wards & Whiteley	1
80 Swinton Hall Warsash Road	13/0955/RM	Western Wards & Whiteley	4
201 Land Adjoining Locks Road	11/0542/FP	Western Wards & Whiteley	2
10 Locks Road	13/0588/FR	Western Wards & Whiteley	1
112 Locks Road	12/0571/FP	Western Wards & Whiteley	1
Land Off Wayside	13/0149/FP	Western Wards & Whiteley	2
233 Land To Rear Of Swanwick Lane	13/0062/FP	Western Wards & Whiteley	4
The Rosery Allotment Road	13/0800/FP	Western Wards & Whiteley	4
190a Bridge Road	11/0945/CU	Western Wards & Whiteley	-1
27-29 Holly Hill Lane	12/0695/OA	Western Wards & Whiteley	3
39 Holly Hill Lane	12/0647/FP	Western Wards & Whiteley	1

39 Botley Road	14/0227/PC	Western Wards & Whiteley	4
12 Greenaway	13/1031/FP	Western Wards & Whiteley	2
133 Warsash Road - Land Adjacent To	14/0404/FP	Western Wards & Whiteley	1
4 Addison Road Sarisbury Green	14/0465/FP	Western Wards & Whiteley	1
67 Church Road	14/0409/OA	Western Wards & Whiteley	3
63 Bridge Road	14/0340/FP	Western Wards & Whiteley	2
Carron Row Farm 15 Segensworth Road	14/0587/LU	Western Wards & Whiteley	1
3 Fleet End Road - Land Adjacent -	14/0244/FP	Western Wards & Whiteley	2
22 Peters Road	13/0832/FP	Western Wards & Whiteley	3
151 Hunts Pond Road (Plot 3)	14/0530/FP	Western Wards & Whiteley	1
Total Net Permissions			139

Appendix E: Sites with Planning Permission where Development is Currently in Progress. Amend as follows:

Table 11: Sites with planning permission where development is currently in progress (data correct as at ~~31 March 2013~~ 31 August 2014)

Address	Settlement area	Remaining Net Capacity as per planning permission
St Christopher's Hospital, Wickham Road, Fareham	Fareham	36 2
40-42 Westley Grove	Fareham	13
Collingwood House, Gibraltar Close	Fareham	40
Land South of Palmerston Avenue	Fareham	16
<u>Hinton Hotel</u>	<u>Fareham</u>	<u>82</u>
Land to rear 347-411 Hunts Pond Road	Western Wards & Whiteley	40
Swanwick Marina, Bridge Road, Swanwick	Western Wards & Whiteley	49
324-326 Brook Lane	Western Wards & Whiteley	4
Land North of Whiteley (Northern Portion)	Western Wards & Whiteley	29
122 Leydene Nursery, Segensworth Road	Western Wards & Whiteley	3
East of Lower Duncan Road, Park Gate	Western Wards & Whiteley	18
<u>Newpark Garage, Station Road</u>	<u>Western Wards & Whiteley</u>	<u>14</u>
<u>69 Botley Road</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>38 Rivendale Columbus Drive</u>	<u>Western Wards & Whiteley</u>	<u>12</u>
Linden Lea, The Leaway	Portchester	8
<u>ATC Site Farm Road</u>	<u>Western Wards & Whiteley</u>	<u>36</u>
<u>East of Northway, Southway and Westway</u>	<u>Western Wards</u>	<u>11</u>

<u>Peter's Road (Highwood)</u>	<u>Western Wards</u>	<u>48</u>
<u>Coldeast LOT 2</u>	<u>Western Wards</u>	<u>204</u>

Total = 359 544

Appendix F: Windfall Allowance

Table 12: Historic windfall rates 2006 to ~~2012~~ 2014

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 – 2013 2014
Windfall	133	82	30	19	11	12	15	<u>22</u>	38*

*Rounded to whole number

Table 13: Historic windfall rates 2006 to ~~2012~~ 2014 (adjusted to account for methodology changes in the SHLAA)

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 - 2013 <u>2014</u>
Windfall	33	41	17	19	11	12	15	<u>22</u>	21*

*Rounded to whole number

Table 14 in Appendix G of LP2 (Submission Version) is deleted and replaced with Table 14 below:

Appendix G: Fareham's Housing Trajectory

Fareham's Housing Trajectory and Five-Year Housing Land Supply (excluding Welborne)

Plan Year										1-5 Year Supply					6-10 Year Supply					11+ Year Supply		
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26	
A	Past Completions	608	546	318	188	339	315	391	152													2857
B	Projected Planned Housing Completions									250	306	329	226	165	55	40	50	70	66	88	49	1694
C	Projected Windfall Allowance									20	20	20	20	20								100
D	Total Projected Housing Supply									270	326	349	246	185	55	40	50	70	66	88	49	1794
E	Cummulative Completions/Projections	608	1154	1472	1660	1999	2314	2705	2857	3127	3453	3802	4048	4233	4288	4328	4378	4448	4514	4602	4651	4651
F	2011 Core Strategy Housing Requirement	340	340	340	340	340	220	220	220	220	220	94	94	94	94	93	92	92	92	92	92	3729
G	2012 Push South hampshire Strategy Requirement						32	32	32	32	32	32	32	31	31	31	31	31	31	31	31	472
H	5% buffer applied to five year deliverable housing supply									9	9	9	9	9			-9	-9	-9	-9	-9	0
I	Total Strategic Housing Requirement (2006 - 2026)	340	340	340	340	340	252	252	252	261	261	135	135	134	125	124	114	114	114	114	114	4201
J	Cumulative Core Strategy Requirement	340	680	1020	1360	1700	1920	2140	2360	2589	2818	2921	3024	3127	3221	3314	3397	3480	3563	3646	3729	3729
K	Cumulative South Hampshire Strategy Requirement	340	680	1020	1360	1700	1952	2204	2456	2717	2978	3113	3248	3382	3507	3631	3745	3859	3973	4087	4201	4201
L	Number of dwellings above or below annual housing requirement	268	206	-22	-152	-1	63	139	-100	9	65	214	111	51	-70	-84	-64	-44	-48	-26	-65	N/A
M	Number of dwellings above or below Core Strategy cumulative requirement	268	471	452	300	299	394	565	497	538	635	881	1024	1106	1067	1014	987	968	951	956	922	922
N	Number of dwellings above or below South Hampshire Strategy cumulative requirement	268	474	452	300	299	362	501	401	410	475	689	800	851	781	697	633	589	541	515	450	450

APPENDIX 2: ALTERNATIVE SITES LISTED IN ISSUE 7.5

Site	SHLAA Ref:	Greenfield Site (Yes/No/Mix)	Council Officer Notes
1. North and South of Funtley Road (DREP386);	1345	Yes	Site is adjacent to Welborne and may have some bearing on the Welborne Plan.
2. Land at Holly Hill Lane, Sarisbury (DREP394);	1012	Mix	Submission is part of a larger site that was submitted at the Call for sites, 2007.
3. West of Moraunt Drive, Portchester (DREP395);	8	Yes	Part of site consulted on at Issues and Options Stage of DSP Plan. Part of the site is referenced in the SHLAA as rejected as it falls outside the DUSB. Part of the site is in Flood Zones 2 and 3. The entire site is part of Wicor Path B SINC. Brent Geese & Waders (Uncertain) - Site Code F46B.
4. Peak Lane Nurseries, Peak Lane, Fareham (DREP398);	1358	Yes	Site Submitted but not consulted upon.
5. Posbrook Lane, Titchfield (DREP399);	11	Yes	Part of submission site was consulted upon. The site was referenced in the SHLAA as rejected as it fell outside the DUSB.
6. The Navigator, Lower Swanwick (DREP403);	5	Yes	Submission consulted upon and referenced in the SHLAA as rejected as it fell outside the DUSB.
7. Brook Avenue, Warsash (DREP404);	1013 & 1179	Yes	Part of site consulted upon. Larger site referenced in the SHLAA as rejected as it fell outside the DUSB.
8. East of Newgate Lane (DREP405);	29; 1377; 1376	Yes	Part of site consulted upon. Larger site referenced in the SHLAA as rejected as it fell outside the DUSB.
9. Old Manor, Crofton (DREP406);		Yes	Not referenced in the SHLAA.

10. North of Cranleigh Road, Portchester (DREP407);	7	Yes	Referenced in the SHLAA as rejected as it fell outside the DUSB.
11. East of Bye Road, Swanwick (DREP408);	6	Yes	Part of a larger site referenced in the SHLAA as rejected as it fell outside the DUSB.
12. Cartwright Road, Titchfield (DREP410);	1373	Yes	Not part of the SHLAA
13. 69 Botley Road, Park Gate (DREP411);	1349	Mix	Part of Larger Site (Land North of Park Gate SHLAA ref: 0002 which was consulted on) referenced in the SHLAA as rejected as it fell outside of the DUSB. The rest of the immediate site is located in the DUSB and has approval for 5 units. There was a more recent application for a 150 place children's nursery that was refused on 7/2/2014.
14. South of Oakcroft Lane, Stubbington (DREP413);	33	Yes	Part of larger site that was referenced in the SHLAA as rejected as it fell outside the DUSB.
15. Village Inn, Botley Road (DREP415);	2 (Part off)	Yes	Part of Larger Site (Land north of Park Gate SHLAA ref: 0002 which was consulted on) referenced in the SHLAA as rejected as it fell outside of the DUSB.
16. Hope Lodge, Fareham Park Road (DREP508);	1117 ; 1259	Yes	Part of the site is within the DUSB and has a resolution for the granting permission for 7 four-bed units P/13/0059/OA . The larger site that falls outside the DUSB was rejected on an Appeal for 14 "older person's" units (P/13/0137/OA) .
17. Station Road/A27 at Portchester (DREP511);	1002	No	Site considered as part of the SHLAA but noted to be undeliverable following Knight Frank Viability Assessment. There were access issues at the time the site was last considered.
18. Land off Greenaway Lane, Warsash (DREP514);	1266	Yes	Part of larger site consulted upon at the Issues and Options stage of the DSP Plan (Site Ref 24). Site referenced in the SHLAA as rejected

			as it falls outside the DUSB.
<i>19. Land off St Margarets Lane, Titchfield (DREP515);</i>	1001	Yes	Site referenced in the SHLAA as rejected as it falls outside the DUSB. Part of the site is in the ownership of HCC.
<i>20. Land at Botley Road, Burr ridge (DREP516); and</i>	1044	Yes	Site referenced in the SHLAA as rejected as it falls outside the DUSB. Part of the site is in the ownership of HCC.
<i>21. Newlands (south of Longfield Avenue, Fareham) (DREP519).</i>	210	Yes	Part of the site was consulted on at the Issues and Options Stage of the DSP Plan. The same part was referenced in the SHLAA as rejected as it fell outside the DUSB.