

The Development Sites and Policies Plan

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

Actions arising from hearing session

December 2014

DCD-24

Introduction

Chapter 5 of the Development Sites & Policies Plan is titled Planning for Growth in the Borough, and covers issues such as Employment, Retail and Housing. At the Development Sites & Policies Examination hearing session on Issue 7: Housing Allocations including alternative sites for consideration (DSP40), a number of pieces of work were requested by the Inspector and some additional work was offered by the Council to address the points raised at the hearing session. These are set out in this note.

Specifically, this note addresses the following;

1. Council to confirm with PUSH the timescale for delivery of the review of the South Hampshire Strategy.
2. Council to explain the content of the 2014 PUSH SHMA, the weight that has been attached to it, and the implications for LP2.
3. Council to explain the relationship between housing at Welborne and the rest of the Borough.
4. Council to set out their approach to increasing flexibility through the re-wording of Policy DSP40.
5. Council to remove additional access points (Green Lane and between 43 and 47 Fleet End Road) into the Fleet End Road housing site (H7) and restrict access to the site via Shorewood Close.
6. Council to set out the Council's approach to ensure that sufficient affordable housing is delivered within the Borough.
7. Council to confirm current use of Croft House, Redlands Lane (housing site H1)
8. Council to provide the following further information with regards to housing site at Heath Road (H11):
 - Insert potential access points into Site plan in the Development Site Brief;
 - Confirm capacity of Hampshire County Council owned portion of the site; and
 - Provide comments from Council's Tree Officer regarding delivery of the site in light of TPO coverage.
9. Council to provide further comfort on the delivery of the Town Centre redevelopment sites.
10. Council to re-consider approach to self-build and the wording of paragraph 5.181

1. Council to confirm with PUSH the timescale for delivery of the review of the South Hampshire Strategy.

1.1 The most up-to-date timescale for the delivery of the South Hampshire Strategy Review is set out in the report to the 23rd September 2014 PUSH Joint Committee (DPH03). The Committee Report confirms the following timetable:

May-Jun 14	An initial 8 week period to complete the Evidence Review.
Jun-Sep 14	An estimated 4 month period to align and update the evidence base. There may be some unanticipated work here (depending on the results of the Evidence Review), but GLH are confident that this need not affect the overall timetable for options development.
Oct-Dec 14	Core work to develop options and undertake initial testing.
Jan-Feb 15	Officer and member workshops and engagement with statutory consultees.
Mar-May 15	Purdah period is recognised in the programme.
June 2015	Additional workshops (if required) to accommodate any changes amongst key members and sign off of the Options Appraisal document for public consultation.
Jul-Aug 15	Public consultation on the options.
Sep-Dec 15	Drafting the new Spatial Strategy.
Early 2016	Consultation on the Strategy, final amendments and adoption.

2. Council to explain the content of the 2014 PUSH SHMA, the weight that has been attached to it, and the implications for LP2.

2.1 A Strategic Housing Market Assessment (SHMA) (DPH06) was completed by the Partnership for Urban South Hampshire (PUSH) in January 2014. The purpose of the SHMA is to develop an understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing requirements of different groups within the South Hampshire population.

2.2 As such, the SHMA considers the overall need for housing across the PUSH area; the need for different types of homes; and the housing needs of different groups within the community in line with the requirements of the 2012 National Planning Policy Framework (NPPF). The SHMA does not set policy targets for housing provision, but provides an evidence base of housing need for use in the development and review of the South Hampshire Strategy and for South Hampshire Authorities' Development Plans.

2.3 The SHMA identifies two housing market areas (HMAs) which cover the majority of the PUSH sub-region; a west PUSH area focused on Southampton; and an east PUSH area focused on Portsmouth. Fareham Borough falls in both market areas, with the eastern part of the Borough (Fareham town, Stubbington and Portchester) falling in the Portsmouth HMA and the western part of the Borough (Whiteley, Locks Heath, Sarisbury, Park Gate, Warsash, Titchfield Common and Titchfield) falling in the Southampton HMA.

2.4 The SHMA concludes that provision of 4,160 homes per annum across the PUSH area until 2036 would form a robust basis for development plans, based on the

demographic evidence and current market signals. The total provision is split between the two HMAs as follows; Portsmouth HMA – 2,115 homes per annum and Southampton HMA – 2,045 homes per annum, over the period to 2036.

- 2.5 The SHMA analysis provides a “starting point” with the final distribution of the total PUSH area housing provision decided at the local level through dialogue between the authorities within the PUSH Partnership. These discussions will need to take account of constraints and land availability, the need to promote sustainable patterns of development and other policy aspirations (such as regeneration). This process will happen through a comprehensive review of the PUSH South Hampshire Strategy, the timetable for which is confirmed in item 1 of this paper.
- 2.6 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. It also 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.
- 2.7 The Council considers that the most appropriate way of taking forward the figures in the SHMA is through the revision to the South Hampshire Strategy, anticipated to be completed in early 2016. This will then be followed by an early review of the Fareham Local Plan informed by the revised SHS and taking full account of the 2014 SHMA and other relevant up-to-date evidence. This process will not only allow the distribution of development requirements to be dealt with at a sub-regional level, taking account of relevant constraints and opportunities, but also allows the Council to fully meet the requirements of the duty to cooperate.
- 2.8 The Council has fully considered the 2014 PUSH SHMA, however, for the reasons stated above, very little weight has been attached to the findings of the SHMA at this stage. As previously stated, the SHMA is a “starting point” from which housing requirements for individual authorities can be derived. This will be done through the South Hampshire Strategy Review, and so to place weight on the SHMA findings at this point is considered to be premature. Furthermore, the primary purpose of LP2 is to complete the Local Plan, and is, therefore, required to allocate sites to deliver the requirements set out in the Core Strategy (DLP02), which was adopted in 2011. It is not considered the role of LP2 to review housing requirements as these have already been set through the Core Strategy. To that end, it is considered that there are no implications of the SHMA findings on LP2 at this stage.
- 2.9 The review of the Local Plan will provide the correct platform for the Council to acknowledge the findings of the upcoming South Hampshire Strategy review, which will take into account the SHMA, alongside other evidence. The Council’s commitment to an to an early review of the Local Plan is emphasised in a modification paragraph 1.11 to the Submission version of the Plan as follows, with new text underlined and deleted text ~~struck through~~:

~~The Council’s commitment to an early review of the Local Plan is reiterated in the Local Development Scheme. The Council is committed to review the Local Plan, and this is set out in the Local Development Scheme (Revised September 2014),~~

which was agreed at Fareham Borough Council's Executive Meeting on the 1st September 2014. The Council's timetable for the Local Plan Review allows the Authority to take account of the current review of the South Hampshire Strategy. The timetable for the review of the Local Plan is as follows:

- Summer 2016 – Consultation on draft Local Plan (Regulation 18)
- Summer 2017 – Publication of pre-submission Local Plan (Regulation 19)
- Autumn 2017 – Submission to Secretary of State (Regulation 22)
- Winter 2017 – Examination (Regulation 24)
- Spring/Summer 2018 – Adoption (Regulation 26)

The Local Plan Review undertaken by the Council will be comprehensive in nature, updating and reviewing the adopted Core Strategy, Development Sites and Policies and Welborne Plans, to form one Local Plan.

3. Council to explain the relationship between housing at Welborne and the rest of the Borough.

- 3.1 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.
- 3.2 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).
- 3.3 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).
- 3.4 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).

3.5 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 at this stage, and the housing supply numbers for Welborne and for the rest of the Borough should remain separate and distinct.

3.6 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).

4. Council to set out their approach to increasing flexibility through the re-wording of Policy DSP40.

4.1 The Council is confident that LP2 will deliver sufficient housing to meet the requirements of the Core Strategy (DLP02), whilst also demonstrating that the housing numbers of the South Hampshire Strategy 2012 (DPH01) can also be achieved. Table 4 of LP2, which was updated in Council's Examination Statement on Issue 7, (DCD-11) demonstrates that through commitments and allocations the Core Strategy target will be comfortably exceeded by 922 dwellings over the Plan period.

4.2 In addition to this the Council is also confident that there is currently a five year supply of housing. The projected surplus demonstrated in Table 4 also provides comfort that a five year supply can continue to be demonstrated over the lifetime of the Plan. The progression of housing supply and the ability to meet a five year land supply position will be continually monitored through annual housing completion data, revised evidence and the monitoring report.

- 4.3 Core Strategy (DLP02) Policy CS6 The Development Strategy states that *“In identifying land for development, the priority will be for the reuse of previously developed land, within the defined urban settlement boundaries”*. To that end, the housing allocations in LP2 are focussed within existing urban areas. However, the wording of the NPPF makes it clear that Local Plans should have “sufficient flexibility to adapt to rapid change”. Whilst the overall approach in LP2 follows the strategy established in the Core Strategy, it could be argued that a reliance on a finite supply of urban area sites, is not sufficiently flexible in relation to dealing with unforeseen changes in the delivery and supply of housing.
- 4.4 To that end, the Council is recommending a modification that seeks to increase flexibility of the approach in LP2 regarding the delivery of housing, including amendments to Policy DSP40: Housing Allocations and the supporting text. This amendment will be inextricably linked to the Council’s monitoring framework and the delivery of housing. The amendment includes a criteria based approach which is only enacted when the Council is unable to demonstrate that it can meet five year housing land supply targets, against the Core Strategy targets. This amended approach will allow the Council to adapt to situations where its annual monitoring has identified that delivery of housing drops below predicted levels, or where the allocations in LP2 have, due to unforeseen circumstances, become undeliverable.
- 4.5 The Council will add in the following new paragraphs after paragraph 5.180 in LP2 in order to fully explain the revised approach including justification and how it will be applied. New text is underlined:

The Council is committed to delivering the housing targets in the Core Strategy, and so it is important to provide a contingency position in the Plan to deal with unforeseen problems with delivery of both allocations and/or commitments. Therefore, further flexibility in the Council’s approach is provided in the final section of Policy DSP40: Housing Allocations. This potentially allows for additional sites to come forward, over and above the allocations in the Plan, where it can be proven that the Council cannot demonstrate a five year land supply against the Core Strategy housing targets.

In order to accord with Policy CS6 and CS14 of the Core Strategy, proposals for additional sites outside the urban area boundaries will be strictly controlled. Such proposals will only be considered if it is demonstrated through the Council’s monitoring or by a developer that the Council cannot meet its five year land supply target against the housing requirements set out in the Core Strategy.

To ensure that such additional housing schemes contribute towards any five year supply shortage the Council will expect detailed information to be submitted to demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. If deemed necessary the Council will include a planning condition to limit the commencement time to a year from the date of permission to ensure deliver in the short term. In order to protect areas outside of the existing settlements from unnecessary levels of development, only proposals that are of a scale relative to any identified shortfall will be considered.

Protecting the character and beauty of the countryside is an important objective and

so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing urban area boundary and sensitively designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. Proposals that minimise the impacts on the countryside and, where relevant, Strategic Gaps will be preferred. Any proposal will also need to demonstrate that there will be no unacceptable environmental, amenity or traffic implications and that all other relevant Policies in the Local Plan have been duly considered.

- 4.6 The Council will also insert the following paragraph at the end of Policy DSP40: Housing Allocations, with new text underlined:

Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- **The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;**
- **The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;**
- **The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps**
- **It can be demonstrated that the proposal is deliverable in the short term;**
and
- **The proposal would not have any unacceptable environmental, amenity or traffic implications.**

- 4.7 To fully understand the potential implication of this proposed modification an addendum to the combined Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) has been undertaken by Urban Edge Environmental Consulting (DSA06). This addendum concluded that this proposed modification was not considered to alter the profile or scale of the predicted effects of the original policy. Any potential environmental effects are considered to be adequately controlled within the Policy itself.

5. ***Council to remove additional access points (Green Lane and between 43 and 47 Fleet End Road) into the Fleet End Road housing site (H7) and restrict access to the site via Shorewood Close.***

- 5.1 On the direction of the Inspector, citing highway issues, the Council has removed the potential access points to housing site H7 from Green Lane and between 43 and 47 Fleet End Road. The Site Plan (Appendix 1) now shows one access point to the site from Shorewood Close. To reflect this change the Council proposes a corresponding amendment to the Development Site Brief as set out below, with new text underlined and deleted text ~~struck through~~:

Key Planning & Design Issues	Due to land ownership, the site may not come forward as a single proposal. If the site is split, It is essential that the separate proposals for the site relate to each other to ensure that connectivity, legibility
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	<p>and permeability between them are not lost.</p> <p>The area that is available for development will impact on development form, as consideration will need to be given to existing residential properties, the trees on site, and the setting of the listed Jolley Farmer pub.</p> <p>Access to the site via Shorewood Close, using land owned by the Jolly Farmer, would be suitable to serve redevelopment of the site of up to approximately 25 dwellings. Access via the lane between 47-43 Fleet End Road or Green Lane, with sufficient improvement including provision of a sufficient buffer to protect the amenity of adjacent properties, could support a reduced number of dwellings at this site. This capacity may be increased depending on the extent to which this/these access(es) can be upgraded.</p> <p>Ecological considerations: general biodiversity interest, the land is varied in terms of the quality of habitat and species richness. The site is over 1 km to Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Ramsar and within 10 km of several European sites. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal. Development may potentially impact on protected species within and adjacent to the site.</p> <p>Three protected oaks are located to the southwest of the site and should be considered as part of the scheme and retained, where possible, in consultation with the Council's Tree Officer.</p> <p>Where possible the open space as part of the Shorewood Close development should be properly integrated with any on-site open space provision that may be required at this allocation to ensure a more usable space is created. Opportunities should also be explored to continue the greenway (between 30 & 36 Fleet End Road) to enable non-vehicular linkages through the site to the adjacent wooded and countryside areas to the south and to Warsash Common and Sovereign Crescent Green Corridor further beyond.</p> <p>Southern Water sewerage infrastructure crosses this site. Diversion required or buildings and substantial tree planting should provide a sufficient easement to enable access for future maintenance and upsizing.</p>
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6. Council to set out the Council's approach to ensure that sufficient affordable housing is delivered within the Borough.

6.1 The Council is committed to delivering affordable housing in line with the adopted Core Strategy Policy CS18 (DLP02). This requires 40% affordable units on schemes of over 15 units and 30% on schemes between 5 and 14, unless it can be demonstrated that viability is an issue. This acknowledges that on individual

schemes the affordable housing target may not be achievable due to viability issues related to particular proposals. In such cases the Policy requires a financial assessment to demonstrate the maximum number of dwellings that can be achieved on site. However, the Council is aware that the Policy has been superseded by recent changes to the National Planning Guidance, for schemes of 10 or less.

- 6.2 The Council's development strategy is set out in the Core Strategy (Policy CS6), and seeks to focus development within the existing urban areas. This has led to the housing allocations within LP2 being focussed into these areas, on primarily brownfield sites. Whilst this satisfies the overall strategy set out in Policy CS6, there can be inherent issues with delivering brownfield sites, such as potential increased costs for remediation. This can adversely influence the total level of contributions a developer can afford in order to ensure the scheme remains viable. Given that other contributions that are sought by the Council, such as CIL, are fixed payments, this can often lead to affordable housing as the variable that is reduced in order to deliver a viable scheme.
- 6.3 The Council has undertaken an exercise to ascertain the delivery of affordable housing that would be expected to be delivered in the supply that is set out in LP2, compared to the level of affordable housing that has, or will, be achieved. For planning permissions, the permitted number of affordable housing units has been used. For allocations the assumptions for the provision of affordable housing has been taken from the Viability Assessment of Site Allocations (DHO10), except where sites are in Council ownership. This assessment has taken account of the recent changes to the National Planning Guidance, which sets a threshold where affordable housing can only be required for schemes of more than 10 units. The assessment is set out in full, with an explanation on the methodology used, in Appendix 2. The exercise demonstrated that against the criteria of the Policy CS18 the Council would expect to deliver 585 affordable units through the supply of sites identified in LP2. However, Appendix 2 demonstrates that only 493 affordable units have been/will be achieved, representing a potential deficit of 91 affordable units over the Plan period.
- 6.4 The Council considers that a proportion of this potential deficit can be clawed back through improving market conditions on the allocations that have yet to receive planning permission. The viability assessments undertaken by Knight Frank (DHO10) are considered to be generalised, conservative assessments of viability, and do not take account of potential market improvements over the Plan period. The figures in the viability assessments are not intended, in any way, to be the basis of determining applications and the Council will always use Policy CS18 as the basis for determining the level of affordable housing that should be achieved. There is already evidence of market improvement since the viability assessments were undertaken, with some of the assessed schemes already permitted with higher levels of affordable housing than were predicted in the Study (Fareham College and Hinton Hotel). However, it is acknowledged that this is unlikely to be sufficient to meet all of the potential shortfall identified through Appendix 2.
- 6.5 In order to provide sufficient flexibility, and to deliver the required level of affordable housing, the Council considers that an "Affordable Housing Exceptions Policy" is required in LP2. An "Affordable Housing Exceptions Policy" will allow for wholly affordable schemes to come forward outside of existing urban areas, where it can be demonstrated that there is unmet need and where it meets other criteria. The

Council contends that this additional policy, with supporting text, will provide the opportunity for sufficient levels of affordable housing to come forward to meet any potential shortfall. This Policy will also be in line with NPPF paragraph 54, which promotes exception sites where appropriate. The proposed modification to the Plan, which includes the proposed supporting text and new policy, is set out below, with new text underlined. It is proposed to be located in Chapter 4, between current policies DSP7 and DSP8.

Affordable Housing Exception Sites

The Council is committed to delivering affordable housing to meet the needs of the Borough. The majority of the Borough's affordable housing needs will be met through existing commitments and as a percentage of the Borough's housing allocations (DSP40) in line with Core Strategy Policy CS18. However, where, through the Council's monitoring or other evidence, it can be demonstrated that the levels of affordable dwellings (as defined by the NPPF) being delivered through the above methods are not meeting the target levels set out in Policy CS18 of the Core Strategy, the Council will consider granting planning permission for affordable housing on sites outside the existing urban area boundaries.

Proposals for affordable housing exception sites must be accompanied by satisfactory evidence which demonstrates that the tenure, scale and mix of affordable housing proposed will meet an unmet need in the Borough. Affordable housing need should be calculated as the required proportion (as set out in Policy CS18) of the projected total housing requirements set out in the Core Strategy. Applicants will be expected to enter legal agreements to ensure that where affordable units are permitted on exception sites they are retained for this use in perpetuity. Proposals will only be considered where they are brought forward, and managed, by a not for profit social housing provider that is regulated by the Homes and Community Agency (HCA).

Whilst affordable housing exception sites will be considered outside of existing urban boundaries, it is important that such sites are not isolated. Therefore, permission will only be granted where sites are both adjacent to, and well related to, the existing urban area boundaries to ensure they can be well integrated with the existing settlements of the Borough. Sites must be well designed to reflect the character of the neighbouring settlement, but also to minimise impacts on the countryside and, where relevant, Strategic Gaps. To ensure proposals do not dominate existing settlement areas, and to minimise the impact on the countryside, the Council will only permit small scale affordable housing exception sites. For the purposes of this Policy "small scale" development is considered to be around 10 dwellings. However, where the need is justified, schemes for up to 20 dwellings may be permitted adjacent to the Borough's larger settlements.

DSP7 Affordable Housing Exceptions Sites

Where there is clear evidence that affordable housing delivery is not meeting the target levels set out in Policy CS18 of the Core Strategy (excluding Welborne), planning permission may be granted for affordable housing on sites outside the existing urban area boundaries. Such proposals will only be permitted where:

- **100% affordable (as defined in the NPPF) units (net) are provided;**
- **The development is of a small scale and is located adjacent to, and well related to, the existing urban settlement boundaries;**
- **It is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;**
- **It will be brought forward by, and will be managed by, a not for profit social housing provider who is regulated by the Homes and Community Agency; and**
- **It is subject to a legal agreement to ensure that the units will be retained as affordable housing in perpetuity.**

6.6 To fully understand the potential implication of this proposed modification an addendum to the combined Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) has been undertaken by Urban Edge Environmental Consulting (DSA06). This addendum concluded that this new Policy would lead to generally positive or neutral effects, with the most notable positive effect being to help deliver affordable housing to meet local needs. The HRA concluded that the policy is unlikely to significantly affect any European sites.

7. Council to confirm current use of Croft House, Redlands Lane (housing site H1)

7.1 Croft House is a 6 bed respite centre for young service users with a learning disability. Service users stay for varying periods of time ranging from a day to four nights. The centre is however not considered to be their main residence and therefore the net capacity shown in LP2 is correct. For clarity, the Council proposes an amendment to the site brief as follows:

Key Planning & Design Issues	<p>The site in use as a day centre <u>respite centre for young service users with learning disabilities</u>. It is currently operated by Hampshire County Council, but has been deemed surplus to requirements.</p> <p>The site benefits from significant hedgerow and tree planting along both The Avenue and Redlands Lane frontages. A number of trees with Tree Preservation Orders (TPOs) border the site to northeast. These assets should be retained or protected, where possible.</p> <p>The neighbouring residential development along Redlands Lane comprises predominantly low density semi-detached or terraced two storey dwellings. The site also has fronts on to The Avenue where flatted development, comprising 2½ storey flatted blocks, has been recently developed on the opposite side of the street. To the rear of the site a 3-storey block of flats has been developed. The transition between 2-storey and higher will be an important consideration in any new development. Proposals should provide a design solution that</p>
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	<p>provides a transition between its surrounding 2 and 3 storey context.</p> <p>The site is located within 500m of 3 ‘uncertain’ wading bird sites. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal.</p>
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8. Council to provide the following further information with regards to housing site at Heath Road (H11):

- **Insert potential access points into Site Plan;**
- **Confirm capacity of Hampshire County Council owned portion of the site; and**
- **Provide comments from Council’s Tree Officer regarding delivery of the site in light of TPO coverage.**

8.1 The Council proposes the amendment of the site plan for Housing Site H11 to include 2 potential access points, as shown in Appendix 3. These have been derived from ongoing consultation with landowners, and from earlier design work conducted by Hampshire County Council (HCC) in 2006.

8.2 HCC has confirmed that, for their portion of the site, 70 units can be delivered before 2018/19. HCC have confirmed that they are in dialogue with third party landowners with a view to promoting the site jointly. The earlier design work has an indicative capacity of 78 units comprising 10 x 1bed apartments, 13 x 2 bed apartments. Correspondence between FBC and HCC Officers with regard to the delivery of the site is set out in Appendix 4.

8.3 As part of the previous design work for the site conducted by HCC in 2006, comment was obtained from the Council’s Tree Officer regarding the delivery of the proposed layout in light of the TPO coverage. In light of the elapsed time since these proposals a more up-to-date consultation was taken based on the same initial design layout as provided by HCC. The Tree Officer’s response is attached in Appendix 5.

9. Council to provide further comfort on the delivery of the Town Centre redevelopment sites.

9.1 Through LP2 the Council has identified a number of redevelopment sites in Fareham Town Centre, which will deliver opportunities for growth and townscape improvements for this important element of the Borough during the Plan period. During the hearing sessions the Inspector asked whether further comfort could be provided on the delivery of the Town Centre redevelopment sites that have been identified in the Plan. To that end the Council has provided the following information on each of the redevelopment sites to provide further comfort that these can facilitate development during the Plan period.

Central Area

9.2 The Central Area has been defined to identify the inter-relationship between the individual site allocations (DSP26-29). This central area forms the heart of the town centre and the location where identified demand and need should be accommodated

to reflect the vision and strategy for the town centre as a whole. The Council is the principal landowner and is in a position, therefore, to steer and enable viable development. The Council has a good and on-going collaborative working relationship with other landowners and long leaseholders, particularly Hampshire County Council and the owners of the two shopping developments, Fareham Shopping Centre and Market Quay.

- 9.3 These sites were identified following a considerable amount of work that was undertaken as part of the preparation of an Area Action Plan for the town centre, prior to its assimilation into the DSP Plan. This included an ‘Issues and Options’ consultation involving engagement through various media with all stakeholders and a call for sites, that used direct correspondence with all known landowners within the identified development opportunity areas. Further discussions were held, where possible, to determine availability of sites and owners’ development preferences. This led to the identification of a Vision, Aims and Objectives for the town centre setting out how Development Opportunity Sites could realise the overall town centre strategy. Design work to establish potential development quantum was also undertaken to help inform future viability assessments.
- 9.4 The Central Area will be subject to an agreed masterplan (as required by Policy DSP 27) and through this process the Council will be able to further engage all relevant stakeholders to help identify and test different development scenarios for viability and against the site specific policies and longer term vision and strategy for the town centre. The Council is committed to commencing the masterplanning process in 2015 and is one of the elements of a delivery programme being developed by the Council to help coordinate work requirements and resourcing. A draft milestone target timetable is set out below. This includes allowance for relevant internal approval processes:
1. Data collection and baseline review study that will include an up to date assessment of market potential; identifying related development opportunities, identifying a suitable delivery model and funding streams. **[Spring / Summer 2015]**
 2. Stakeholder engagement to review existing and prepare alternative development options together with associated viability testing. **[Autumn 2015 – Summer 2016]**
 3. Develop an implementation plan that will identify a phasing programme, funding and procurement, risk and fall-back position **[Winter 2016 – Summer 2017]**
 4. Submission of planning application(s) **[Autumn – Winter 2017]**
 5. Development commence **[Spring - Summer 2019]**
- 9.5 The Council recognises however that market situations, ownerships and priorities can change within the Plan period and this is reflected in the potential uses and locational options identified in the Plan policies. Such flexibility will be developed into the agreed masterplan, which will also enable smaller developments to take place that take account of unexpected market opportunities. Given the Council’s land

ownership leverage and the existence of a flexible masterplan that can help to promote and market the opportunities that are available, the Council is confident that development can be implemented within the Plan period.

Fareham Station East

- 9.6 The site allocation (Policy DSP30) for this site requires any development to be comprehensive and subject to an agreed masterplan. In accordance with the policy, the masterplan will be flexible regarding uses and the broad level of floorspace, subject to development and design criteria to ensure that the scheme would be contextual and reflect other Development Plan Policies. The masterplan will also allow for a phasing of development recognising different landownerships as necessary.
- 9.7 The Council is developing a delivery programme for all of the town centre opportunity sites, taking account of each site's importance to the long term Town Centre Vision and Strategy. It is anticipated that the masterplanning process for Fareham Station East will commence in 2015. All of the landowners (6 no) are known to the Council, including Network Rail and Hampshire County Council who jointly own the access, and were engaged as part of the Plan preparation process. This has helped the Council understand some of the challenges of delivery early in the process and to formulate the flexible site allocation policy. More detailed engagement with landowners will commence with the masterplan process, which will involve testing different development scenarios, their viability, and potential implementation timeframes. As identified for the Town Centre Central Area above, the Council intends to procure appropriate evidence and stakeholder engagement leading to planning application submission(s) along a similar timeframe.
- 9.8 The Council is already working with Hampshire County Council and Network Rail together with South West Trains (the franchisee) to improve the station access road, pedestrian and cycle links as well as the Bus Rapid Transit interchange as part of a £6.6m programme of works for the station roundabout and nearby Gudge Heath Lane junction. It is anticipated that this construction work will commence in 2016. It is expected that these improvements will help to make Fareham Station East more attractive to investment. Viability will be the key component to delivery and the Council considers that a suitable and viable scheme can be developed following the masterplanning process.

Russell Place

- 9.9 Policy DSP31 recognises that delivering development on this site will be challenging due to multiple land ownerships and leasehold interests and for this reason the housing numbers have not been relied upon as part of the Council's housing supply position. At the Issues and Options stage of Plan preparation (as part of previous work on the Town Centre Area Action Plan, which has been assimilated into the Development Sites and Policies Plan) correspondence with landowners showed a significant level of support for the principle of pooling land resources to develop, including the tyre and exhaust centre on the north side, which has a large site area in its own right. To help move development forward, the Council will consider undertaking further design work as part of its future engagement with landowners to help visualise potential and viability. This could also be used as a marketing tool to

bring the site to the attention of investors and developers. This work will be undertaken in the short term (1-5 years) and it is considered reasonable that development will commence within the Plan period.

Corner of Trinity Street & Osborn Road

9.10 The approach to development of this site is set out in detail in the supporting text to Policy DSP32 (paras 5.125-5.131). The Council has been and will continue dialogue with the owner of part of the site, which has a planning consent for residential development, with a view to purchasing the land to bring the whole site into council ownership. Although the residential development has been commenced to keep the permission alive, market conditions and the constrained nature of this part of the site has prevented development from being realised. If a mutually agreeable financial position cannot be obtained, then the Council is in a position to deliver replacement community facilities and additional housing on its own land. For this reason there is not considered to be any overriding constraint that would prevent delivery within the Plan period.

10. Council to re-consider approach to self-build and the wording of paragraph 5.181

10.1 At the Issue 7 hearing session, the Inspector asked the Council to re-consider its approach to self-build housing to ensure that the provision for self-build identified by the NPPF is given greater support in the Plan, than it is currently afforded by paragraph 5.181 of the Plan. The Council is mindful of the need for a mix of housing opportunities to be provided and be available throughout the Borough, as such, ensuring that there are sufficient opportunities for self-build.

10.2 Local Plan Part 3: Welborne Plan has a policy which provides for people wishing to build their own homes. Policy WEL21 – ‘Custom Build Homes’ requires a minimum of 1% of the total dwellings at Welborne to be delivered in this way (self-build and custom-build are two names for the same product). As such, based on the housing delivery requirements of the Welborne Plan, this policy will ensure delivery of a minimum of 60 self-build plots at Welborne.

10.3 In order to provide firmer support for self-build within LP2, the Council is minded to identify some Housing Allocations which may be suited to self-build. This support would be provided through an addition to the Development Site Briefs for the relevant housing allocation sites.

10.4 As such, the Council proposes to provide insertions into the ‘Potential Use & Indicative Capacity’ section of the Development Site Briefs for Housing Site H12: Land at Stubbington Lane, Stubbington and Housing Site H13: Land at Sea Lane, Stubbington. New text is underlined and deleted text is ~~struck through~~.

Housing Site H12: Land at Stubbington Lane, Stubbington

Potential Use & Indicative Capacity	Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u>
-------------------------------------	--

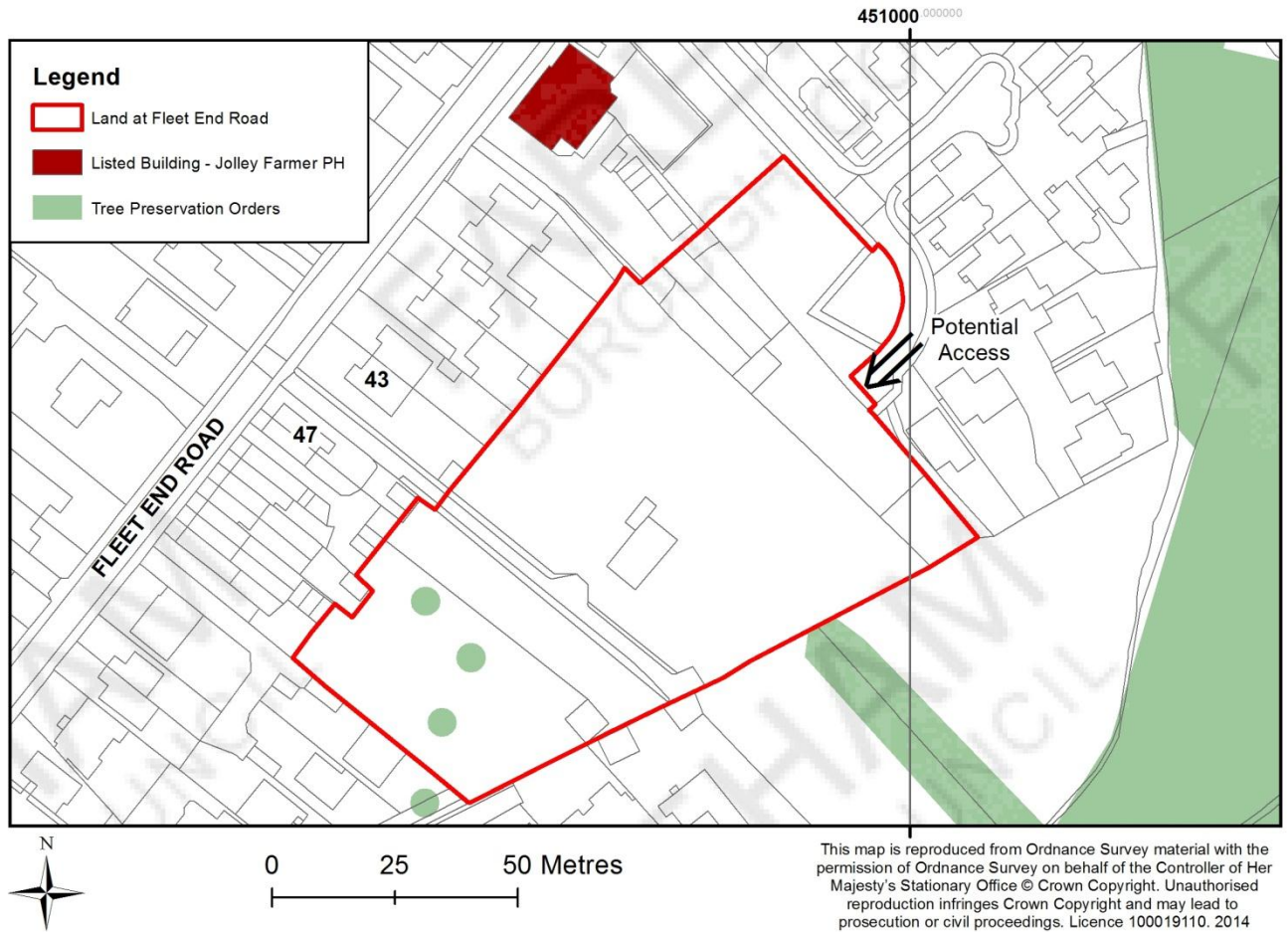
Housing Site H13: Land at Sea Lane, Stubbington

Potential Use & Indicative Capacity	Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u>
-------------------------------------	---

- 10.5 In addition to providing this additional support, the Council is also proposing modifications to Policy DSP7, which relate to the delivery of new dwellings where they infill an existing and substantial built-up residential frontage, subject to a range of further criteria. Due to the small number of new dwellings (one or two) that this policy would help facilitate the delivery of, it is anticipated that this would help provide further opportunities for self-build housing.
- 10.6 In the future, through the Government's prospective 'Right to Build' scheme, introduced in the 2014 Budget, the Council may be required to provide serviced building plots for self-build. However, the Right to Build scheme is currently under consultation and as yet, there is no formal requirement to do so. Notwithstanding this, the Council will continue to review the demand for self-build in the Borough and will explore making further land available for self-build, if future demand exceeds the capacity identified in both LP2 and the Welborne Plan.
- 10.9 Further to the above discussion, it is proposed to insert a new paragraph below 5.181 in the DSP Plan, which outlines what opportunities are available for self-build, with new text underlined and deleted text ~~struck through~~:
- 5.182 Opportunities for self-build within the Borough are provided through support in the Development Site Briefs for Housing Allocations H12 and H13, whilst the residential frontage infill component of Policy DSP7 will also offer support to the delivery of small scale self-build schemes (for one or two dwellings). Lastly, the Council will continue to review the demand for self-build in the Borough, and will explore making further land available for self-build through the Local Plan Review, should future demand exceed the land made available for self-build in the Borough, by both the DSP Plan and the Welborne Plan.

Appendix 1

Amended Site Plan for Fleet End Road



Appendix 2

Affordable Housing Delivery within LP2

The Council has undertaken an exercise to ascertain the delivery of affordable housing that would be expected to be delivered in the supply that is set out in LP2, compared to the level of affordable housing that has, or will, be achieved. The assessment looked at all sites in supply, quantified the number of units that are required by Policy (using CS18 of the Core Strategy) and comparing this to the units actually expected to be delivered.

Methodology

An assessment of affordable housing potential was done on each of the following three elements of supply:

1. Allocations
2. Sites with permission but no material start
3. Sites with permission and where a material start has been made

For allocations the Council considered the total number of units, and then applied the percentage targets in Policy CS18 to ascertain the number of affordable units that are required. To ascertain the expected number of affordable units, the Council mainly used the Viability Assessments (DHO10) which highlighted what level of affordable housing could be delivered in each of the allocations whilst ensuring viability. The only cases where the viability study were not used were:

- Permission has recently been given; therefore the actual number of units delivered was used.
- Where the proposed use is for older person's accommodation and so no affordable units will be required.
- Where the site is owned by Fareham Borough Council and delivery of affordable housing will be prioritised.
- The site is being promoted for a wholly affordable scheme.
- The site will deliver less than 10 units, and as per recent changes to the Planning Practice Guidance no affordable housing contribution can be required.

For sites with planning permission the permitted number of affordable housing units has been used. Where sites are under construction and only have a limited number of units remaining, reference was made to the original application numbers, targets and delivered units. It is important to note that:

- Some of the permissions came through as prior approvals (conversions from B1) and so do not deliver affordable housing.
- Some of the units are permitted as extensions to older person's accommodation and so do not deliver affordable housing.
- Some of the permissions were given prior to the Core Strategy and so would not be subjected to CS18. The target at the time was used in these cases.
- For two permissions (Hope Lodge and 411 Hunts Pond Road) a financial contribution was received in lieu of actual units. In both these cases the contribution is not considered sufficient enough to equate to a unit and so a 0 delivered figure has been attributed.

Table 1: Affordable Housing Delivery of LP2 Supply Sites

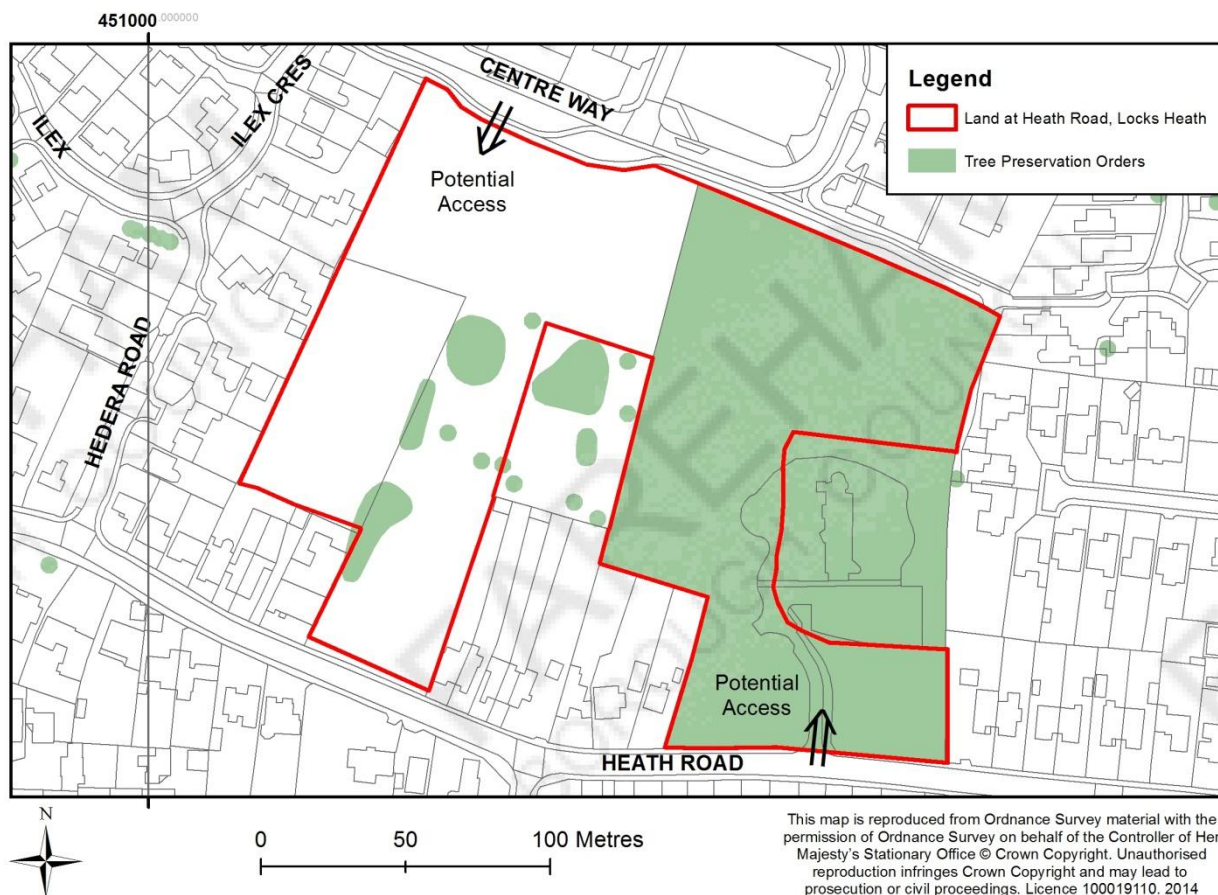
Table 1: Affordable Housing Delivery of LP2 Supply Sites

Housing site	Total Predicted No. of units	Affordable Housing Target	Affordable Housing figure achieved	Comment
Allocations				
Peters Road (remaining allocation)	20	8	6	Based on viability study
East of Raley Road	50	20	20	Based on viability study
Land at Fleet End Road	10	3	0	May deliver less than 10 units
Land off Church Road	20	8	8	Based on viability study
Land to rear of 347-411 Hunts Pond Road	20	8	4	Based on viability study
33 Lodge Road	10	3	0	May deliver less than 10 units
PCT Land Coldeast	30	12	12	Based on adjacent schemes
Croft House, Redlands Lane	15	6	0	Based on viability study
Hope Lodge, Fareham Park Road	5	2	0	Financial Contribution of £102,992
Former Community Facilities, Wynton Way	10	3	10	Wholly affordable submission
Land between 335-337 Gosport Road	10	3	0	May deliver less than 10 units
Land at Heath Road, Locks Heath	70	28	21	Based on viability study
Land at Stubbington Lane	10	3	0	May deliver less than 10 units
Land at Sea Lane	5	2	0	May deliver less than 10 units
Genesis Centre	35	0	0	Older Person's Accommodation
Civic Area	80	32	32	FBC owned
Market Quay	60	24	24	FBC owned
Fareham Station West	80	0	0	Older Person's Accommodation
Maytree Road	20	8	0	Based on viability study
Sub-Total for Allocations	560	173	137	
Sites with Permission but no material start				
21 Bridge Road	10	3	3	
Peters Road (Taylor Wimpey)	143	57	16	
Peters Road (Bovis Homes)	64	26	6	
Catholic Church of our lady	7	2	2	
Land to the rear of Red Lion	55	22	11	
Fareham Point	18	0	0	Prior Approval
411 Hunts Pond Road	6	2	0	Financial Contribution of £91,283
Coldeast Hospital (LOT 1, Phase 2)	97	39	26	
Tudor Lodge	25	0	0	Older Person's Accommodation
Little Brook House	5	0	0	Older Person's Accommodation

Fareham College	110	44	29	
Land to rear of 123 Bridge Road	6	2	6	
Rear of Coldeast Close	5	2	5	
8 Southampton Hill	9	0	0	Prior Approval
10 Southampton Hill	5	0	0	Prior Approval
142-144 West Street	17	7	7	
35-37 Shore Road	8	2	0	
Sub-Total for Sites with Permission but no material start	590	208	111	
Sites with Permission with a material start				
St Christopher's Hospital	2 (originally 37)	15	15	
Collingwood House	40	16	40	
Land south of Palmerston Avenue	16	6	16	
Hinton Hotel	82	13	13	
Swanwick Marina	49	20	16	
324-326 Brook Lane	4 (originally 12)	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
122 Leydene Nursery, Segensworth	3 (originally 20)	6	5	Permitted prior to Core Strategy. Requirement 30%.
East of Lower Duncan Road, Park Gate	18	7	5	
Newpark Garage	14	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
69 Botley Road	5	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
38 Rivendale, Columbus Drive	12	5	3	
ATC Site, Farm Road	36	14	36	
East of Northway, Southway and Westway	11	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
Peters Road (Highwood)	48	20	16	
Coldeast LOT 2	204	81	80	
Sub-Total for Sites with Permission with a material start	535	203	245	
OVERALL TOTAL				
	1694	584	493	

Appendix 3

Amended site plan for Housing Site H11: Land at Heath Road, Locks Heath



Appendix 4

FBC and HCC Officer correspondence with regard to Heath Road Site

Maphosa, Joe

From: Chevis, Mark
Sent: 08 December 2014 14:52
To: Maphosa, Joe
Subject: FW: Land at Heath Road, Locks Heath

Mark Chevis
Principal Planner (Strategy) and Sustainability Co-ordinator
Fareham Borough Council
01329 824551



From: James, Matthew (PBRs) [mailto:Matthew.James@hants.gov.uk]
Sent: 08 December 2014 09:22
To: Chevis, Mark
Cc: McCarthy, Lon
Subject: RE: Land at Heath Road, Locks Heath

Dear Mark,

Thank you for your email.

The County Council is meeting the third party landowner this week to discuss a potential joint approach and communication arrangements. We will update the Borough Council in due course.

For the purposes of our valuations, we have assumed that the site will be policy compliant in respect of affordable housing.

Kind regards

Matthew

Matthew James BA(Hons) MAUD MRTPI

Planning and Urban Design Manager

Estates and Development Services

T: 01962 846567

E: matthew.james@hants.gov.uk

www.hants.gov.uk/propertyservices

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From: Chevis, Mark [mailto:MChevis@Fareham.Gov.UK]
Sent: 28 November 2014 10:47
To: James, Matthew (PBRs)
Subject: RE: Land at Heath Road, Locks Heath

Dear Matthew,

I appreciate the additional information, it was helpful at the examination hearing session.

During the hearing on housing the site was discussed in detail and the Inspector has subsequently asked us to provide further information on certain aspects of the site. He was interested in the different land owners and whilst you previously indicated the numbers could be delivered on HCC land alone, it would be helpful to know whether discussions have been held with any of the adjoining 3rd party landowners, or whether HCC intend to involve them in the overall delivery of the scheme. The current Local Plan site brief for the site mentions the need for a comprehensive development and so understanding the potential interactions between the different landowners is key.

It would also be useful to understand what level of affordable housing you see as deliverable on the site, as we are also having to complete another additional piece of work for the Inspector on affordable housing.

I hope this makes sense, but please feel free to call.

Kind regards,

Mark Chevis
Principal Planner (Strategy) and Sustainability Co-ordinator
Fareham Borough Council
01329 824551



From: James, Matthew (PBRS) [<mailto:Matthew.James@hants.gov.uk>]
Sent: 20 November 2014 14:08
To: Chevis, Mark
Cc: Burnett, Claire; McCarthy, Lon
Subject: RE: Land at Heath Road, Locks Heath

Dear Mark,

I confirm that the County Council is not reliant on third party land for access and the site is not now being considered for extra care housing.

The 70 dwelling target was based solely on County Council land however we note that the allocation includes third party land (in addition to some unregistered land) and we are due to meet with the third party landowner on 12 December with a view to jointly promoting the site. This additional land provides some flexibility in the layout and design of the housing areas, should there be any shortfall in the amount of housing that can be accommodated on the County Council land. 70 dwellings therefore represents a robust assessment of capacity.

I see that a number of queries were discussed at the recent examination sessions in respect of other County Council sites and I am happy to go through these with you over the 'phone or be email if required.

Kind regards

Matthew

Matthew James BA(Hons) MAUD MRTPI

Planning and Urban Design Manager

Estates and Development Services

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E: matthew.james@hants.gov.uk

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From: Chevis, Mark [<mailto:MChevis@Fareham.Gov.UK>]
Sent: 17 November 2014 13:53
To: James, Matthew (PBRs)
Cc: zz_cburnett@fareham.gov.uk
Subject: RE: Land at Heath Road, Locks Heath

Dear Matthew,

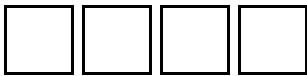
Thanks for this additional information, it is useful for us to understand the trajectory.

However, having considered the nature of some of the likely objections to the allocation of the site it would be helpful for us if you are also able to clarify that HCC are able to deliver all these units on HCC land, and are not reliant upon any 3rd party land for access. It would also be beneficial to clarify whether these units are likely to come forward as standard market housing (as opposed to Extra Care)?

If you have any queries about this matter, please do not hesitate to contact me.

Kind regards,

Mark Chevis
Principal Planner (Strategy) and Sustainability Co-ordinator
Fareham Borough Council
01329 824551



From: James, Matthew (PBRs) [<mailto:Matthew.James@hants.gov.uk>]
Sent: 13 November 2014 09:11
To: Burnett, Claire
Cc: McCarthy, Lon; Hague, Louise
Subject: RE: Land at Heath Road, Locks Heath

Dear Claire,

I would anticipate completion rates of 20 dwellings in 2017/18 and 50 dwellings in 2018/19. This will include affordable housing provision. In calendar years this would roughly equate to 10 dwellings in 2017, 50 dwellings in 2018 and 10 dwellings in 2019.

I trust this is of assistance and do let me know if you require anything further.

Kind regards

Matthew

Matthew James BA(Hons) MAUD MRTPI

Planning and Urban Design Manager

Estates and Development Services

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From: Burnett, Claire [<mailto:CBurnett@Fareham.Gov.UK>]
Sent: 12 November 2014 21:52
To: James, Matthew (PBRS)
Cc: McCarthy, Lon; Hague, Louise
Subject: RE: Land at Heath Road, Locks Heath

Dear Matthew,

Thank you for updating Fareham Borough Council on the timescales for delivery on the Heath Road (Site H11).

Site H11 in the submission version of the Development Sites and Policies Plan (Local Plan Part 2) has an indicative capacity of 70 dwellings (excluding unregistered land). Given the Authority will consequently need to update its housing trajectory in light of this information, I would be grateful if you could just clarify the anticipated completion rates (i.e. the number of residential units per annum) between Autumn 2017 and Spring 2019.

If you have any queries about this matter, please do not hesitate to contact me further.

Kind regards,

Claire

Claire Burnett
Head of Planning Strategy and Regeneration
Fareham Borough Council
01329 824330



From: James, Matthew (PBRS) [<mailto:Matthew.James@hants.gov.uk>]
Sent: 12 November 2014 09:38
To: Burnett, Claire
Cc: McCarthy, Lon; Hague, Louise
Subject: Land at Heath Road, Locks Heath

Dear Claire,

Further to our telephone conversation yesterday, you asked for clarification on the timescales for delivery of the above site (Site H11 in the submission Local Plan Part 2).

The site continues to be surplus as a result of new education facilities at Locks Heath Infant and Junior Schools (due for completion by Summer 2015) and proposed schooling in Whiteley.

The timetable for delivery of the Heath Road site is:
Autumn 2015 – submission of an outline planning application
Winter 2015 – planning permission
Spring 2016 - site marketing
Autumn 2016 – submission of reserved matters applications
Winter 2016 – enabling works
Spring 2017 – commence construction
Autumn 2017 – first completions
Spring 2019 – final completions.

It is therefore a fair assumption that the whole of Site H11 will contribute to five year housing land supply.

Finally, the County Council as a landowner does not consider that the site needs a more explicit link to the delivery of Locks Heath District Centre (Policy DSP35) however the relationship will be considered in more detailed masterplanning.

I hope this is helpful and please let me know if you have any queries.

Kind regards

Matthew

Matthew James BA(Hons) MAUD MRTPI

Planning and Urban Design Manager

HCC Property Services

T: 01962 846567

E: matthew.james@hants.gov.uk

www.hants.gov.uk/propertyservices

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Appendix 5

Comments from Fareham Council Tree Officer with regards to Heath Road Site & Raley Road Site

Maphosa, Joe

From: Johnston, Paul
Sent: 25 November 2014 12:48
To: Peter Home (P.Home@adamshendry.co.uk)
Cc: Lyster, Dominic; Maphosa, Joe
Subject: Heath Road / Raley Road Capacity Plans
Attachments: Heath Road Units Plan.pdf; FBCSD20141125123259.pdf

Good afternoon Peter,

Sorry for the delay in getting this information to you.

Heath Road

I was involved with assessing the tree constraints for the attached layouts produced by HCC in 2005 as part of a land valuation exercise.

The existing principle trees and landscape features were identified as follows: The significant mature tree line along the north boundary adjacent to Centre Way, an area of mature trees west of the day centre, a smaller area of trees towards the NE corner / east boundary and the two groups of significant mature trees to the south of the day centre, situated either side of the access road.

These trees are significant in stature and number, very prominent from the surrounding public realm and make a significant contribute to local public amenity and the landscape character of the area. These trees predate the surrounding developments by a significant margin.

The remainder of the site is covered by extensive vegetation comprising of trees, shrubs and scrub, which has established over the past 20 – 30 years or so. Whilst a significant proportion of this vegetation will have to be lost to facilitate development, the impacts on the surrounding public realm will be limited because the aforementioned mature trees and landscape features would be retained. Any new development would also receive new tree planting and landscaping to enhance the built form and mitigate the loss of existing trees.

The proposed 2005 layout provided 78 units and required some three storey buildings to achieve this. Therefore subject to design, layout and massing, in my view '70 units' can be achieved whilst retaining the important landscape trees identified in 2005.

Raley Road

In 2008 I was involved with assessing the tree constraints for a scoping layout that proposed an access road linking Raley Road (adj no 24) and Monterey Drive (adj no 5). Tree Preservation Order no 607 was made as a result to secure the protection of the significant existing trees on the site. In 2013 Foreman Homes built out a 10 unit scheme off of the bottom of Monterey Drive at the eastern end of the site retaining the existing trees protected by TPO 607.

Therefore subject to access, design, layout and massing, in my view '50 units' can be achieved whilst retaining the trees protected by TPO 607.

Please let me know if you require any further information form me.

Regards.

Paul.

Paul Johnston
Principal Tree Officer
Fareham Borough Council
01329 824451



Hi Paul,

Further to our brief conversation, please could you provide me with a brief statement that I could draw upon at the Navigator Appeal Hearings in relation to the suitability and deliverability of the residential allocations at Heath Road (70 units) and East of Raley Road (50 units) , Locks Heath.

In particular, please could you cover how you have been involved in the process of preparing these site allocations in Local Plan Part 2 and whether, in your professional opinion, the development capacity proposed at each site would be achievable given the existing TPO designations.

The charge has been made by the Navigator Site appellant that, due to the TPOs, the sites would not be able to achieve their respective capacities and that therefore the sites are unsuitable and undeliverable.

Many thanks for your assistance,

Peter

Peter Home

Principal Planner

Adams Hendry Consulting Ltd.

7 St Peter Street, Winchester SO23 8BW

Tel: 01962 877414 Mob: 07802 676660

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