

The Development Sites and Policies Plan

Issue 8: Other Housing Issues-including gypsies (DSP41-DSP47)

Actions arising from hearing session

December 2014

DCD-25

Introduction

- 8.1 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 8: Other Housing Issues-including gypsies (DSP41-DSP47), a piece of work was requested by the Inspector to address the points raised at the hearing session. This is set out in this note.

Specifically, this note addresses the following;

1. Council to set out how LP2 can meet identified needs for older people.

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- 8.2 The Council is committed to meeting the accommodation needs for older people. This commitment is set out in the Core Strategy (DLP02) paragraphs 4.23 and 4.34. The Council considers that a large proportion of the projected needs for older persons’ housing can be met in existing market housing, rather than via specific provision. This assertion is on the basis that 88.8% of people aged 65 and over (in Fareham) currently own, or part own, their own homes. This is further supported by the fact that when addressing housing need for Older Persons, Hampshire County Council (HCC) recognises that the need is within Extra Care housing as, “*The vast majority of older people in Hampshire live in mainstream housing (87% of people aged 65 and over) and seem likely to continue to do so*” (Housing Provision for Older People in Hampshire, DHO04.).
- 8.3 The Council can demonstrate the regular delivery of older persons’ accommodation since 2006, without specific allocations having previously been identified. A total of 234 C2 units were completed in the period 2006 and 2014. Furthermore there are 6 sites that currently have extant permission for older persons’ accommodation. These six sites, combined, provide a total of 211 units (see table below). This demonstrates that the market has previously provided, and continues to provide, for older persons’ accommodation.

| Site Name/Address | No of units |
|---|-------------|
| Collingwood House, Gibraltar Close, Fareham | 40 |
| Land rear of Red Lion Hotel, Fareham | 55 |
| Land at Coldeast, Brook Lane, Sarisbury | 36 |
| Hinton Hotel & The Limes, Catisfield | 50 |
| Little Brook House, 101 Brook Lane, Sarisbury | 5 |
| Tudor Lodge, 229 Newgate Lane, Fareham | 25 |
| TOTAL | 211 |

- 8.4 However, despite this past rate of delivery the Council considers that the identification of specific sites for older persons’ accommodation would be beneficial in securing older persons’ accommodation across the Plan period. This would guarantee the continued delivery of units to meet demand and would ensure that sites considered suitable for older persons’ accommodation are not lost to general market housing. The Council considers the following three sites suitable for older

persons' accommodation:

- Fareham Station West
- Genesis Centre, Locks Heath
- Corner of Station Road and A27, Portchester

8.5 These three sites are located in sustainable locations, in close proximity to the Borough's Centres, which provides future residents easy access to services and public transport. These three sites also offer a suitable spread of opportunities across the Borough, with provision now planned for in Fareham, Locks Heath and Portchester. Viability assessments have been undertaken by Jenkins Duval for both the Genesis Centre (DHO15) and the site at the Corner of Station Road and A27, Portchester (DHO16) and demonstrate that older persons accommodation is viable in these locations. A viability assessment was not necessary for the Fareham Station West site as this was tested for older persons accommodation as part of the Viability Assessment of Site Allocations document produced by Knight Frank (page 128-132 of DHO10).

8.6 The Council does not consider it necessary to create a separate "designation" for older persons' accommodation, as they will still contribute to the overall housing numbers in the Borough. However through amendments to DSP42 and supporting text, as well as subsequent amendments to the relevant Development Site Briefs (including the addition of a Site Brief for the Corner of Station Road and A27, Portchester site) and Appendix C, it will be made sufficiently clear that these sites are identified for this specific purpose.

8.7 To ensure that LP2 remains suitably flexible the modifications to the Plan, to identify these sites for older person's accommodation, will be caveated by a viability clause, such that, if it can be demonstrated that such uses are not viable, alternative uses will be considered. The delivery of these sites, and the delivery of older person's accommodation on other sites across the Borough, will be continually monitored through the monitoring report on an annual basis. The early review of the Local Plan will provide an opportunity to consider progress of the provision of these sites, the delivery of older persons' accommodation across the Borough and the need to allocate further sites.

8.8 The following paragraphs are proposed to be added after paragraph 5.193 of LP2, with new text underlined:

To facilitate the delivery of older person's accommodation the Council has identified the following sites as being suitable for older person's accommodation:

- Fareham Station West (southern section)
- Genesis Centre, Locks Heath
- Corner of Station Road and A27, Portchester

In order to guide development of these sites individual Development Site Briefs have been prepared (H16, H17 and H20). Prospective developers of these sites should have regard to the development principles and planning requirements set out in the briefs. These sites are also included in Appendix C of the Plan, and remain relevant to the housing allocations through DSP40 as they provide an important contribution

towards the overall supply of accommodation in the Borough. However, they will be safeguarded from other forms of development, including standard market housing, to ensure they are delivered for older person's accommodation. In circumstances where it can be demonstrated that older persons' accommodation is not viable on a certain site, alternative uses may be considered. The Council will continue to review the delivery of older persons' accommodation through the monitoring of the Development Sites & Policies Plan.

- 8.9 The following paragraph is proposed to be added at the start of Policy DSP42, with new text underlined:

DSP42: New Housing for Older Persons

Older Persons Accommodation will be permitted on the following sites:

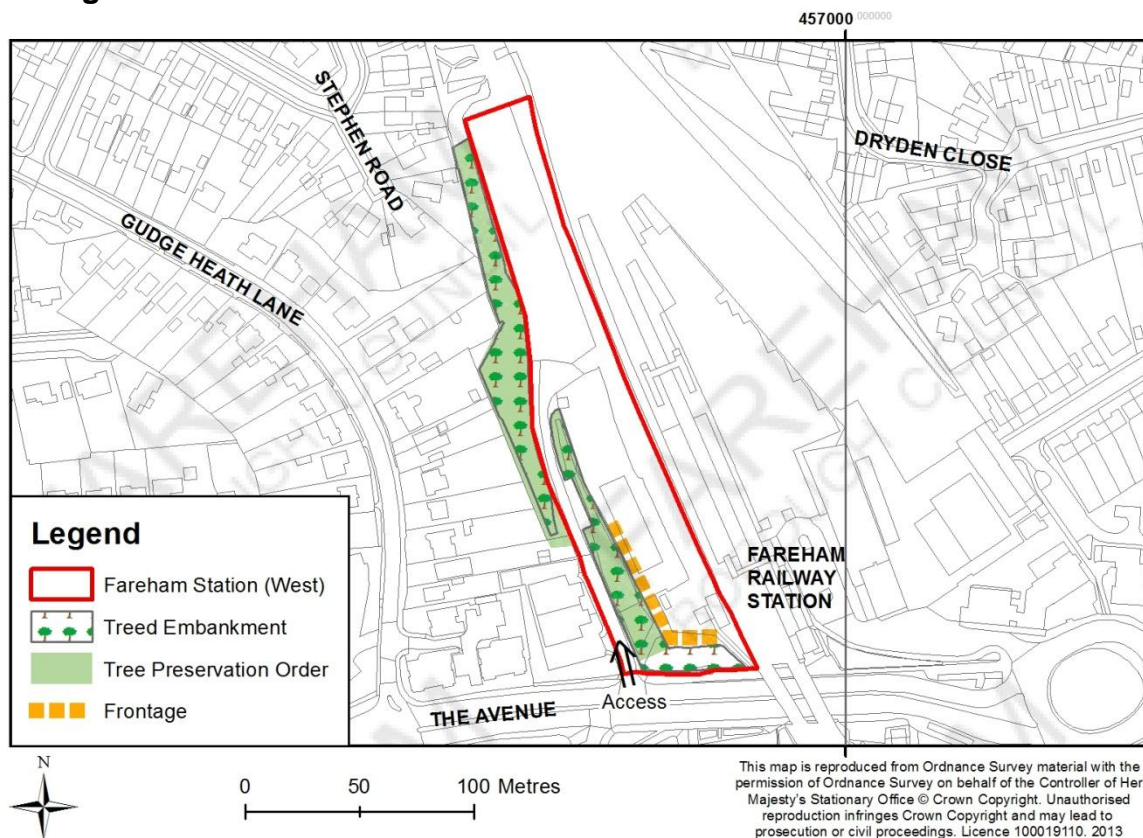
- **Fareham Station West**
- **Genesis Centre, Locks Heath**
- **Corner of Station Road and A27, Portchester**

These sites should be developed in line with the principles set out in their respective Development Site Briefs. To ensure their availability they will be safeguarded from any other form of permanent development, including standard market housing, unless it can be demonstrated that older persons' accommodation is unviable.

- 8.10 The Development Site Briefs for all three sites identified for older persons accommodation, including proposed modifications, are included in full in Appendix 1. The amended table 8, in Appendix C of LP2, is included as Appendix 2.
- 8.11 To fully understand the potential implication of these proposed modifications 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 for the three allocations the SA/SEA predicted greater positive than negative effects overall. The modification from standard residential allocations to older persons accommodation did not alter the profile or scale of predicted effects of the original assessments. The HRA concluded that any adverse impacts on European sites were capable of being mitigated.

Appendix 1: Amended Site Briefs

Housing Site H16: Fareham Station West



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| Site ID (referenced in SHLAA) | 212 |
| Site Address | Fareham Station West |
| Location | To the north of the Avenue, to the west of Fareham station |
| Ward | Fareham North |
| Settlement Area | Fareham |
| Site Area | 1.048 ha |
| Planning Status | No formal planning history. The site has been identified by the current owners as being surplus to requirements. |

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| <p>Potential Use & Indicative Capacity</p> | <p>Residential (30 flats and 80 unit Extra Care Home or 75 flats) Older Persons Accommodation (around 80 units)</p> |
| <p>Key Planning & Design Issues</p> | <p>The preferred strategy is to ensure a comprehensive approach, which will allow a phased development programme if necessary, although this must not preclude the upgrading of the access.</p> <p>A number of trees with TPOs are present toward the western boundary of the site. These assets should be protected, where possible.</p> <p>Development on the southern end of the site should provide some frontage to the A27 and the access road. The change in level may require this frontage to be set back.</p> <p>Development should be 3-4 stories, but will need to consider the amenity impact on neighbouring residential properties to the west. Careful consideration will need to be given design, materials, orientation and layout to mitigate noise from the railway and A27.</p> <p>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> <p>The development must provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p> |
| <p>Capacity & Rationale</p> | <p>A care home facility (around 80 units) could be accommodated on site. at the southern end, which would result in a capacity for the remainder of the site at 30 residential units. A wholly residential scheme across the site could yield up to 75 units.</p> |
| <p>Information Required</p> | <p>A full tree survey will need to be done to understand the value of all trees on site. This survey will demonstrate which trees should be retained and which can be lost.</p> <p>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</p> <p>To ensure high quality trees are retained, where possible, proposals will require a Tree Survey and impact assessment to be completed in consultation with the Council's Tree Officer.</p> <p>A noise assessment should be carried out to ascertain the likely impact on future residents from the adjacent railway line</p> |

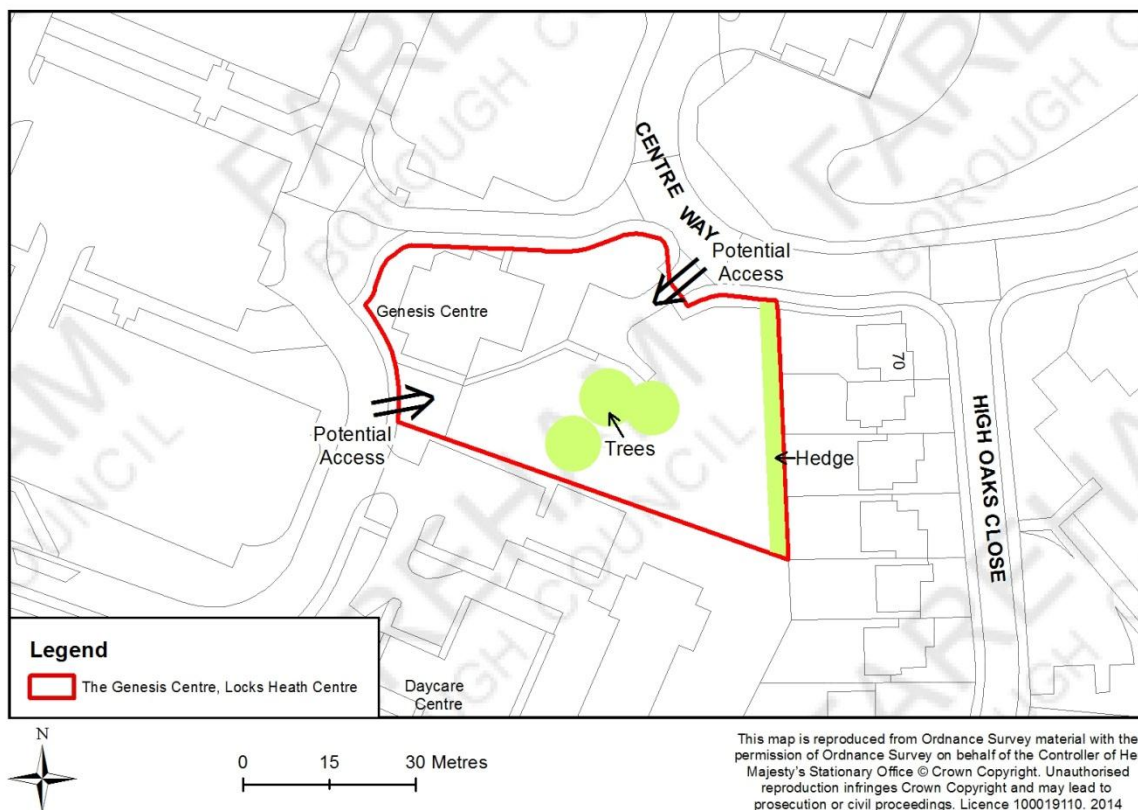
and the A27.

As the access to the site is restricted by constraints imposed by the nature and operation of The Avenue (A27), any application will need to demonstrate both that it can be made suitable, in highway safety terms, and that the nearby Railway Station Roundabout would have sufficient capacity, for the level of development proposed. These issues would need to be addressed in a Transport Statement.

Historical land-use records indicate that the site contamination could potentially be present. Prospective developers should consult Environmental Health to discuss proposals and determine whether a contaminated land desk study and intrusive investigation would be required.

Study required to demonstrate whether the nearby 'uncertain' wading bird sites are 'important'. If any of these sites are shown to be important for wading birds, further evidence and/or mitigation proposals may be required (see DSP 14: Supporting Sites for Brent Geese and Waders). Ecological mitigation for the site-specific construction and operational impacts of a development proposal for this allocation will need to be drawn up in detail at the planning application stage, and accompanied where necessary by a project-level HRA. Possible mitigation measures are set out in the HRA accompanying this plan.

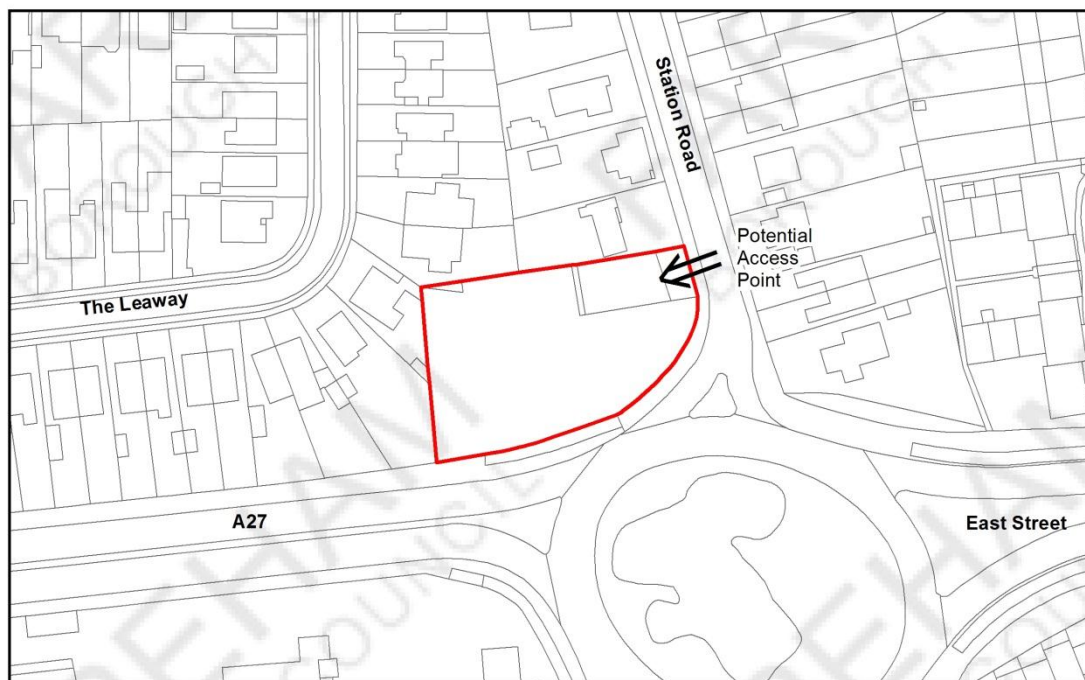
Housing Site H17: Genesis Centre



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| Site ID (referenced in SHLAA) | 2851 |
| Site Address | Genesis Centre, Centre Way, Locks Heath |
| Location | South of Centre Way adjacent to Locks Heath District Centre |
| Ward | Locks Heath |
| Settlement Area | Western Wards & Whiteley |
| Site Area | 0.67ha |
| Planning Status | No formal planning history. |
| Potential Use & Indicative Capacity | Residential <u>Older Persons Accommodation</u> (around 35 flats units) |
| Key Planning & Design Issues | Prior to the redevelopment of the site, suitable alternative youth provision within the local area should be arranged. Development should be, at most, 3 stories in height and |

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| | <p>should reflect the built form of surrounding development as far as possible. It will need to consider the amenity impact on neighbouring residential properties to the east.</p> <p>The significant hedgerow on the eastern boundary and significant trees within the site should be retained, where possible, to protect the amenity of neighbouring residents.</p> <p>Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity space for residents will also need to be provided on site.</p> <p>The development must provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p> |
| <p>Capacity & Rationale</p> | <p>Based on the provision of two flatted blocks the site could yield around 35 units <u>of older persons' accommodation</u>. This level of development provides some amenity space and adequate parking numbers.</p> |
| <p>Information Required</p> | <p>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</p> <p>To ensure high quality trees are retained, where possible, proposals will require a Tree Survey and impact assessment to be completed in consultation with the Council's Tree Officer.</p> |

Housing Site H20: Corner of Station Road and A27, Portchester



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| <u>Site ID (referenced in SHLAA)</u> | <u>1002</u> |
| <u>Site Address</u> | <u>Corner of Station Road and A27</u> |
| <u>Location</u> | <u>North of A27 and west of Station Road, Portchester</u> |
| <u>Ward</u> | <u>Portchester East</u> |
| <u>Settlement Area</u> | <u>Portchester</u> |
| <u>Site Area</u> | <u>0.22ha</u> |
| <u>Planning Status</u> | <u>Application for demolition of existing industrial unit and erection of 20 apartments withdrawn in 2008.</u> |
| <u>Potential Use & Indicative Capacity</u> | <u>Older Persons Accommodation (around 15 units)</u> |
| <u>Key Planning & Design Issues</u> | <u>Development should be, at most, 3 stories in height and should reflect the built form of surrounding development as far as possible. It will need to consider the amenity impact on neighbouring residential properties to the north and west.</u> <u>The significant hedgerow on the eastern boundary and significant trees within the site should be retained, where</u> |

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| | <p><u>possible, to protect the amenity of neighbouring residents.</u></p> <p><u>Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity for future residents will also need to be carefully considered given the proximity of the A27 and roundabout.</u></p> <p><u>Access via Station Road would be required to be located to the far northeast of the site (on land currently occupied by Merjen Engineering) to provide an access that is of sufficient distance from the entry/exit to the roundabout. Development of the site would require the demolition of the Merjen Engineering building to provide access.</u></p> <p><u>Development will be required to be set back from the A27 to allow for sufficient sight lines for vehicles entering the roundabout from Bridge Road and to provide land for sewage line easement.</u></p> |
| <p><u>Capacity & Rationale</u></p> | <p><u>Based on the provision of single block the site could yield around 15 units of older persons accommodation.</u></p> |
| <p><u>Information Required</u></p> | <p><u>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</u></p> <p><u>To ensure high quality trees are retained, where possible, proposals will require a Tree Survey and impact assessment to be completed in consultation with the Council's Tree Officer.</u></p> <p><u>A noise assessment should be carried out to ascertain the likely impact on future residents from the adjacent A27 and roundabout.</u></p> <p><u>As the access to the site is restricted by constraints imposed by the nature and operation of A27 and roundabout, any application will need to demonstrate that it can be made suitable in highway safety terms. This issue would need to be addressed in a Transport Statement.</u></p> |

Appendix 2: Amended Table 8 (Appendix C) 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, Catisfield Lane | 30 |
| Total (a) | 370 130 |
| Rolled forward existing Core Strategy (2010) Allocations | |
| Goldeast 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** | 110 |
| 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>280125</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 |
| <u>Total (d)</u> | <u>335 160</u> |
| Sites identified for Older Persons Accommodation | |
| <u>Fareham Station West</u> | <u>80</u> |
| <u>Genesis Centre</u> | <u>35</u> |
| <u>Corner of Station Road and A27, Portchester</u> | <u>15</u> |
| <u>Total (de)</u> | <u>130</u> |
| Grand Total (a+b+c+d+e) | <u>1,225 575</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.