



# FAREHAM BOROUGH LOCAL PLAN 2037

## Hearing Statement

### Written Statement relating to Matter 6

#### Housing Allocations (Site BL1)

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Prepared on behalf of Persimmon Homes (South Coast)



February, 2022

## 1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared on behalf of Persimmon Homes (South Coast) in response to the Revised Publication Fareham Local Plan. Our client previously made representations to the Publication Local Plan in December 2020 and also to the Revised Publication Local Plan in July 2021.
- 1.2 Persimmon Homes have land interests within Fareham Borough and in particular at the edge of Stubbington which includes (but is not limited to) the site south of Oakcroft Lane (Site HA54) which was recently granted planning permission on appeal.
- 1.3 This statement has been prepared in accordance with the prevailing planning policy and guidance, in particular the National Planning Policy Framework (NPPF), July 2021 and the Planning Practice Guidance (PPG). In relation to **Site BL1** (Broad Location for Housing Growth in the Town Centre) it is argued that the policy is currently ineffective and unjustified. It is further argued the policy is not underpinned by sufficient assessment of the likely capacity of the site and of the viability and delivery aspects required to have any certainty that the scheme will come forward at the time it is intended to.

## 2. ALL ALLOCATIONS

***Q6. Are the sites allocated for housing in Policies FTC3-9, HA1-HA56 and BL1 soundly based; are the site-specific requirements set out in the relevant policies justified and effective and is there evidence that the development of the allocations is viable and deliverable in the timescales indicated in the Council's trajectory?***

*Site BL1 (Broad Location for Housing Growth in the Town Centre)*

- 2.1 Please see our responses to Questions 53 and 54 below.

## 3. BL1 BROAD LOCATION FOR HOUSING GROWTH

***Q53. On what basis has the indicative yield of 620 homes been calculated?***

- 3.1 As Persimmon Homes (South Coast) stated in their previous representations (July 2021), no assessment evidence has been published by the Council to support the assertions that Site BL1 will be able to achieve 620 dwellings within the plan period. The area is a complex and diverse one, in multiple ownerships and various existing land uses. The site also has a wide range of site constraints that would need to be overcome. Whilst the Council has been promoting this as a redevelopment opportunity for many years now, no concrete work seems to have been done to robustly assess how the site could be delivered and what the capacity for the various land uses would be.
- 3.2 If one looks at the latest SHELAA (DS004) from April 2021, one can see that only three parts of the BL1 site have been included and assessed:
- Site 1425 (Market Quay) is assessed as being available and developable now for about 100 dwellings;
  - Site 3233 (Palmerston Avenue surface car park) is assessed as being available and developable now for about 20 dwellings;
  - Site 198 (The Civic Quarter) is assessed as not being currently available or developable but may in the future have the potential for about 100 dwellings (although this includes site

3233, so the net addition for the remainder of Site 198 would be 80 dwellings).

- 3.3 This leaves Fareham indoor shopping centre and the commercial properties between West Street and Market Quay as unassessed in any way. If the SHELAA is correct in relation to the three assessed sites, that would leave the remaining area to provide 420 dwellings.
- 3.4 Overall, it is clear that woefully little assessment has been done by FBC on the potential for this site to deliver 620 dwellings and whilst we do not argue that the Broad Location should be removed as an aspiration in the local plan, the assumed capacity should be assessed and, in all likelihood, revised down.

***Q54. Is the Policy justified? What consideration has been given to delivery and viability at this stage?***

- 3.5 To our understanding little or no assessment of the likely viability and delivery issues has been done on BL1. If this is not the case, this work should be added to the Examination Library. Whilst parts of the site (e.g. Market Quay) could be brought forward relatively easily, other parts such as the Civic Quarter and Fareham Shopping Centre (which between them comprise the majority of the site) are each in active land uses with multiple public and private sector landownerships. Due to the inherent complexities of a site like this, and in the absence of work on viability and delivery, we do not consider that Policy BL1 is an effective or justified.