

**Fareham Borough Council Proposed Modifications to the Fareham Borough Local Plan Part 2:  
The Development Sites and Policies  
Hampshire County Council Response Schedule – March 2015**

1. To which part of Plan does this representation relate?			2. Do you think the Local Plan is:				3. Tests of soundness			
a. Modification reference	b. Policy	c. Site	a. Legally compliant		b. Sound		a. positive	b. justified	c. effective	d. consistent
			Yes	No	Yes	No				
<b>DMM25</b>	<b>DSP42: New Housing for Older Persons</b>	<b>H16</b>	<b>X</b>			<b>X</b>		<b>X</b>	<b>X</b>	

**4. Why is the Local Plan not legally compliant or unsound?**

Hampshire County Council as a provider of adult services would like to make specific comments regarding the proposed modifications relating to site H16 (page 21 of major modifications document).

The original description of the use of this site was for Older Persons accommodation consisting of either a care home or a residential scheme. The wording now proposed, whilst retaining the designation of the site for Older Persons accommodation, now omits the reference to a residential scheme and now refers solely to a care home. Whilst a further site (H20) has now been included for Older Persons accommodation neither that nor the other site so designated (H17) is of a sufficient size to accommodate an extra care scheme. Only site H16 at 1.048 hectares is of a sufficient size for an extra care scheme as set out in the Hampshire Design Guide for Extra Care Housing 2012.

The changing of the wording suggested by the proposed modifications to the Fareham Borough Council Local Plan Part 2 regarding site H16 to refer to just a care home would therefore mean that there would be no identified sites within Fareham capable of supporting an extra care scheme and offering a choice of such to residents. No specific rationale is given in the major modifications document as to the reasoning for the proposed modifications except the Borough Council stating *'To clarify the Council's position regarding the provision of older persons accommodation.'* A further reference is made to supporting document DCD-25, which again provides no justification to support the proposed change in site use to only supporting a care home.

No such change is proposed with regard to either of the other two sites designated for Older persons accommodation, and so in the absence of

any argument or evidence for such a change HCC find the proposed modifications result in the allocation of Site H16 to be unsound.

**5. What changes are necessary to make the Local Plan legally compliant or sound?**

Hampshire County Council as a provider of adult services in Fareham Borough requests that the proposed modifications are deleted and the text is returned to the original drafted wording as set out in the Local Plan Part 2 Submission Version – June 2015 (as set out below for clarity):

*Amendments to site briefs H16 Fareham Station West:*

Potential Use and Indicative Capacity	Residential (30 flats and 80 unit Extra Care Home or 75 flats)
Capacity and Rationale	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.

<b>6. Speak at EiP?</b>	No	<b>X</b>	Yes		If Yes, on what grounds?	
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<b>DMM8</b>	<b>DSP7: Affordable Housing Exception Sites</b>		<b>X</b>			<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
<b>4. Why is the Local Plan not legally compliant or unsound?</b>										
<p>The County Council is a member of the Affordable Housing Partnership, which is committed to deliver suitable exception housing sites. There is concern that the new policy and supporting wording is less flexible than it could be, and should allow provision of 100% affordable housing on suitable exception sites, irrespective of whether the target levels set out in Policy CS18 have been met.</p> <p>Paragraph 54 of the NPPF states that Local Authorities should plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Additional flexibility is considered to be justified, in order to help to meet local affordable housing needs where they exist.</p>										
<b>5. What changes are necessary to make the Local Plan legally compliant or sound?</b>										
<p>Hampshire County Council requests that the policy and supporting text is amended further to be more flexible in approach and should state clearly that 100% of affordable housing on suitable exception sites be permitted irrespective of whether the target levels set out in Policy CS18 have been met.</p> <p>This could be achieved by the deletion of the bulk of the first sentence of the policy to the comma (so that that policy starts “<i>Planning permission may be granted.....</i>”) with a corresponding deletion to the first paragraph of supporting text (i.e. deletion of the words “<i>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,...</i>”</p>										

<b>6. Speak at EiP?</b>	No	<b>X</b>	Yes		If Yes, on what grounds?	
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<b>DMM10</b>	<b>DSP11: Development Proposals within Solent Breezes Holiday Park</b>		<b>X</b>		<b>X</b>					
<b>4. Why is the Local Plan not legally compliant or unsound?</b>										
Hampshire County Council as an adjacent landowner supports the clarity of wording on the management of Solent Breezes, as it sets clear guidelines for future development and occupancy on the site, including the need to consider the impact of coastal change on any proposals.										
<b>5. What changes are necessary to make the Local Plan legally compliant or sound?</b>										
<b>6. Speak at EiP?</b>	No		Yes		If Yes, on what grounds?					