

FAREHAM

BOROUGH COUNCIL

Q. The Council have stated that 9.4% of sites in the supply are under 1 ha in size, which is below the 10% required by para 69 of the NPPF. Can the Council please set out how this figure has been determined. I am aware it includes windfalls but does it include sites on the Brownfield Register as referred to in the Framework. If so, what % does this provide.

A. The sites which make up the Local Plan supply are identified from committed schemes, Local Plan allocations and windfall. To calculate the proportion of this supply which will be delivered through sites which are of 1 hectare or less, the Council totalled the number of dwellings identified on these small sites as a percentage of the overall supply total.

Any sites which are under 1 hectare and identified on the Brownfield Land Register are included in this supply. Small sites which have been identified on the Brownfield Land Register contribute 487 dwellings to the overall supply which constitutes 49% of the total identified small sites.

The Council recognises that in line with para 69 of the NPPF 10% of the housing requirement should be delivered through sites of less than 1 hectare. Although the Council has allocated all small sites which were identified as suitable, available and achievable and were capable of delivering 5 dwellings or more through the SHELAA process, it is recognised that the small site supply falls short of the 10% recommended in the NPPF and has sought to boost the small site supply through policy HP2: New Small-Scale Development Outside the Urban Areas.

Following changes to the Local Plan supply since the plan was submitted and in line with the April 2022 revised trajectory for the 2021 to 2037 plan period, the provision of small sites is more favourable, now accounting for 10.3% of the overall supply.

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