



FAREHAM LOCAL PLAN 2037

FAREHAM
BOROUGH COUNCIL



- 5.19 The NPPF supports development of Previously Developed Land (PDL). The definition in the Glossary at Annex 2 of the NPPF excludes residential gardens in the built-up area from the definition of Previously Developed Land (PDL), but not residential gardens in the countryside.
- 5.20 The development of residential gardens has the potential for a number of harmful impacts, including on the character of the area, on biodiversity and living conditions. It is therefore essential that such proposals are controlled in order to protect the character and openness of the countryside, and the character and form of the urban area.

Flexibility in the Housing Supply

Why this policy is needed

- 5.21 The Council is committed to delivering the housing requirement set out in the Local Plan, but 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 Policy HP4: Five-Year Housing Land Supply. This potentially allows for additional sites to come forward, over and above the allocations in the Local Plan, where the Council cannot demonstrate a five-year land supply against the Local Plan housing requirement.
- 5.22 In the event that the Council does not have a five-year housing land supply the 'presumption in favour of sustainable development' applies as stated in paragraph 11 of the NPPF. HP4 is a policy to support the principles of sustainable development¹⁶ as set out in the NPPF and provide additional guidance on how this would apply to such a development proposal where a five year housing land supply cannot be demonstrated.
- 5.23 In recent appeals¹⁷ the Council has successfully defended speculative, unsustainable developments with a policy guiding the determination of housing applications in cases where the Council cannot demonstrate a five-year supply. In those cases, the Inspector awarded the Adopted Local Plan Policy DSP40¹⁸ full weight in their assessment of the scheme, when the 'tilted balance' was applied. Given this use of a previous adopted policy, the Council is keen to bring the policy into the new Local Plan.

Policy HP4: Five-Year Housing Land Supply

If the Council cannot demonstrate a five-year supply of land for housing against the housing requirement set out in Policy H1, additional housing sites, outside the Urban Area boundary, will be permitted where they meet all of the following criteria:

- a) The proposal is relative in scale to the five-year housing land supply shortfall;
- b) The proposal is sustainably located adjacent to, and well related to, the existing urban area boundaries, and can be integrated with the neighbouring settlement;
- c) The proposal is sensitively designed to reflect the landscape character and setting of the settlement, is of a scale proportionate to its setting and

¹⁶ As outlined in paragraph 11 of the NPPF

¹⁷ [APP/A1720/W/18/3199119](#) and [APP/A1720/W/18/3200409](#)

¹⁸ Development Sites and Policy Plan (adopted 2015)



- recognises the intrinsic character and beauty of the countryside and, if relevant, does not significantly affect the integrity of a Strategic Gap;**
- d) It can be demonstrated that the proposal is deliverable in the short term; and**
- e) The proposal would not have any unacceptable environmental amenity or traffic implications.**

How this policy works

- 5.24 In order to accord with the Development Strategy and Policy DS1: Development in the Countryside, proposals for development outside the urban area boundaries will be strictly controlled. Such proposals will be considered if the Council cannot demonstrate that it has a five-year land supply against the housing requirements set out in Policy H1 of the Local Plan or against the local housing need where the Local Plan is more than five years old.
- 5.25 The Local Plan favours development within the urban area and at specified allocation sites. However, in the event that the Council cannot demonstrate a five-year housing land supply a scheme that is proposed outside of the Urban Area boundary would need to meet the relevant criteria in paragraph 11 of the NPPF and all of the criteria in Policy HP4. Schemes within the urban area are likely to be policy compliant in any case and specific criteria guiding how the application should be judged is not required, over the requirements of other relevant policies and material considerations within this Plan. The criteria provide a basis to ensure that any proposals coming forward outside the urban area are developed in a sustainable manner, in line with the principles of paragraph 11 of the NPPF. The criteria in HP4 are required to ensure relevant policy considerations are given weight in a scheme's assessment. For instance, the Borough's open countryside contains valued landscape that are of special quality and any scheme that comes forward in the countryside would need to ensure it is sensitively designed to reflect the character of that landscape.
- 5.26 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 designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. In the context that the Council has a less than five-years' housing land supply, the test for a proposal in the strategic gap is different from that of Policy DS2 in order to boost the supply of housing in the borough. A proposal will need to demonstrate that it does not significantly affect the integrity of the strategic gap, and the Council would consider permitting applications which affect the physical and visual separation of settlements or the distinctive nature of settlement character. A proposal will also need to demonstrate that there will be no unacceptable environmental (e.g., Best and Most Versatile Land, heritage, ecology), amenity or traffic implications and that all other relevant policies in the Local Plan have been duly considered.
- 5.27 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 delivery 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.