

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning and Development Scrutiny Panel (to be confirmed at the next meeting)

Date: Wednesday, 8 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor M R Daniells (Chairman)

Councillor Ms S Pankhurst (Vice-Chairman)

Councillors: Ms F Burgess, Mrs J Needham, P Nother, N J Walker and
Mrs P Hayre (deputising for Mrs T L Ellis)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor T L Ellis.

2. MINUTES

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 02 February 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Members of the Planning and Development Scrutiny Panel to the new municipal year and in particular provided a warm welcome to the four new Members of the Panel including the Vice-Chairman.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. PLANNING AND DEVELOPMENT PORTFOLIO OVERVIEW

The Panel received a presentation from the Director of Planning and Regeneration on an overview of the Planning and Development Portfolio along with an explanation of the role of the Scrutiny Panel. A copy of the presentation is appended to these Minutes.

The presentation highlighted the functions of the Planning and Development Scrutiny Panel and clarified the purpose of the standard agenda items and what the Panels role is in scrutinising those items. The Director of Planning and Regeneration went on to discuss the current priorities and advised that the Welborne Delivery and the Council's Local Plan would feature predominantly within this municipal year's panel priorities.

The Chairman followed up on a question that had been raised at the last meeting with regards to the housing delivery test and if empty homes were included in the figure. Officers confirmed that they were not included in the figure, but the number of vacant properties would be circulated to Members outside of the meeting for clarification.

RESOLVED that the Panel note the contents of the presentation.

7. COASTAL PARTNERS

The Panel received a presentation by Jane Ryan, Business Manager, Andy Pearce, Engineering Manager and Samantha Box, Feasibility, Option Appraisal and Funding Team Leader in the Policy, Environment and Research

Team from the Coastal Partners. The presentation provided an update on the service as a whole, climate change and information on current projects within the Fareham Borough. A copy of the presentation is appended to these Minutes.

Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.

Jane Ryan began the presentation by providing an overview of Coastal Partners, which Fareham Borough Council joined in 2012. She explained that the partnership currently has sixty-four dedicated staff that are all passionate about protecting the coastline. Chichester District Council have also just recently joined the partnership which will build a stronger resilient workforce and increase the skills of the team.

Andy Pearce then went on to highlight the asset management and maintenance work of Coastal Partners. He explained how these projects are influenced by climate change. He explained that maintenance work is not funded by central Government so sourcing affordable, sustainable materials is an ongoing challenge for his team. Biodiversity is also a key element of the projects to ensure installations have a positive impact on the environment with every project being assessed to reduce the carbon footprint of Coastal Partners.

Finally, Samantha Box addressed the Panel to highlight the two projects currently being developed within the Fareham Borough, at Fareham Quay and Alton Grove to Cadour Drive. Flood and Coastal Erosion Risk Management (FCERM) scheme options will be developed to reduce flood and erosion risk and address historic landfill issues. It is hoped that these studies will start this summer once a consultant has been procured.

Samantha also provided an overview of the Hook Lane Coastal Management Study which is currently underway. Exhibitions on the shortlisted design options are to be held on the 12th and 13th of July 2022 in Warsash.

Members engaged in a detailed discussion on a wide variety of the information delivered by Coastal Partners and asked questions for clarification particularly regarding the recent Standing Conference on Problems Associated with the Coastline (SCOPAC) research which shows concerning trends in sea level rise, wave height and storms along the south coast of England.

Members also asked about Coastal Partners ability to budget for long term projects considering the rising costs of materials. Andy Pearce explained that material costs had increased by around 40% within the last twelve months so forecasting budgets is a significant challenge for the Coastal Partners team.

RESOLVED that the Panel note the contents of the presentation.

8. PLANNING STRATEGY UPDATE

The Panel received a Planning Strategy update presentation by the Head of Planning Strategy and Economic Development. A copy of the presentation is appended to these Minutes.

Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.

The presentation provided Members with an overview of the topics which the Panel can expect to see within this standard agenda item throughout this municipal year. This allowed Members of the Panel to ask questions for clarification on some of the more complex items which the Panel will be asked to scrutinise over the next twelve months. In particular, the Head of Planning Strategy and Economic Development explained in detail the phases of developing the Local Plan which is entering its final phases before adoption by Council. The Housing Delivery Test was also discussed in detail along with its impact on the planning process.

RESOLVED that the Panel note the contents of the presentation.

9. EXECUTIVE BUSINESS

(1) Fareham Coastal Defence Study (Fareham Quay and Alton Grove to Cadour Drive)

No comments were received.

10. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Panel considered the Scrutiny Priorities of the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to suggest that at the next scheduled meeting of the Panel, Sarah Ward, Head of Strategic Sites, be asked to attend and provide an update to the Panel on the Welborne Delivery. The Panel agreed that this would be very useful and asked for an item to be added to the agenda.

RESOLVED that: -

- a) the Panel considered the priorities of the Planning and Development Scrutiny Panel; and
- b) agreed that an item on the Welborne delivery be brought to the next scheduled meeting of the Panel.

(The meeting started at 6.00 pm
and ended at 8.45 pm).

Scrutiny Panels

Purpose and Members' role

Role and Functions

- 'Scrutiny' = a careful and detailed examination of something in order to get information about it.
- To scrutinise: -
 - The activities and performance of the Executive, Executive Members and Officers
 - Focus on Council Corporate Priorities and Improvement Actions
 - Policy development review (considering things at initial policy development stage)
 - Strategic plans and performance of services
 - External organisations (when relevant)

Consider Executive Business

Standard agenda item: “to consider any item of business dealt with by the Executive, since the last meeting of the Panel”

- Provides transparency on Executive Decisions made by:
 - Meeting of Executive
 - Individual Executive Member
 - Officers (under delegated authority)
- Gives Panel Members the opportunity to comment or ask questions for clarification

Call-In

Formal Call-In:

“Each Scrutiny Panel will exercise the right to call-in, for reconsideration, any decisions made but not yet implemented by the Executive or by individual Executive Members and any key decisions made but not yet implemented by officers in exercise of their delegated powers”

Managing Scrutiny Panel Priorities

Page 9

- Different from work programmes
- You decide what goes on the plan
- Cancel a meeting
- Create a new meeting
- The Panel can consider what they want to know about
- Standing agenda item

Topics in the Planning and Development Portfolio

- Planning policy
- Local Plan
- Community Infrastructure Levy
- Development design
- Building conservation
- Tree management
- *Welborne delivery*
- Parking strategy
- Transportation liaison
- Sustainability & Climate change
- Biodiversity
- Flooding & Coastal management

Town Centre Regeneration

- Lead responsibility sits within the Policy & Resources Portfolio
- However given the role of the Local Plan in providing a planning framework for town centre regeneration, there are clear links to the Planning & Development Portfolio and therefore this Scrutiny Panel.
- Town Centre Regeneration updates are therefore likely to be addressed through special joint meetings of both panels, arranged as appropriate.

Any questions?



Coastal Partners: Planning & Development Scrutiny Panel – June 2022

Partnership Working



Coastal Management Shared Service for 4 Local Authorities

Vision
"To manage coastlines, improve community resilience and enhance the natural environment."

Page 14



Our Service



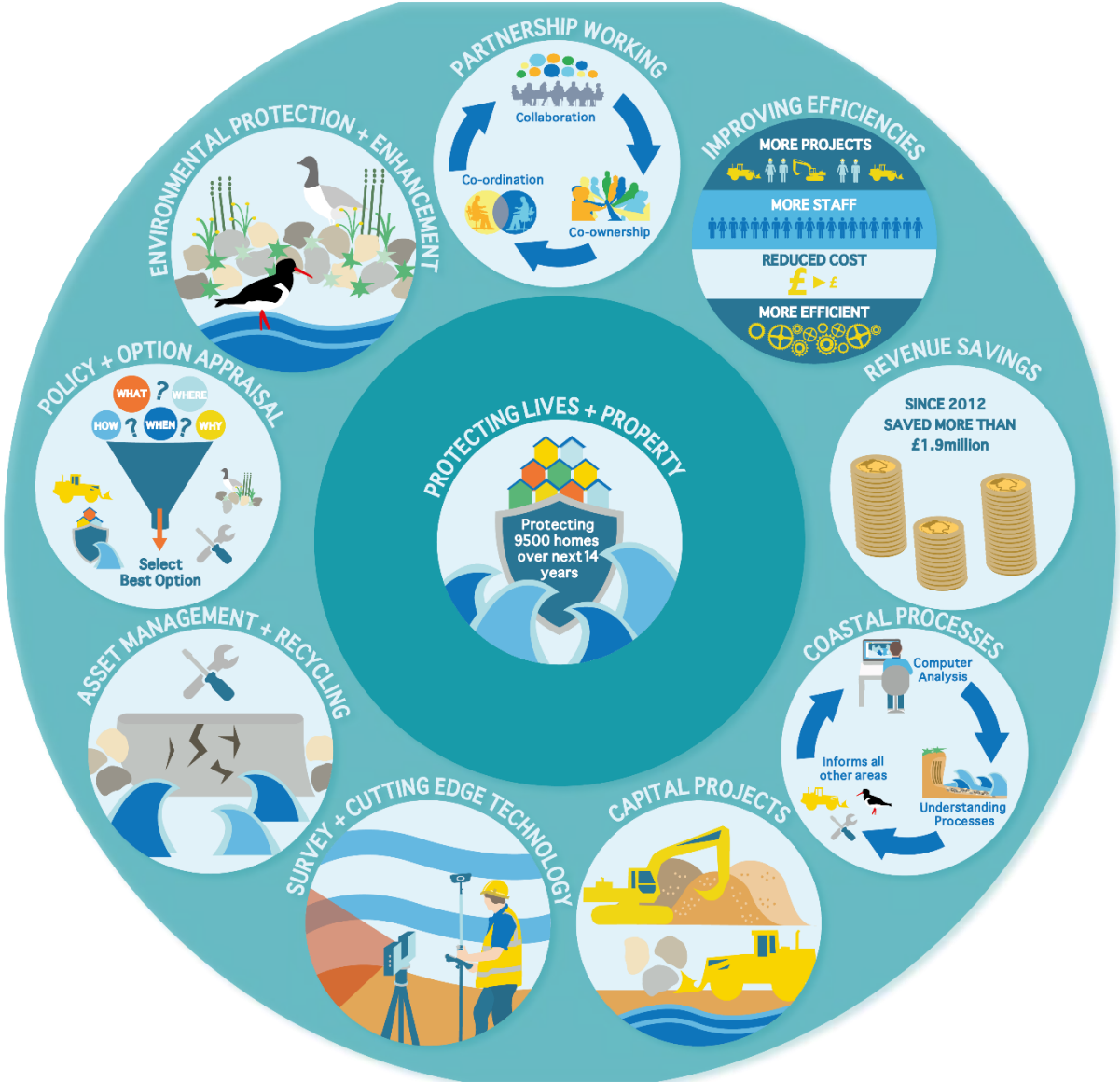
Page 15

**PARTNERSHIP
WORKING**

**ENVIRONMENTAL
PROTECTION &
ENHANCEMENT**

**POLICY & OPTION
APPRAISAL**

**ASSET MANAGEMENT
& RECYCLING**



**SURVEY &
CUTTING-EDGE
TECHNOLOGY**

CAPITAL PROJECTS

COASTAL PROCESSES

REVENUE SAVINGS

**IMPROVING
EFFICIENCIES**

The Benefits of Partnership Working

- Fareham Contribution 2022/23 **£63,390**
- Saved **over £2.2m** since April 2012, **£2.8m** with inflation
- Recorded over **£4.6 million** of **project efficiencies**

Capital Programme

Exceeding

£240m

Over 10 years

Working to Deliver
Outcomes as a Team



- **Efficient use of staff** resource
- **Increased confidence** that key objectives will be achieved
- **Track Record** for project delivery
- **64 Staff**

Page 15

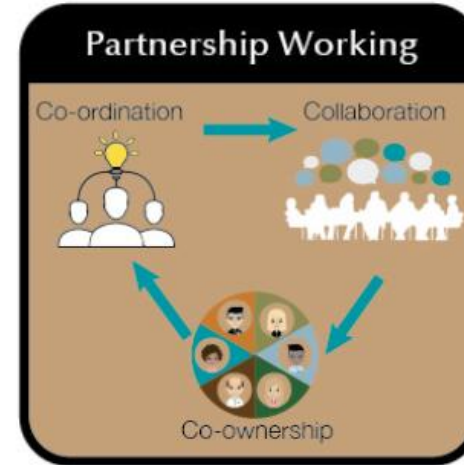
| Partnership Working | PCC £000'S | HBC £000'S | GBC £000'S | FBC £000'S | TOTAL |
|---|---------------|---------------|---------------|---------------|--------|
| Pre Partnership Budget - projected service costs (not inflated) | £2,180 | £2,180 | £630 | £760 | £5,750 |
| Projected Inflation on Pre Partnership (based on CPI) | £227 | £227 | £66 | £79 | £598 |
| Cumulative savings (against non inflated pre partnership budgets) | £539 | £867 | £56 | £186 | £1,646 |
| Reimbursements (in year extra saving) | £240 | £192 | £84 | £84 | £599 |
| TOTAL SAVINGS (excl. inflation) | £778 | £1,059 | £139 | £269 | £2,246 |
| TOTAL SAVINGS (incl. inflation) | £1,005 | £1,285 | £205 | £348 | £2,844 |

CDC Joining the Partnership



Chichester District Council to join
the Coastal Partnership as the 5th
Partner

Building a stronger more resilient
partnership, increasing the
knowledge and skillsets and
increasing future work
opportunities and income.

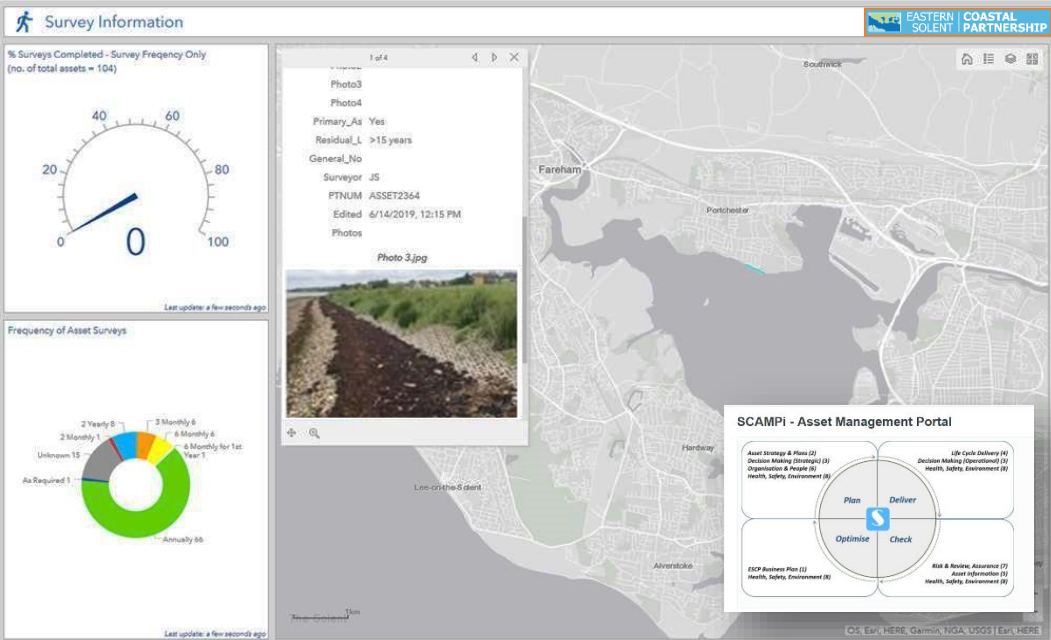


FAREHAM
BOROUGH COUNCIL



Havant
BOROUGH COUNCIL





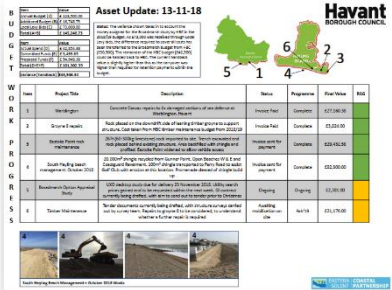
- Given these pressures we routinely inspect Fareham’s coastal assets.
- We plan, design and deliver maintenance repairs via supplier frameworks.
- Coastal Incident Officers 24/7 monitoring and responding to storm events.
- Continued budget pressures due to aging sea defences and inflation cost pressures.
- But we have a changing climate....



Inspection



Recommendation



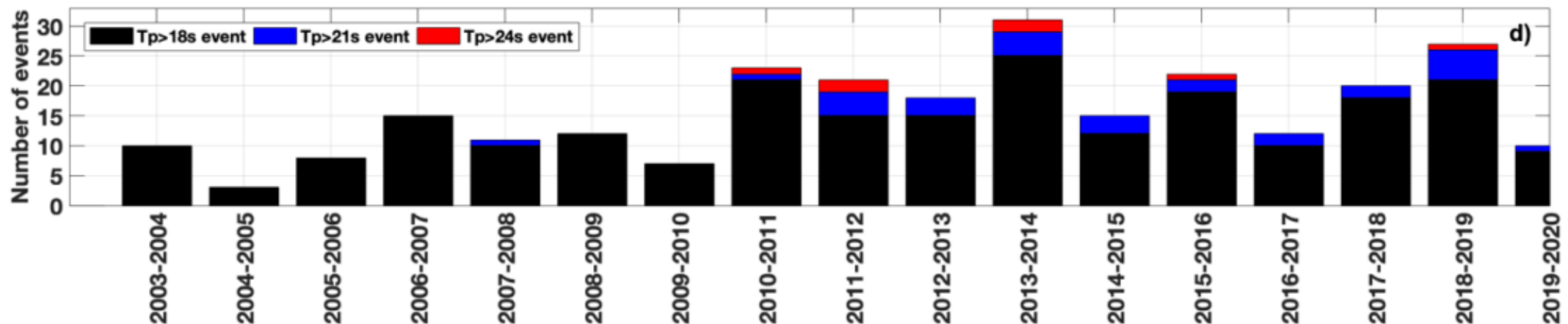
Programme



Action

Recent SCOPAC research shows concerning trends in sea level rise, wave height and storms on the south coast of England

1. More frequent and severe storm events (extreme storm events today could become an annual event in 100 years time).
2. Increased and more frequent flooding and erosion events, often occurring in sequence.
3. Pressure on aging sea defences with higher risk of damage or failure.



Sea level rise (SLR) UKCP18

- All projects to adopt the “*Representative Concentration Pathway 8.5 (RCP8.5) high emissions scenario 70th %ile (for design purposes) and 95th %ile (for sensitivity testing).*” **This equates to 1.03 m of sea level rise by 2120 and 1.4 m by 2120 respectively.**

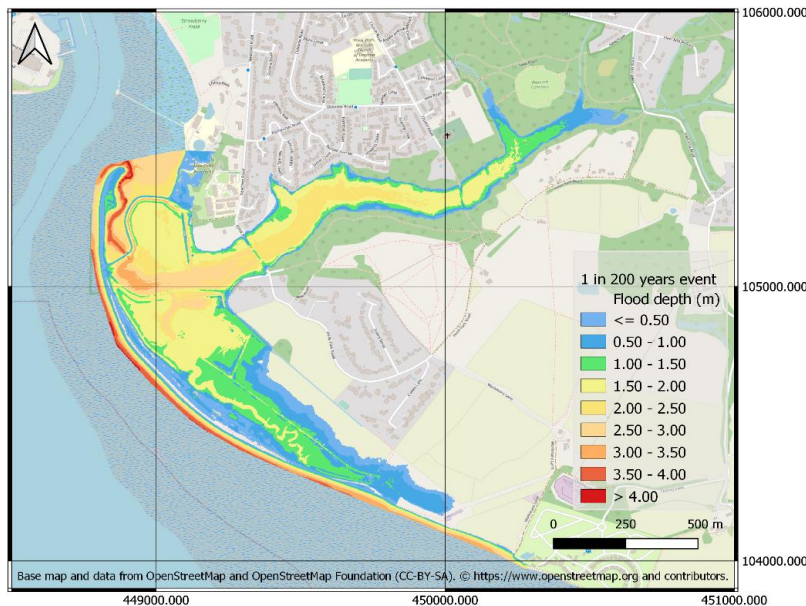
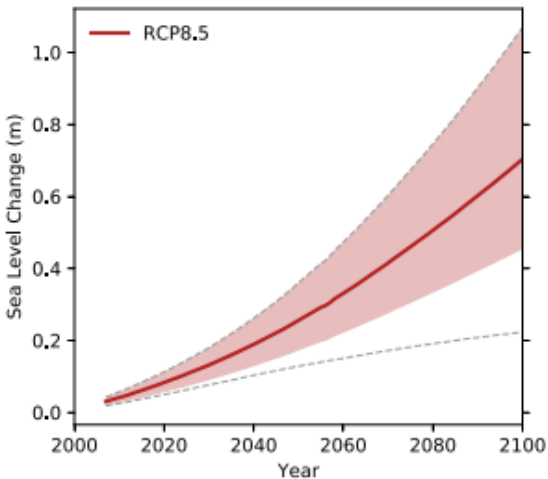
Page 20

Extreme storm surge events

- All projects to use latest Coastal Flood Boundary Dataset (CFBD2018). These include the effects of: extreme water levels + storm surges and astronomical tides. These allow us to simulate coastal flooding.

Linkage to Schemes & Studies

- All our projects and studies include these allowances.
- To access EA Grant Aid funding, we have to consider climate change.



Emerging thinking – Environment and habitat

Mitigations Measures:

- Analyse and optimise - *'you can't improve what you don't measure'*.
- Selection of plant & equipment
- Use of bio-diesel fuel
- The concrete we use at NPI contains Ground Granulated Blast-furnace Slag

Page 21

Adaptation Measures:

- Nature-based solutions
- 'Greening the grey' - Habitat creation – Eco formliner and other initiatives – saltmarsh, water quality, nitrate removal etc
- Regional Habitat Compensation Programme (RHCP) strategic scale habitat creation to offset habitat losses.

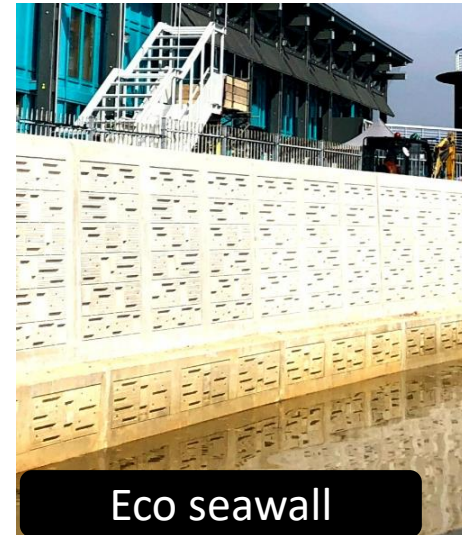
"Construction contributes to 54% of total Environment Agency emissions and the vast majority of that is embodied carbon in materials."



Place-making



BESE saltmarsh planting



Eco seawall



Rockpools

Fareham Quay & Alton Grove to Cadur Drive FCERM Studies



“to develop longer term Flood and Coastal Erosion Risk Management (FCERM) scheme options to reduce flood and erosion risk and address historic landfill issues”

Page 22

- **Long term sustainable options** to address:
 - ☐ Climate change
 - ☐ Erosion risk to Coastal Landfill
 - ☐ Flood risk to properties
 - ☐ High costs of maintaining poor condition defences
 - ☐ Public safety risks with failing defences
- **£457,500 Local Levy funding secured** over 2 years
- **£30,000** from existing FBC coastal budgets
- **Executive approval** to undertake studies – **Feb 2022**



Alton Grove to Cadur Drive

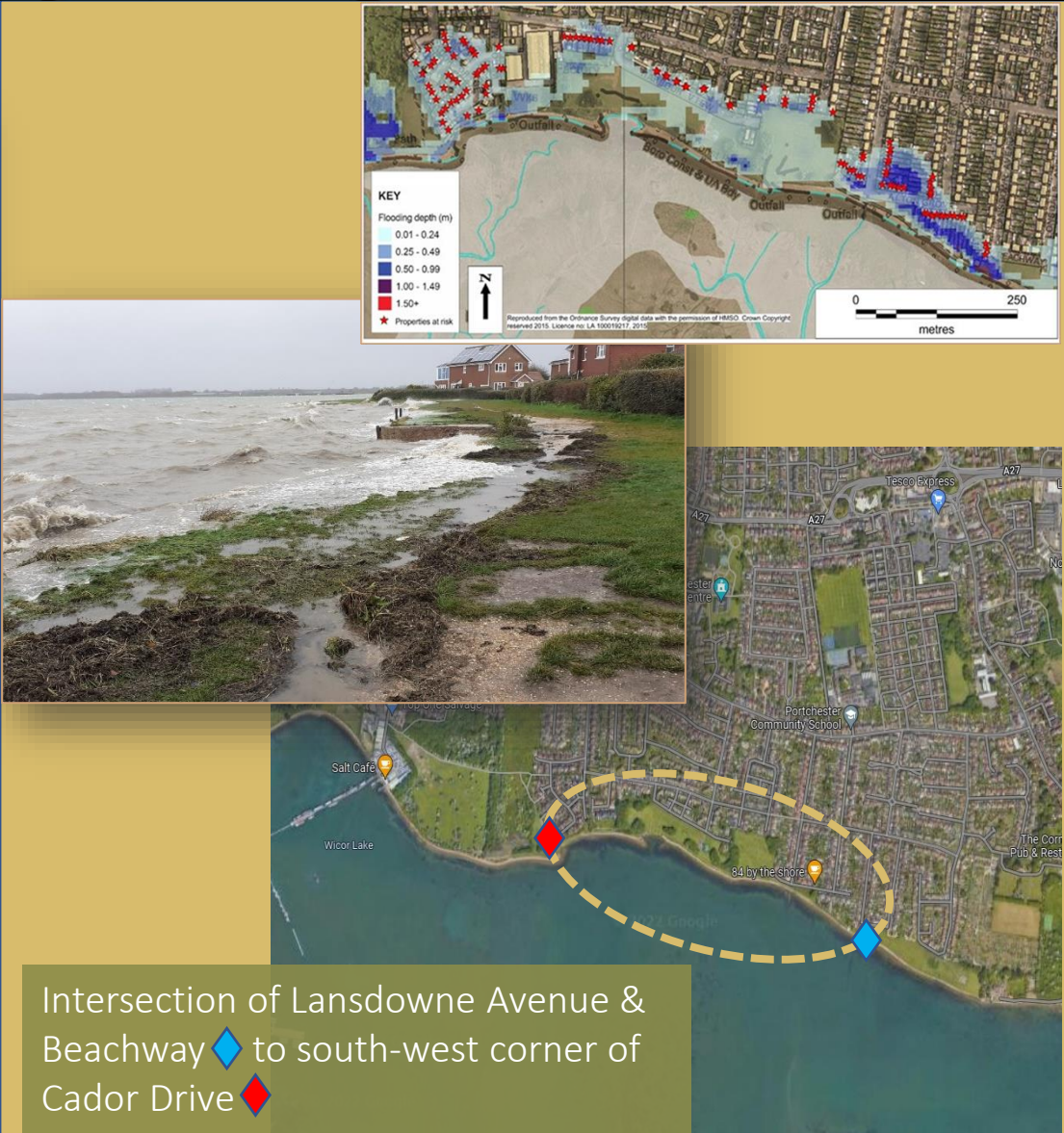


Fareham Quay

Fareham Quay FCERM Study



Fareham Quay



Alton Grove to Cadour Drive

Fareham Quay & Alton Grove to Cador Drive FCERM Studies



KEY DATES...



Page 24

OPPORTUNITIES...

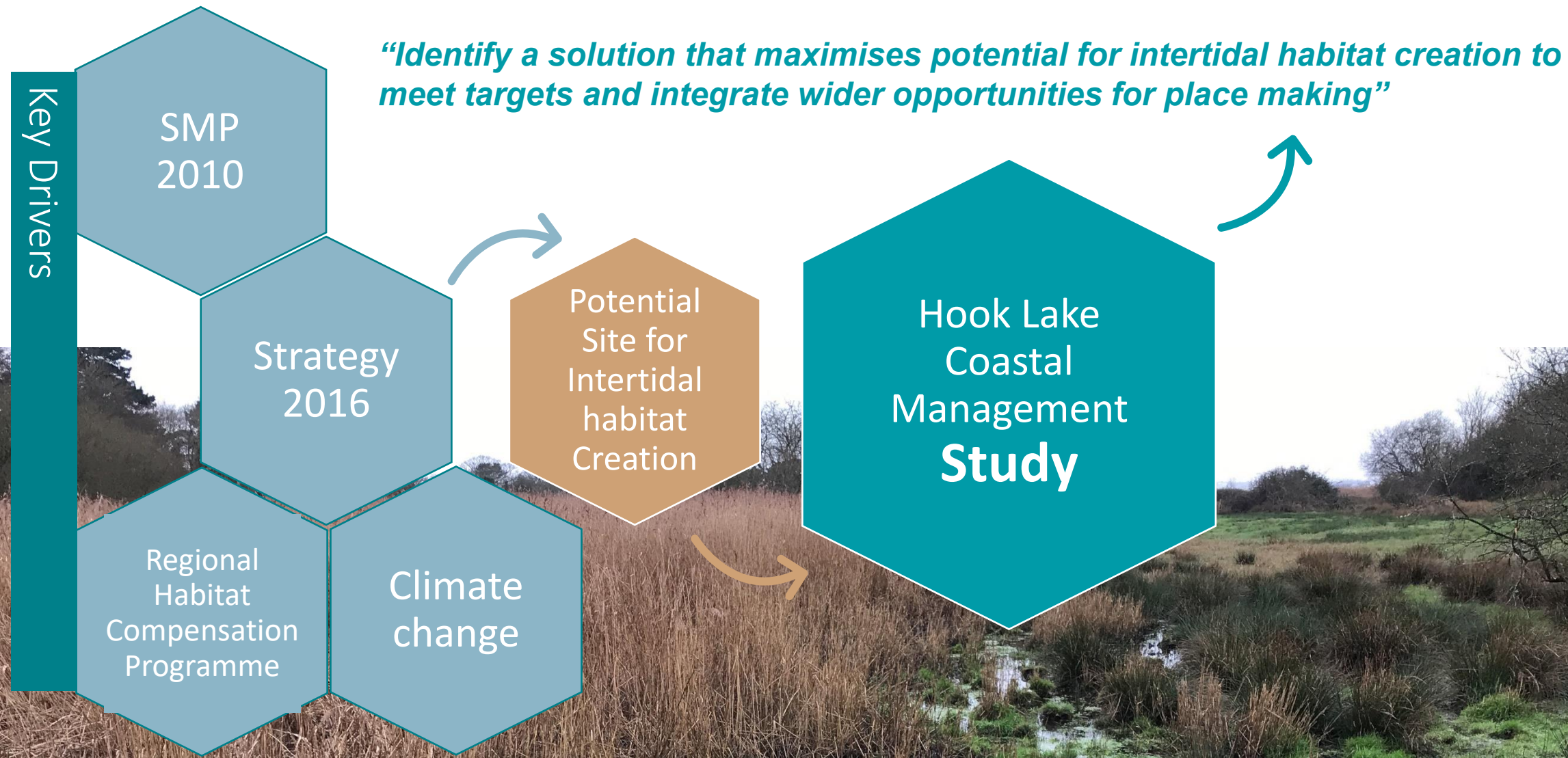
- Engage with residents on risks – ‘better prepared, better informed’
- Integrate with wider council initiatives – placemaking, recreation, regeneration, growth
- Enhance and preserve the environment
- Improve understanding of coastal landfill issues
- Gather evidence to support wider lobbying of government on coastal landfill issues
- Potentially open doors to other sources of scheme funding



Hook Lake Coastal Management Study



Page 25



Hook Lake Coastal Management Study

Hook Lake

- HCC owned & managed
- Environmentally designated
- LNR popular for footpaths and recreation
- Coastal grazing marsh, reedbed, shingle spit and beach
- EA maintain sea wall
- Suitable for intertidal habitat creation

Page 26



- Is the first stage in the delivery of a **habitat creation scheme**
- Fulfils a **legal requirement** to create new habitat to offset losses
- £556k secured for the study **funded by Government Grant in Aid**
- **Executive approval** to undertake study – July 2020



What happens if we don't do anything?

Create Intertidal Habitat

Page 27

Develop Feasible Designs

Environmental
Considerations

Environmental
Enhancements

Stakeholder
Support

Community
Support

Wider Benefits

Secure
Investment

Hook Lake Coastal Management Study



Apr 2021



Appoint
Binnies

Page 28

~ 24 Months



STAGE 1
Study Phase

Investigations, hydrodynamic modelling
Coastal processes, environmental assessments
Stakeholder & community engagement
Identify & appraise options, outline design
Business case and funding

Spring 2023



STAGE 2
Detailed
Design

Spring 2025



STAGE 3
Construction

Subject to funding & approvals
gateways

★ Short list options public exhibition
Warsash - July 2022 ★

Questions:

Planning Strategy Update

Topics covered

- Local Plan
 - Update on preparation
 - Consultation Responses (when relevant)
- Housing Delivery Test results (HDT)
- Policy setting and monitoring of developer contributions
 - Environmental mitigation such as the Interim New Forest Mitigation Scheme and the Bird Aware Mitigation Strategy.
 - CIL Review
 - Infrastructure Funding Statement
 - Authority Monitoring Report (AMR)
- Levelling Up and Regeneration Bill

What is a Local Plan?

- Local Plans provide the policies used to guide decisions on future development proposals and address the needs and opportunities of an area. They identify where development should take place and areas where development should be restricted.
- Topics usually covered in Local Plans include housing, employment, retail, natural environment, design and infrastructure.
- Local Plans must contribute to the achievement of sustainable development and be consistent with the principles and policies in the government's National Planning Policy Framework (NPPF) .
- NPPF requires that each local planning authority should prepare a Local Plan for its area.

Stages of Local Plan Preparation

Town and Country Planning (Local Planning) (England) Regulations 2012, sets out the various high-level legal stages for preparing a Local Plan.

- **Stage 1. Evidence gathering/Draft Plan (Known as Regulation 18)** - Consulting on the initial issues and options for the area and preparation of a Draft Plan
- **Stage 2 Pre-submission Publication Plan (Regulation 19)** - Taking account of responses received from the early-stage consultation the Council publishes a final plan for further consultation. This is the plan which the Council intends to submit for independent examination.
- **Stage 3 Submission of Document and Independent Examination (Regulation 22)**- Documents are submitted to the Government, and an independent Inspector holds an Examination into the soundness of the Plan. Hearings are held where the Inspector hears evidence from anybody who wishes to make a submission on any of the key issues or questions highlighted by the Inspector.
- **Stage 4 Inspector's Report and Adoption (Regulation 24)**- The Inspector considers all of the evidence and representations made at each stage of the Local Plan and from discussions during the examination. The Inspector can recommend adoption (subject to any proposed modifications) where the Plan satisfies legal requirements and can be considered 'sound'.

Where is Fareham with its Local Plan?

- The Fareham Local Plan 2037 is currently at Stage 3 - Independent Examination.
- Public hearings took place for three weeks during the period 8th March – 5th April 2022.
- The Inspector is preparing an Initial Findings Report recommending additional modifications required to make the Plan sound.

Modifications

Main –

- required by Inspector to resolve the soundness and/or legal compliance issues identified
- Require consultation
- Can be suggested by anyone but can only be made as recommended by the Inspector in her report
- Can range from redrafting policies to deletion of whole policies or site allocations, and the insertion of new ones.

Additional –

- Typographical errors or factual changes

Local Plan: Next Steps

- Upon receipt of the Inspector's initial report, a Schedule of Modifications will be prepared based on her recommendations.
- Once approved by Full Council, the modifications will be subject to a 6 week public consultation.
- After the consultation, the Council will share the responses with the Inspector and then, wait to receive the Inspector's final report on the soundness of the plan.
- Most likely that she will conclude that the plan is sound only with the modifications. Full Council will then decide whether or not to adopt the Local Plan.
- This will be the Local Plan that is used to determine planning applications providing the spatial framework for development, environmental, social and economic improvements in the Borough

Housing Delivery Test

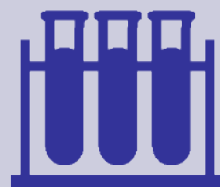
Housing Delivery Test

- The Housing Delivery Test (HDT) was introduced in 2018 to ensure that local authorities are held accountable for their role in ensuring new homes are delivered
- The HDT assesses the number of homes built in each local authority area over the previous three years and compares these against local housing requirements. Local authorities that fail to meet delivery targets are required to take appropriate action to address under delivery.
- Actions to address under delivery:
 - Where the HDT is below 95% the requirement to publish an action plan;
 - Where the HDT is below 85% a 20% buffer must be applied to the authority's 5-year land supply;
 - From 2020 where HDT is below 75% the presumption in favour of sustainable development must be applied.

Housing Delivery Test Results

| | 2018 | 2019 | 2020 | 2021 |
|-------------|--------|--------|-----------------------------------|---|
| Requirement | 741 | 941 | 1,102 | 1,117 |
| Delivery | 1,021 | 937 | 866 | 692 |
| % | 137% | 99% | 79% | 62% |
| HDT Result: | Passed | Passed | 20% buffer and HDT Action Plan | Presumption in favour of sustainable development |

HDT Action Plan and future results



Analyses reasons for historic under-delivery:

Welborne

Local Plan Review

Nitrates

Covid-19



Identifies measures already in place to address the issue and sets out additional measures to increase and accelerate delivery:

Welborne Progress

Local Plan Review Progress

Nitrate Mitigation

Development Management Solutions



HDT Looks back at previous 3 years delivery rates
Historic under-delivery will impact future HDT results

Policy setting and monitoring of developer contributions

Environmental Mitigation

- New Forest Mitigation Scheme
 - Produced by the Council. Mitigating the recreational impacts on the New Forest SPA/SAC/Ramsar
- Bird Aware (Solent Recreation Mitigation Strategy)
 - Produced by the Bird Aware Partnership. Mitigating the recreational impacts on the Solent SPA/SAC/Ramsar Sites
- Nutrient Neutrality
 - Solent wide Approach. Mitigating the effects of increased nutrient loading on the Solent designated sites

Community Infrastructure Levy (CIL)

- Is a planning charge which the Council levies on new development in the Borough.
- A 'Charging Schedule' sets out the levy rates (published on the Council's website).
- The Council first adopted CIL in 2013
- CIL Charging Schedule was revised last year for Welborne
- Local Plan growth brings infrastructure requirements
- We need to ensure our Charging Schedule will deliver sufficient funds to pay for all the infrastructure
- CIL review to commence in line with adoption of the Local Plan

Infrastructure Funding Statement (IFS)

- An IFS must be published every year by all authorities that charge Community Infrastructure Levy (CIL) or receive money from Section 106 agreements.
- The information within relates to the new activity in the year as well as all unspent money from previous years.
- The IFS must include all payments from 1st April of the preceding year to 31st March of the current year, and be published by 31st December each year.
- There are three components to the mandatory IFS:
 - a) The infrastructure projects or types the authority intends to be funded at least in part by CIL.
 - b) A CIL report.
 - c) A section 106 report.

https://www.fareham.gov.uk/PDF/planning/local_plan/FBC_Infrastructure_Funding_Statement_202021.pdf

Authority Monitoring Report

- AMRs are published annually by Local Planning Authorities
- They provide information and data on a number of aspects of planning from the previous year such as;
 - the effectiveness of adopted planning policies,
 - details of residential completions and commercial development.
 - progress against the Local Development Scheme (LDS), which details when and how new planning documents and policies are produced
- The AMR reports on the past financial year, from April to March, the most recently published AMR covers the period from April 2020 to March 2021
- The AMR is a statutory requirement – government regulation states that Local Planning Authorities must publish information at least annually.
- The report enables us to track our progress over the previous year.
- It provides transparency, enabling interested parties to review the Council's performance.

New legislation and national planning policy

Levelling Up & Regeneration Bill

- **Government published the bill on 12th May 2022.**
- **The proposals in the bill have the potential to significantly alter the planning system:**
 - A suite of nationally set Development Management policies
 - Local Plans to focus on locally specific matters
 - The introduction of a 30-month timeframe to produce a Local Plan
 - Scrapping “Duty to Cooperate” – instead introducing alignment duties
 - Scrapping the 5YHLS for authorities with an up to date plan in place
 - Local authorities will be required to produce design codes to cover all areas
 - Street Votes
 - New mandatory Infrastructure Levy
 - Environmental Assessment changes
 - Increases to planning application fees
- **Proposals will be subject to consultation, changes likely to begin in 2024.**