

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

Date: Thursday, 14 March 2024

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors Ms S Pankhurst

Ms F Burgess

Mrs T L Ellis

Mrs J Needham

P Nother

Deputies: Ms C Bainbridge

N R Gregory

Mrs P Hayre



1. Apologies for Absence

2. Minutes (Pages 5 - 8)

To confirm as a correct record the Minutes of the Planning and Development Scrutiny Panel meeting held on the 31 January 2024.

3. Chairman's Announcements

4. Declarations of Interest and Disclosures of Advice or Directions

To receive any declarations of interest from Members in accordance with the Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Motion - Climate and Ecology Bill (Pages 9 - 12)

To receive a Motion referred to the Panel by Council on the 14 December 2023.

7. Environment Update (Pages 13 - 44)

To receive a report from the Director of Planning and Regeneration to allow Members of the Planning and Development Scrutiny Panel to consider the Environment Update Executive report and the 'Fareham's Greener Future' document before taken to the Executive on the 18 March 2024.

8. Welborne Delivery Update (Pages 45 - 74)

To receive a report from the Director of Planning and Regeneration on an Executive report detailing the progress in the delivery of the Welborne Garden Village since July 2022.

9. Community Infrastructure Levy (CIL) Update (Pages 75 - 76)

To receive a presentation from the Director of Planning and Regeneration updating Members of the Panel on the progress of the new proposed charging schedule for the Community Infrastructure Levy.

10. Executive Business (Pages 77 - 78)

To consider any items of business dealt with by the Executive since the last meeting of the Panel, that falls under the remit of Planning and Development Portfolio. This will include any decisions taken by individual Members during the same time period.

- (1) **Affordable Housing Supplementary Planning Document for Consultation**
(Pages 79 - 80)
- (2) **Planning Obligations Supplementary Planning Document** (Pages 81 - 82)

11. Planning and Development Scrutiny Panel Priorities

To provide an opportunity for Members to consider the scrutiny priorities for the Planning and Development Panel.



A WANNELL
Chief Executive Officer
Civic Offices
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14 March 2024

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FAREHAM

BOROUGH COUNCIL

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

Date: Wednesday, 31 January 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors: Ms S Pankhurst, Ms F Burgess, Mrs T L Ellis, Mrs J Needham and P Nother

Also Present: Councillors S D Martin, R Bird and Mrs C L A Hockley



1. APOLOGIES FOR ABSENCE

No apologies of absence were received at the meeting.

2. MINUTES

Members queried Minute item 9 – Planning and Development Scrutiny Panel Priorities, as it states that an update on the Welborne Garden Village would be brought to the next meeting of the Panel but is not on tonight's agenda. The Director of Planning and Regeneration confirmed that this meeting was convened especially to consider the Affordable Housing SPD item so a Welborne Delivery Update will be brought to the next meeting on the 29 February 2024.

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 01 November 2023 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements at the meeting.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

No declarations of interest were made at this meeting.

5. DEPUTATIONS

No deputations were received at the meeting.

6. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The Panel received an Executive report on the Council's Affordable Housing Supplementary Planning Document (SPD) which is to be considered by the Executive on the on the 05 February 2024. Both the Executive report and SPD have been developed collaboratively by both the Planning and Housing Services. Officers from both services presented the report and supporting presentation to Members. A copy of the presentation is appended to these Minutes.

The Chairman invited Councillor Mrs K Mandry to join the discussion on this item as Chairman of the Housing Scrutiny Panel. Councillors Mrs C Hockley and R Bird also joined in discussions on this item.

Members from both the Planning and Development and Housing Scrutiny Panels took part in a lengthy discussion covering many different areas of the draft Affordable Housing SPD. The key topics were around the design and parking elements of development schemes and how the SPD can help to assist applicants from an early stage to create affordable housing where community integration is paramount. Officers explained that although each site is different the SPD seeks to provide clarity on the Council's requirements,

setting out clear and transparent expectations to assist applicants through the planning process and help deliver affordable housing across the Borough.

Members from both Panels were very complementary of the draft Affordable Housing SPD and recommend that the Executive approve the document for public consultation.

RESOLVED that the Planning and Development Scrutiny Panel:-

- a) note the contents of the Executive Report; and
- b) recommend that the Executive approve the document for public consultation at their meeting on the 05 February 2024.

7. PLANNING STRATEGY UPDATE

The Panel received a presentation from the Head of Planning, updating Members on relevant Planning Strategy matters including the recent publication of the National Planning Policy Framework (NPPF), an update on the Community Infrastructure Levy and the Planning Obligations SPD which is recommended for adoption at the 05 February Executive. A copy of the presentation is appended to these Minutes.

The Senior Planner (Strategy) began the presentation by updating Members on the details of the recently published NPPF and how the key changes effect Fareham. Although Fareham is in a good position due to the adoption of the Local Plan 2037, Members expressed frustration over the methods for calculating housing requirement by Central Government. Officers explained that a letter has been sent to the Department of Levelling Up, Housing and Communities highlighting that Fareham's Housing Delivery Test recently published results had been incorrectly calculated and requesting that corrected Housing Delivery Test results be published. It was also highlighted that there are prospects of housing numbers increasing over the coming year, with several large developments going through the planning process. The Panel were advised that the Government is still to publish a great deal of further detail to be included within the NPPF in due course.

The Principal Planner (Strategy) provided an update on the Community Infrastructure Levy (CIL) following an independent examination in September 2023. The Director of Planning and Regeneration addressed the Panel to confirm that although the results of the examination were not straight forward, work is underway to move forward, following further consultation with interested parties, with a report to be brought to the Executive and Council over the coming months to approve a new CIL Charging Schedule.

RESOLVED that Members note the contents of the presentation.

8. EXECUTIVE BUSINESS

There were no items of Executive Business for the Panel to consider.

9. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Chairman invited Members of the Panel to consider the Scrutiny Priorities for the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to advise that an item on the Welborne Garden Village delivery will be brought to the next scheduled meeting, along with a report on the Council's Environmental Position Statement before being considered by the Executive on the 04 March 2024.

RESOLVED that Members considered their Scrutiny Priorities.

(The meeting started at 6.00 pm
and ended at 7.51 pm).

..... Chairman

..... Date

FAREHAM

BOROUGH COUNCIL

Presentation to Planning and Development Scrutiny Panel

Date: 14 March 2024
Report of: Assistant Director (Democracy)
Subject: Motion - Climate and Ecology Bill

SUMMARY

The Motion at Appendix A was referred to the Planning and Development Scrutiny Panel by Council on the 14 December 2023. This Motion has been brought before the Panel for comment, before being referred back to Council for consideration.

If appropriate and deemed within the remit of the Executive, the Motion may be required to be considered by the Executive before returning to Council.

RECOMMENDATION

It is RECOMMENDED that the Panel:-

- a) consider the Motion referred to the Planning and Development Scrutiny Panel;
- b) report back to Council; and
- c) refer to the Executive if appropriate.

Motion to Council presented by Councillor Mrs C Bainbridge

Climate & Ecology Bill motion

(Last Updated 20/10/23)

Preamble

Humans have already caused irreversible climate change, the impacts of which are being felt in the UK, and across the world. The average global temperature has already increased by 1.2°C above pre-industrial levels and—alongside this—the natural world has reached crisis point, with 28% of plants and animals threatened with extinction. In addition, the UK is one of the most nature-depleted countries in the world as more than one in seven of our plants and animals face extinction, and more than 40% are in decline.

Climate change remains a major concern for UK voters with 66% of people (according to YouGov) expressing they are ‘worried about climate change and its effects’. Alongside this, the popularity of Sir David Attenborough’s *Save Our Wild Isles* initiative demonstrates public concern that UK wildlife is being destroyed at a terrifying speed.

Climate & Ecology Bill

The Climate & Ecology Bill, a private member’s bill currently before the House of Commons, seeks to address the challenges that this situation poses by creating a whole-of-government approach to deliver a net zero and nature positive future.

Based on the latest science, the CE Bill aims to align current UK environmental policy with the need to halt and reverse nature loss by 2030, which was goal agreed to at COP15, via the *Kunming-Montreal Framework* (22 December 2022); and reduce greenhouse gas emissions in line with the UK’s fair share of the remaining global carbon budget to give the strongest chance of limiting global heating to 1.5°C, which was the goal agreed to at COP21, via the *Paris Agreement* (12 December 2015).

By bridging the gap between the UK Government’s current delivery, and what has been agreed at international levels, Britain has a chance to be a world leader on climate and the environment; seizing the opportunities of the clean energy transition, including green jobs and skills; reduced energy bills; and boosting the UK’s food and energy security.

Fareham Council notes that:

The Climate and Ecology Bill has been introduced in the UK Parliament on four occasions since 2020, including most recently in the House of Commons 10 May 2023. The Bill is backed by **180** cross-party MPs and Peers, **250** local authorities, alongside the support of eminent scientists, such as Sir David King; NGOs, such as the Wildlife Trusts, the Doctors’ Association, Oxfam, the W.I. and CPRE; businesses, such as The Co-operative Bank, Riverford and The Body Shop; and 42,000 members of the public.

The CE Bill would require the UK Government to develop and achieve a new environmental strategy, which would include:

1. Delivering a joined-up environmental plan, as the crises in climate and nature are deeply intertwined, and require a plan that considers both together;

2. Reducing greenhouse gas emissions in line with 1.5°C to ensure emissions are reduced in line with the best chance of meeting the UK's Paris Agreement obligations;
3. Not only halting, but also reversing the decline in nature, setting nature measurably on the path to recovery by 2030;
4. Taking responsibility for our overseas footprint, both emissions and ecological;
5. Prioritising nature in decision-making, and ending fossil fuel production and imports as rapidly as possible;
6. Providing for re-training for those people currently working in fossil fuel industries; and
7. Giving the British people a say in finding a fair way forward via a temporary, independent and representative *Climate & Nature Assembly*, as part of creating consensus and ensuring that no one and no community is left behind.

Fareham Council therefore resolves to:

1. Support the Climate and Ecology Bill;
2. Inform local residents and inform local press/media of this decision;
3. Write to **Suella Braverman MP** to inform them that this motion has been passed, and urge them to sign up to support the CE Bill—or thank them for already doing so;
4. Write to Zero Hour, the organisers of the cross-party campaign for the CE Bill, expressing Fareham Councils support (councils@zerohour.uk).

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 14 March 2024
Report of: Director of Planning and Regeneration
Subject: Environment Update

SUMMARY

Protecting our environment is one of the Councils' Corporate Priorities. The Executive report (Appendix One) presents the different project areas that the Council works on and how these have helped to protect and enhance the environment.

The Executive report then goes on to set out the need for an Environment Strategy to guide decision making going forward.

A 'Fareham's Greener Future' document (Appendix A to the Executive report) is attached and contains information in a magazine style format on the different projects that the Council has undertaken over the past few years that have had a positive impact on the environment.

RECOMMENDATION

It is RECOMMENDED that the Planning and Development Scrutiny Panel:-

- a) note the contents of the Executive Report; and
- b) consider and pass any recommendations to the Executive for consideration at their meeting on the 18 March 2024.

Appendices:

Appendix One: 18 March 2024 Executive Report – Environment Update

Enquiries: For further information on this report please contact Alex Jolley. (Tel: 01329 824470)

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 18 March 2024

Portfolio:	Planning and Development
Subject:	Environment Update
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Respond to Climate Change and Protect the Environment

Purpose:

To present to the Executive the full range of work that the Council has undertaken in recent years to protect and enhance the environment of the Borough, and to seek approval to prepare an Environment Strategy which will provide a co-ordinated programme of environmental work going forward.

Executive summary:

Improving our environment is a key priority for Fareham Borough Council. In 2019 the Council committed to becoming carbon neutral in its operations by 2030. To achieve this a Climate Change Action Plan (CCAP) was put in place. The CCAP focuses mainly on carbon reduction to help mitigate climate change. However, there are many elements other than carbon reduction which have an environmental impact.

The report also highlights the other project areas that the Council works on which have also helped to protect and enhance the environment.

A Fareham's Greener Future document (Appendix A) is attached to this report, and contains information in a magazine style format on the different projects that the Council has undertaken over the past few years that have had a positive environmental impact.

The report then goes on to set out the need for an Environment Strategy which will bring the different environmental elements together to formulate one cohesive strategy. The strategy will guide decision making going forward and ensure the Council continues to protect and enhance Fareham's environment.

Once this report has been considered by the Executive, the 'Fareham's Greener Future' publication will be shared in late March. Social media and local media

Appendix ONE

opportunities will also be used to raise awareness of the progress achieved and next steps on environmental matters.

The report will be presented to the 14 March Planning and Development Scrutiny Panel for pre-scrutiny. Comments from the Panel will be presented to the Executive.

Recommendation:

It is recommended that the Executive approves:

- (a) the preparation of an Environment Strategy to guide decision making and priority projects going forward;
- (b) requests Officers to undertake a range of actions to publicise the 'Fareham's Greener Future' publication which sets out the delivery progress and next steps.

Reason:

To enable residents to see the work the Council has been doing on protecting and enhancing the environment and to enable the Council to guide decision making going forward.

Cost of proposals:

The costs of the Fareham's Greener Future document (Appendix A) have been met within existing budgets.

Appendices: **A: Fareham's Greener Future**

Background papers: **None**

Reference papers: **Corporate Strategy 2023-2029**
 Climate Change Action Plan (June 2021)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	18 March 2024
Subject:	Environment Update
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. Improving our environment is a key corporate priority for Fareham Borough Council. This report first sets out the work that has been taking place focused on reducing our carbon footprint as part of our Climate Change Action Plan (CCAP).
2. However, 'environment' incorporates much more than just carbon management and reduction, so this report brings together all the different strands of work the Council delivers that have had a positive impact on the environment. It sets out a position where the Council will look to formulate an Environment Strategy which will incorporate these strands into one cohesive strategy.

Climate Change Action Plan

3. At the 26 September 2019 Executive meeting the Leader pledged a commitment for the Council to be carbon neutral in its operations by 2030. To achieve this a CCAP was formulated and approved at the June 2021 Executive meeting.
4. Since declaring our commitment to carbon neutrality, the Council has undertaken several projects which have helped see the operational carbon footprint of the Council reduce from 1,926 tCO₂e in 2019/20 to 1,505 tCO₂e in 2022/23 which is a 22% decrease.
5. Carbon reduction is focused on mitigating climate change which in turn has environmental benefits. However, there are also other strands of work which the Council undertakes which also have environmental benefits but through different means than carbon reduction.

Further Environment Projects

6. Alongside carbon reduction there are a further five key areas that the Councils' work impacts which have a positive effect on the environment. These are:

Sustainable Development: Mitigating and managing the impact of the development throughout the Borough is an essential part of protecting our environment and is at the core of Planning Service delivery. However, notably Fareham Housing also has a key

Appendix ONE

role in ensuring development is both sustainable in design and also in how it interacts and impacts the wider environment. These are projects such as our new sheltered housing schemes which are being developed with sustainability as a one of the main priorities. For example, the new Assheton Court development in Portchester will have two communal air source heat pumps to provide heating and hot water.

Land Stewardship: These are projects focused on protecting our green spaces and enhancing biodiversity in the Borough. For example, the Abbey Meadows site in Titchfield which opened in 2021 comprises of wildflower meadows, and an active apiary (beehive area). These all help improve biodiversity in the area.

Air Quality: Air pollution effects both human health and the natural environment. Therefore, the Council monitors certain sites for high levels of pollution and takes action to reduce levels when necessary.

Coastal Management: Fareham Borough Council's coastal management service, delivered through Coastal Partners, have several projects in place that both protect and enhance our coastlines.

Waste and Recycling: There are several projects focused on reducing the impact waste has on the environment. For example, the Council's Garden Waste service has increased the amount of waste that goes to compost.

7. Following the structure set out above, Appendix A to this report provides readers with a cohesive magazine style document that provides information on all the projects that the Council has undertaken over the past few years that have had a positive environmental impact on the Borough.

Environment Strategy

8. As can be seen in Appendix A to this report, the Council has put a huge amount of work into preserving and improving our environment over the years and we will look to continue this focus going forward.
9. Therefore, the next step is to create a formal Environment Strategy which will guide us in all our decision making to continue to protect and enhance Fareham's environments for future generations. The strategy will bring together all the different environmental elements into one cohesive strategy.

Environmental Considerations

10. The main environmental considerations associated with this report are to do with the production of the magazine in Appendix A to this report. To mitigate any potential impacts, hard copies will only be printed when necessary.

Financial Considerations

11. The costs associated with this report can be met within existing budgets.

Conclusion

12. This report sets out the work the Council has done to protect and enhance the Borough's environment and how it plans to continue to do so with the formation of an Environment Strategy.

Enquiries:

For further information on this report please contact Alex Jolley (01329 824470)

Fareham's Greener Future





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All information in this issue is correct at time of going to press.

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A warm welcome from Executive Member for Planning and Development, Councillor Simon Martin.

Improving our environment is something that Fareham Borough Council takes very seriously. After all, the vast majority of our staff are also residents of Fareham and want it to be the best that it can be.

We have already committed to becoming carbon neutral across all our buildings and services by 2030, but 'environment' incorporates so much more than carbon reduction.

A huge amount of work and effort goes into preserving and improving our lived-in environment and this ethos underpins many of the projects we undertake. Whether that be the management and upkeep of our many green and open spaces, the preservation and expansion of our habitats, or how we go about building and improving our homes, environmental matters are always carefully considered.

“
the Council is working hard to ensure that Fareham is a place we can all be proud of

The next step is to create a formal Environment Strategy which will guide us in all our decision making to continue to protect and enhance Fareham's environments for future generations.

In the meantime, this publication has been designed to highlight the considerable work that has been put into our

environment in recent years and just some of the achievements we have made to date.

Of course, we need the help and support of all Fareham residents to do their bit for our environment but, as you can see, the Council is working hard to ensure that Fareham is a place we can all be proud of both today and long into the future.



Carbon Reduction



Fareham Borough Council has committed to being carbon neutral in its operations by 2030. This is an ambitious target, but we are proud of the progress we have made in reducing our carbon emissions so far. Many projects have been implemented to reduce the Council's own carbon emissions as well as helping our wider community with education and support.

Delivery of our services

In February 2022, we converted our garden waste collection vehicles to operate using a biofuel, hydrotreated vegetable oil (HVO) instead of diesel. Following the success of the trial, we also converted our small diesel vehicles to operate using HVO.

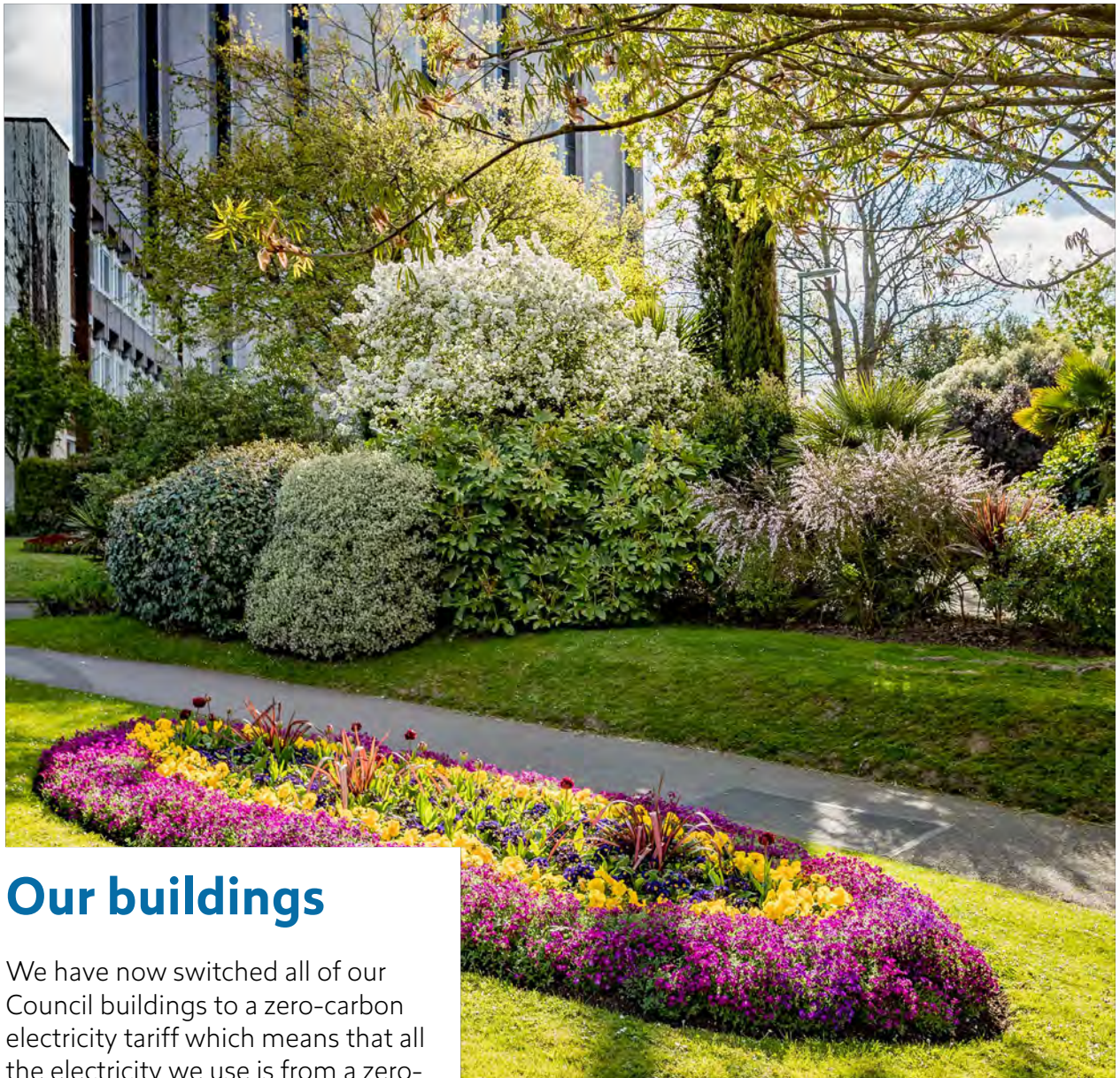
Diesel is a significant contributor to the Council's carbon emissions with fleet fuel contributing over 47% of our direct emissions in 2022/23. HVO produces

significantly less carbon than diesel and continuing to run the garden waste and small vehicles on HVO in 2022/23 reduced the Council's annual carbon footprint by approximately 299 tCO₂e (tonnes of CO₂ equivalent).

We have approved a rolling vehicle replacement

HVO use in 2022/23 **reduced** the Council's carbon footprint by approx **299 tCO₂e**

programme for the Council's vehicle fleet over the next five years. As part of the programme the Council will look to procure 15 electric vans and one electric small Heavy Goods Vehicle (HGV). To accommodate these, we will look to install a number of electric vehicle charging points at our Depot site as well as explore the feasibility of distributing some of these at strategic sites across the Borough.



Our buildings

We have now switched all of our Council buildings to a zero-carbon electricity tariff which means that all the electricity we use is from a zero-carbon source.

We also launched a staff campaign, 'Small Change Big Difference', which focused on getting employees to think laterally about climate change and how small changes in our individual behaviour can collectively make a big difference.

Some of the changes have focused on turning devices off at the end of the day and using the stairs where possible. This has contributed to a 9.7 tCO₂e reduction in electricity emissions in our Civic Offices. We also used less gas in the Civic Offices compared to previous years.

Implementing these measures as well as others outlined in this document have contributed to the Council's operational carbon footprint of 1505 tCO₂e in 2022/23. This is 421 tCO₂e less than 2019/20, and represents a 22% reduction.

The redevelopment of the Osborn Road Multi Storey car park into a surface car park will see the electricity emissions of the site reduce by an estimated 54 tCO₂e each year.

During 2023 the Council put together a funding bid asking for £1,498,665 from Sport England's Swimming Pool Fund. The funding is for each of the Councils' Leisure Centres and consists of several carbon reduction measures including rooftop solar panels at both sites. The outcome of the bid will be determined in Spring 2024.



Solent Airport

In 2022/23 the airport's mower ran on HVO with this rollout being expanded to the airside vehicles in 2024, meaning that all operational vehicles will use HVO going forward. This will reduce the airport's carbon footprint by around 16 tCO₂e per annum.

We have worked closely with our airport operator to develop a carbon reduction plan for the airport. The plan sets out potential projects that could be undertaken to reduce the airport's carbon footprint.

One project that has been implemented is a staff engagement plan which focuses on reducing the control tower's emissions through simple measures such as turning off lights and computers when not in use.



Supporting residents

The Council has successfully implemented a total of 177 energy efficiency improvements to 159 properties in our housing stock to date. Funded in part by a government scheme, the measures focused on solar panels, loft insulation, and upgrading electric storage heaters, helping to improve the comfort and reduce energy bills of Council tenants.

The Council started working with a number of other councils as part of the Warmer Homes consortium in 2022/23. The scheme provides free energy saving measures to low-income households with poor performing homes. The scheme has been delivered to 109 private low-income households so far, with energy saving measures worth nearly £450,000.

We have continued to work with the Local Energy Advice Partnership (LEAP) who offer low income and vulnerable residents free energy and debt advice alongside a range of measures such as free small energy saving devices and funding for insulation.

We have also delivered the Solar Together scheme for a number of years now, alongside Hampshire County Council and iChooser. This innovative programme has provided cleaner, greener and more sustainable power for over 200 Fareham residents so far, by offering high-quality solar panels and battery storage through a group-buying scheme, to ensure the most competitive prices.



Supporting community locations

In May 2022, £30,000 of funding was allocated to carbon reduction measures across the Council's community centres. The measures installed range from small energy saving products such as LED lightbulbs, radiator reflectors and water tanks, to larger measures such as replacing old energy inefficient appliances. Titchfield Village Trust were also successful in a bid to our Community Fund for the installation of solar panels on the Titchfield Parish Room new roof.

We have also joined The Solent Cluster – the first major decarbonisation initiative to substantially reduce CO2 emissions from industry, transport and households across the Solent and southern England.

Supporting Local Business

We are using funding from the UK Shared Prosperity Fund and partnering with industry experts to support local businesses to calculate their carbon footprints and put in place plans for carbon reduction.

The Council has created a dedicated webpage www.fareham.gov.uk/climatechange, which includes business, community and resident-specific areas with a range of information and advice as well as helpful resources and toolkits. There is also a carbon footprint calculator so you can see what your current footprint is and how you can reduce it. There is further information about community initiatives throughout this publication.





Supporting Sustainable Development

Housing

With around a quarter of the UK's carbon emissions coming from our homes, Fareham Housing, the housing team at Fareham Borough Council, is actively working on both retrofitting improvements and ensuring that new homes are energy efficient. In line with the Fareham Housing Greener Policy (2019) and new Building Regulations, all new developments undergo an appraisal to ensure implementation of the most suitable energy efficient measures, both now and in the future. This may include solar panels and/or Air Source Heat Pumps and electric vehicle (EV) charging points.

These actions help mitigate the effects of climate change, assist in keeping energy costs low for our tenants and combat fuel poverty.

You can find information at www.fareham.gov.uk/housing





Assheton Court, Portchester

In January 2023, Fareham Housing secured planning permission for a new purpose-built, 60-bed affordable housing development for the over 55s. As well as providing much needed affordable housing specifically for older people, the new development will deliver high levels of energy efficiency to help mitigate climate change and the impact of soaring fuel prices.

Queens Road, Fareham

Fareham Housing secured planning permission to redevelop this site by delivering two three-bedroom homes. Work on the site started in June 2022 and the homes were completed in May 2023. The homes incorporated solar panels and air source heat pumps to provide heating and hot water.

Capella Close, Hill Head

Fareham Housing delivered 11 new affordable, shared ownership homes in March 2023. The installation of solar panels on each home has made the homes more energy efficient, with the aim of reducing bills for residents.

Oak Tree Close, Sarisbury Green

Fareham Housing delivered five family homes on this site in July 2020, including solar panels on each property.

Retrofitting

The Council is part way through a project at Fort Fareham Housing Estate, which takes a whole house approach to address both thermal and structural deficiencies in the houses. Two homes were completed in December 2023 with works on a third started. The remaining properties will be complete by the end of 2024/25.

Work has started in the Bishopsfield Road area to improve the thermal efficiency of poorly insulated fly-over flats. This includes replacing the existing insulation on the front, rear and underside with a more effective product, and new windows. One block has now been completed and the programme will continue over 2024/25.

Additionally, the design and operation of the heating system at Sylvan Court has been improved. The original install required mechanical changes for how the water flows around the building in order to run the system more efficiently. The upgrades allow it to reduce the flow temperature and use of gas, all without the residents losing any heat.

Looking forward, the Planned Maintenance team are also in the inception stages of a number of projects to improve energy efficiency. These include upgrading cavity wall insulation and replacing windows and doors in blocks of flats throughout the Borough. The programme of replacements will start in the new financial year.

As part of a wider work with Partnership for South Hampshire (PfSH), we have applied for funding to deliver water efficiency measures in our existing housing stock. Where wastewater treatment works have a permit limit, the reduction in water use has an associated reduction in nutrient pollution. This will allow us to use the reduction in nutrient pollution as mitigation to support Council-led affordable homes programmes. Additionally, this project has benefits in terms of water resource management and lower water bills for residents where they are metered.

This will be delivered in 2024/25.



Welborne Garden Village

Welborne Garden Village is the most ambitious development that Fareham Borough Council has ever planned. Welborne will be a sustainable garden village with a community of 15,000 people. Taking a nature-led design approach, Welborne will have a focus on biodiversity and the creation or restoration of natural habitats from previously intensively farmed agricultural land.

One of the main aspirations is to deliver low and zero carbon energy to both residents, and businesses. In May 2021, Fareham Borough Council was awarded £36,850 funding from the Government’s Heat Networks Delivery Unit (HNDU) towards the production of a detailed techno-economic feasibility study of low

carbon heat network options at Welborne in partnership with Buckland Development.

This resulted in a carbon ambient heat network solution to initially provide heating and cooling to the first 700 of Welborne’s new homes, and community buildings in the first phase of the development. As Welborne expands, it is planned that the network will supply all 15,000 residents in 6,000 new homes with heat, hot water and cooling. The technology emits 90% less CO2 emissions than a gas boiler and 50% less than air source heat pumps. It is also cheaper for residents and businesses, saving an average three-bedroom house around £160 per year compared with an air source heat pump.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a new mandatory

requirement for new development to increase biodiversity and ensure that post completion, the habitat for wildlife is at least 10% better than it was before development. While this improvement should be delivered on site, we know this can’t always be achieved and off-site solutions are also needed.

In July 2023 our Executive agreed to the principle of using Council land for the creation of biodiverse habitats off site for both private developers and to support Council led schemes. We have been working closely with an ecologist from Hampshire County Council to consider Council sites which may be suitable to support BNG projects.

Nutrient Neutrality

When nutrients, such as phosphates and nitrates, enter into waterways they can reduce the quality of



water, harm wildlife and cause excess algae growth.

In 2019 Natural England introduced guidance requiring nutrient neutrality as a requirement for all overnight accommodation (new homes and visitor accommodation) in the Solent. This was because increased levels of nutrients in the Solent has a significant impact on the feeding habitats of internationally important bird species.

As a result, all applications for new housing within the Borough, as well as 74 other planning authorities across the country, must either be nutrient neutral or mitigate the impact by reducing nutrients elsewhere in the same catchment area.

Understanding the opportunities, for both the environment and for sustainable growth, that nutrient neutrality requirements provided, Fareham Borough Council has been at the forefront of delivering effective solutions. In fact this Council, alongside the Hampshire and Isle of Wight Wildlife Trust, developed the first cross boundary mitigation solution in the country. Fareham Borough Council has gone on to support this valuable mitigation market by allowing developers to access multiple mitigation schemes across the catchment area. In total, these schemes have both significantly contributed to reduced nitrogen

entering our coastal areas as well as providing much needed sustainable growth.

As well as the ground-breaking work undertaken specifically by Fareham Borough Council, the Council also works with PfSH on mitigation schemes across the catchment area, and hosts a Strategic Environmental Planning Team who work across the entirety of south Hampshire on environmental issues. This team has facilitated a nutrient mitigation market across south Hampshire. In total, these schemes have removed over 23,000kg of nitrogen out of our water system, and mitigated development of over 10,000 new homes.

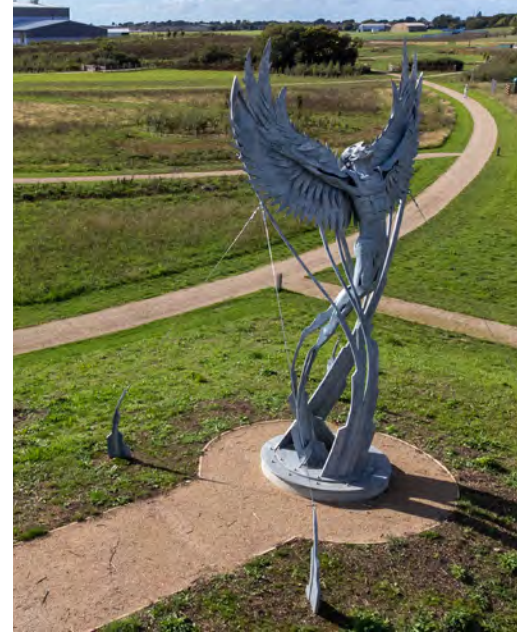
New Forest Recreation Impact

The New Forest is one of Europe's most important locations for nature and conservation. Its unique mix of landscapes including ancient woodlands, wetlands and bogs, and open heathlands means it is home to many rare species of plants and wildlife long since lost from the rest of the UK and Europe. As new development takes place, more and more people are visiting the New Forest, which is placing greater pressure on protected wildlife sites there.

The Council is working closely with New Forest Council and the New Forest Park Authority to mitigate the impact of new homes in Fareham on the New Forest.

There is currently approximately £150,000 available from new developments to help pay for the improvement and creation of more greenspaces in Fareham to act as alternatives to a visit to the New Forest. Our Open Spaces team are working to develop projects to deliver over 2024/25.





Land Stewardship

Fareham Borough Council manages a wide range of open spaces, forest and woodlands, parks and gardens. We are committed to the creation and enhancement of habitat rich, well-maintained and beautiful spaces for all our residents to enjoy as well as supporting the wider natural environment.

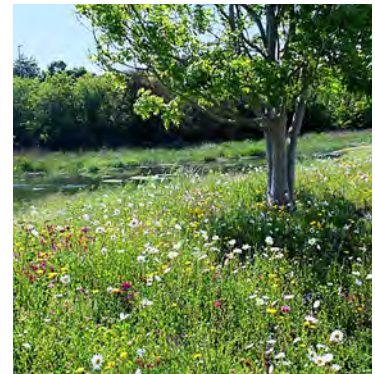
This approach makes us more resilient to a changing climate, increases biodiversity and it demonstrates how smaller incremental changes in approach can have a significant and ongoing impact.

Planting and re-wilding

In past years the Council planted extensive seasonal floral displays at key sites and locations across the Borough. Over the past three years however, the Council has changed our approach to seasonal displays. We now design these schemes to provide more sustainable annual and perennial

meadows alongside other perennial planting schemes to roadsides, on roundabouts and within cemeteries to assist the Council to balance the effects of climate change.

We currently have five roundabouts that feature annual wildflowers and another two roundabouts that feature pollinator friendly perennial planting. There are also some verge areas with wildflowers, all of which is beneficial to wildlife using both nectar and pollen rich cultivars. This planting mix also



removes the need for ongoing watering and the unnecessary use of a precious resource.

The Council has also been trialling the reduction of grass cutting in selected areas to see what wildflowers establish with a view to supporting and increasing biodiversity.

We no longer use peat in our landscaping and gardening works as harvesting peat releases huge amounts of stored carbon dioxide. Additionally, peat contains little to no nutrients and growing in peat-based mixes requires the use of fertilisers to keep plants healthy.

Anson Grove

We have undertaken a re-wilding project in Anson Grove open space to help restore a 900 square-metre area of chalk grassland. Funding was granted from Portsmouth Water and the work was completed using a local contractor and members of the Fareham Conservation Volunteers. The site was cleared of invasive species and a mixture of grasses and wildflower seeds were sown to support an increasing level of species diversity on an already rich site.



Abbey Meadows

The Council officially opened Abbey Meadows in Titchfield to the public in 2021. It comprises around 20 hectares of land including footpaths, wildflower meadows, dog-walking areas, educational wildlife areas and an active apiary (beehive area). Served by a central footpath, Abbey Meadows offers a tranquil place to visit within Fareham and forms a key part of the Titchfield Abbey Conservation Area.

Since taking over the site in 2018, the Council has been working to establish new meadows filled with wildflowers and plants. There are also future plans to create a new community orchard as well as planting native trees to help grow and support local wildlife.

The Council has also planted two copses of 180 trees at Abbey Meadows to commemorate Queen Elizabeth II Platinum Jubilee. The Queen's Copse and the Platinum Copse were planted in 2023 and were specially created to provide secluded and protected wildlife habitats to encourage biodiversity in the area.

Queen Elizabeth II Platinum Jubilee Park

The 16 hectare Queen Elizabeth II Platinum Jubilee Park was opened to the public in 2023. Featuring a network of accessible paths and cycle routes, a dog exercise area and various habitats, around 21,000 trees have already been planted and tree and shrub planting will continue as the seasons allow to further enhance the park.

The mix of planting was carefully considered to be attractive to wildlife and create biodiverse habits with ongoing management minimising impacts to the adjacent airport at Daedalus.

Trees

Trees contribute to our environment in many ways; they improve the quality of the air removing dust particles and harmful gas emissions such as carbon dioxide. Trees in urban areas help to reduce the heat island effect, reduce soil erosion and flash flooding by slowing down and capturing fast flowing water. In addition, our

trees help to improve biodiversity and provide landscape character whilst also adding a sense of place to our town centre, neighbourhoods and parks. These benefits all help to improve our health and wellbeing and in turn improve the quality of life for those who live and work in Fareham.

The Council is responsible for between 210,000 to 220,000 trees on more than 870 hectares of public open space, woodlands, including ancient woodlands and housing areas. Over 22,000 of these trees located in parks, frequently used open spaces, cemeteries and adjacent to houses are inspected regularly as part of the Council's proactive tree safety inspection programme.

The Council has an annual tree planting programme, which focuses on replacing mature trees that have had to be removed due to disease or for safety reasons.



Community Involvement

The Council has worked with Gosport and Fareham Friends of the Earth to install a new wildlife meadow at Fareham Cemetery and more recently a new bog garden has been planted at the Park Lane Leisure Centre site. The garden was designed by the group and they also assisted in the planting.

We also worked with the Wallington Village Community Association to install a wildflower meadow by the banks of the Wallington River.

In 2023 the Council's Tree Team worked with the Hampshire Forest Partnership, The Tree Council and a proactive local community group to plant over 500 native trees and shrubs on the open space next to Porchester Castle.

The project took place in two phases with community planting days in February and October to plant native tree and shrub species, in informal groups, around the north and east margins of the open space at Castle Street. The areas were formerly short mown amenity grass, which will be managed less intensively to enable wild grasses and flowers to thrive with the groups of trees and shrubs planted within them. The new planting connects with the existing naturalised vegetation along the bank of the sea defence and drainage ditch. This project will improve the quality of the open space for local people, increase biodiversity and ecology benefits; and as a consequence, capture and store carbon in the long term and improve the health and wellbeing of local residents.

Our Countryside Team works very closely with a wide range of volunteers including community groups, private landowners such as farmers, local companies, schools and individuals to help manage and maintain our wildlife habitats. This includes invasive species removal, installing dead hedging and pond management.



Coastal Management

The Borough’s coastline has a diverse range of landscapes and seascapes, including estuaries, salt marshes, soft cliffs and shingle beaches. It is defended along much of its length, reflecting the substantial urban population living within the coastal zone.

Fareham Borough Council’s coastal management service, Coastal Partners, is responsible for managing coastal flood and erosion and is in the process of conducting a number of projects including:

Coastal Management Study at Hook Lake

In 2021 Hook Lake was chosen as an area to investigate the feasibility of creating new intertidal (coastal) habitat. The creation of new compensatory habitat is a legal requirement to offset the losses experienced across the wider Solent as a result of sea level rise and more frequent storm events. This new habitat must be reinstated at a number of suitable sites to enable future coastal defence schemes in the area to progress.

Coastal Partners has worked in partnership with Hampshire County Council, who own and manage Hook Lake, the Environment Agency and other key stakeholders to undertake the Hook Lake Coastal Management Study. This study, which was funded by Defra Grant-in-Aid, will be concluding in spring 2024.



Launch of Flood and Coastal Erosion Risk Management Studies



Coastal Partners has secured funding from the Southern Regional Flood and Coastal Committee and Fareham Borough Council to assess and develop long-term coastal management options at Fareham Quay and at Alton Grove to Cadour Drive.

At both sites, sections of the sea wall are in very poor condition and reaching the end of their serviceable life. If no coastal defences were in place, 49 properties across both areas would be at flood risk from an extreme tidal event. This increases to 400 properties at risk during a similar event in 100 years' time.

Further to this, both sites contain areas of former landfill and continued erosion of defences in these locations could potentially pollute the environmentally important Portsmouth Harbour.

Given the high costs associated with ongoing maintenance and repairs of current defences, a more sustainable, longer-term solution is required.

The Fareham Quay and Alton Grove to Cadour Drive Flood and Coastal Erosion Risk Management (FCERM) studies were launched in October 2022 and will take approximately two years to complete. The projects will also actively explore opportunities to integrate wider Council initiatives to improve the public realm, amenity, recreation and access, and, where possible, enhance community health and wellbeing.

The project team will identify, appraise and cost options for coastal management, investigate potential funding sources for delivering schemes and develop outline designs for each location.

For more information about Coastal Partners, please visit <https://coastalpartners.org.uk>



A safe haven for birds

The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10% of the global population of dark-bellied Brent geese. A number of Special Protection Areas have been designated across the Solent to protect these birds and the habitats that support them.

Bird Aware Solent is a partnership of authorities, including Fareham Borough Council, funded by fees paid by developers of new housing and overseen by the Partnership for South Hampshire. The partnership seeks to mitigate potential impacts from increased local housing development near the Solent coast. It also raises awareness on the importance of the Solent for overwintering birds and tries to reduce the amount of disturbance caused by recreation through a team of dedicated rangers.

We have used the Solent Recreation Mitigation Strategy since March 2018 for all new residential development within 5.6km of the Special Protection Areas.

In the past three years, nearly £500,000 has been secured from qualifying development in Fareham and used to fund a range of projects. Hill Head beach is one such important place for protected birds including dunlin, sanderling and brent geese, which migrate here from as far as Siberia to feed and roost on the rich sand and mud flats. They need to be able to feed and rest without being disturbed in order to survive the winter and return to their summer breeding grounds.

In recent years, birds have frequently been disturbed on this part of the beach, with over 80% being related to a dog's presence or behaviour. Following a public consultation in 2023, Fareham Borough Council introduced an additional seasonal dog exclusion zone at Hill Head to safeguard protected birds. The new protected zone will create a safe haven for migrating birds at the western end

of the beach, between October and March each year.

Fareham Borough Council has also purchased a site at Mill Lane to provide compensatory habitat for wintering birds, primarily Brent Geese, following a partial habitat loss at Solent Airport.

The Mill Lane site is part of a string of floodplain grassland sites along the river and is immediately adjacent to similar habitats to the East of the Meon at Abbey Farm.

The provision of suitable habitat in this location constitutes a significant enhancement of the habitat network. The site is now being managed to create suitable foraging habitat for overwintering waders and wildfowl and to provide additional biodiversity benefits for many other species.

Air Quality

The air you breathe can impact on your health and wellbeing. We currently monitor over 40 sites across the Borough and it is reassuring to know that since we began measuring, air pollution levels have continued to decline across Fareham.

Through our monitoring we highlighted two areas; Gosport Road at the junction with Newgate Lane and Redlands Lane; and Portland Street, by Market Quay car park that were exceeding the Air Quality Standards set by the government for levels of nitrogen dioxide (NO₂). A major factor was the high number and type of vehicles travelling in and out of the Gosport peninsula each day.

These locations were designated as Air Quality Management Areas (AQMA). To tackle the closely connected spots, an Air Quality Action Plan was put into place in 2008. This contained a range of measures such as improving public transport and encouraging cycling.

In 2018, we worked in partnership with Hampshire County Council and secured £500,000 of Government



funding to implement measures such as providing real time information at bus stops.

With NO₂ levels within both the Gosport Road and Portland Street AQMAs being consistently below the Air Quality Standards, the Department for Environment, Food and Rural Affairs (DEFRA) instructed the Council to revoke both AQMAs and these are now no longer in place.

There are still some areas of elevated air pollution within the Borough however, the stretch of road from the A27 by the Delme roundabout, down to the Quay Street roundabout, part of Gosport Road and along the A27 is the main location. We are continuing to monitor these locations and are

reporting to DEFRA on an annual basis. We do anticipate that these areas will soon be below the Air Quality Standards also.

Future Generations

We are aware of the transboundary nature of air pollution and of the difficulties that solving this issue present us. Hopefully soon, all locations will be compliant with Air Quality Standards. We will continue to monitor across the Borough and will be focusing our efforts to reduce other air pollutants such as particulate matter.

Find out more about air quality in Fareham and what you can do to help at www.fareham.gov.uk/airquality





Waste and recycling

The Council collects around 35,508 tonnes of household waste, recycling and garden waste, filling around three million bins each year! The good news is that very little is sent to landfill.

Recycling

Our current recycling and composting rate is around 35% a year.

All of the recyclable materials from Fareham's kerbside collections (cans, plastic bottles, paper, card, tins and empty aerosols) are sent to one of two Material Recovery Facilities in the county, in Portsmouth and Alton.

The materials are separated before being baled up and sent to private companies for recycling into new products.

General Waste

The Council not only collect all of your household bins, but all of the waste from litter and dog bins too – all 627 of them. Around 686 tonnes of waste is collected from our litter bins and through litter picking of streets, parks, seafronts and open spaces each year – that's like 98 elephants or 381 average cars!

Most of the non-recyclable waste we collect is taken to one of three Energy Recovery Facilities located in Marchwood, Chineham and Portsmouth. These facilities safely incinerate the waste and use the heat from this process to create steam, in turn generating electricity which is fed to the National Grid.



Garden Waste

All of the waste disposed of as part of our Clip and Collect garden waste subscription service is taken to one of two composting sites: Herriard near Basingstoke and Chilbolton near Stockbridge. The finished product is 'Pro-Grow', a high quality soil conditioner that is available to buy at every recycling centre.

Residents also have the option to compost garden and food waste at home, and information about the introduction of weekly food waste collections can be found on page 23.



Fly-tipping

The Council is also responsible for the removal of illegal fly-tipping. The total cost of the removal of litter and fly tipping each year is over a million pounds.

In 2020, an expanded Parking Enforcement Team took on environmental enforcement duties such as littering, dog fouling and control, fly-tipping, abandoned vehicles and Public Spaces Protection Orders (PSPO). This approach offers greater flexibility and resilience to deal with fly-tippers, encampments, dog fouling, drug paraphernalia etc.

What can you do to help?

Recycling and waste reduction is not just the Council's responsibility - everyone has a role to play. Fareham Borough Council has a dedicated webpage where you can find a range of tools and guidance to help you.

Head to **www.fareham.gov.uk/wasteandrecycling**



Next steps

As you can see, we have done some great work so far to help protect the Borough's wider environment. A major next step will be to create a comprehensive strategy to pull together all of these strands and to create a forward working plan. An Environment Strategy will guide us in all our decision making when it comes to future development and will serve to continue to protect and enhance Fareham's environments for future generations.



Upcoming projects:

One of the most important projects over the next 12-months will be developing timelines for reducing our emissions. This will include the costs involved in achieving our commitment to be carbon neutral by 2030. Also on the agenda are:

Reducing vehicle emissions

We will continue to use HVO in part of our fleet as a low emission fuel. However, due to the relatively high cost of the fuel, we are not able to roll out

HVO across the whole fleet. We will, however, continue to introduce more electric vehicles, together with the supporting infrastructure required. We will also roll out electric vehicle charging provision at key locations across the Borough.

Decarbonising our buildings

Our buildings such as the Civic Offices and Depot represent a significant proportion of our emissions. Therefore, in 2024/25 we plan to apply for Government funding to improve the energy efficiency of our buildings.

The new Fareham Live development will use four Air Source Heat Pumps to provide heating and ventilation, and solar panels on the roof of the Flytower. The new surface car park will also have four electric vehicle charge points installed with the capability to increase the number if needed.



Generating renewable energy

A feasibility study and detailed business case is being developed for a Solar Farm on Council owned land. The site has significant generation potential and could generate more electricity than the Council currently consumes in its operations. While this would help reduce our carbon footprint, particularly over the short term, it would also generate much needed income.

Alongside the Solar Farm project, we are continuing to explore other options for generating our own renewable electricity such as:

- Assess the potential of other Council controlled sites for renewable generation.
- Continue with solar energy schemes on existing Council buildings and new capital projects.



Climate Adaptation

Since approving our Climate Change Action Plan in 2021 we have completed several climate adaptation projects to ensure that the Borough can respond to climate change. We will continue to identify and undertake climate adaptation projects going forward. For example, we will look to:

- Install a bog garden at Park Lane in partnership with Friends of the Earth to increase biodiversity in the area.
- Identify Biodiversity Net Gain projects within the Borough.
- Review our Local Level Strategic Flood Risk Assessments.

Biodiversity Net Gain (BNG)

Fareham officers, alongside ecologists from Hampshire County Council, will be working jointly using existing Council land to create and enhance habitats which can then be used as BNG units to support both local developers and our own housing and commercial development programmes.



Continuation of upgrades to our housing stock

Our Planned Maintenance team are in the inception stages of a number of projects to improve energy efficiency in our housing stock. These include upgrading cavity wall insulation and replacing windows and doors in blocks of flats throughout the Borough. The programme of replacements will start in the 2024/25 financial year.

Nutrient Neutrality

The Council, as part of PfSH, will work with the Strategic Environmental Planning Team to deliver grant funded projects of approximately £9m to develop and provide nutrient solutions for the wider catchment.

Increasing our rates of waste and recycling

We have received funding from the Department for Environment, Food and Rural Affairs (DEFRA) to begin our preparations to introduce weekly kerbside food waste collections from 1 April 2026.

Capital funding of £969,223 has been allocated for the purchase of food bins, including internal kitchen caddies, external kerbside caddies and communal bins as well as food waste collection vehicles.

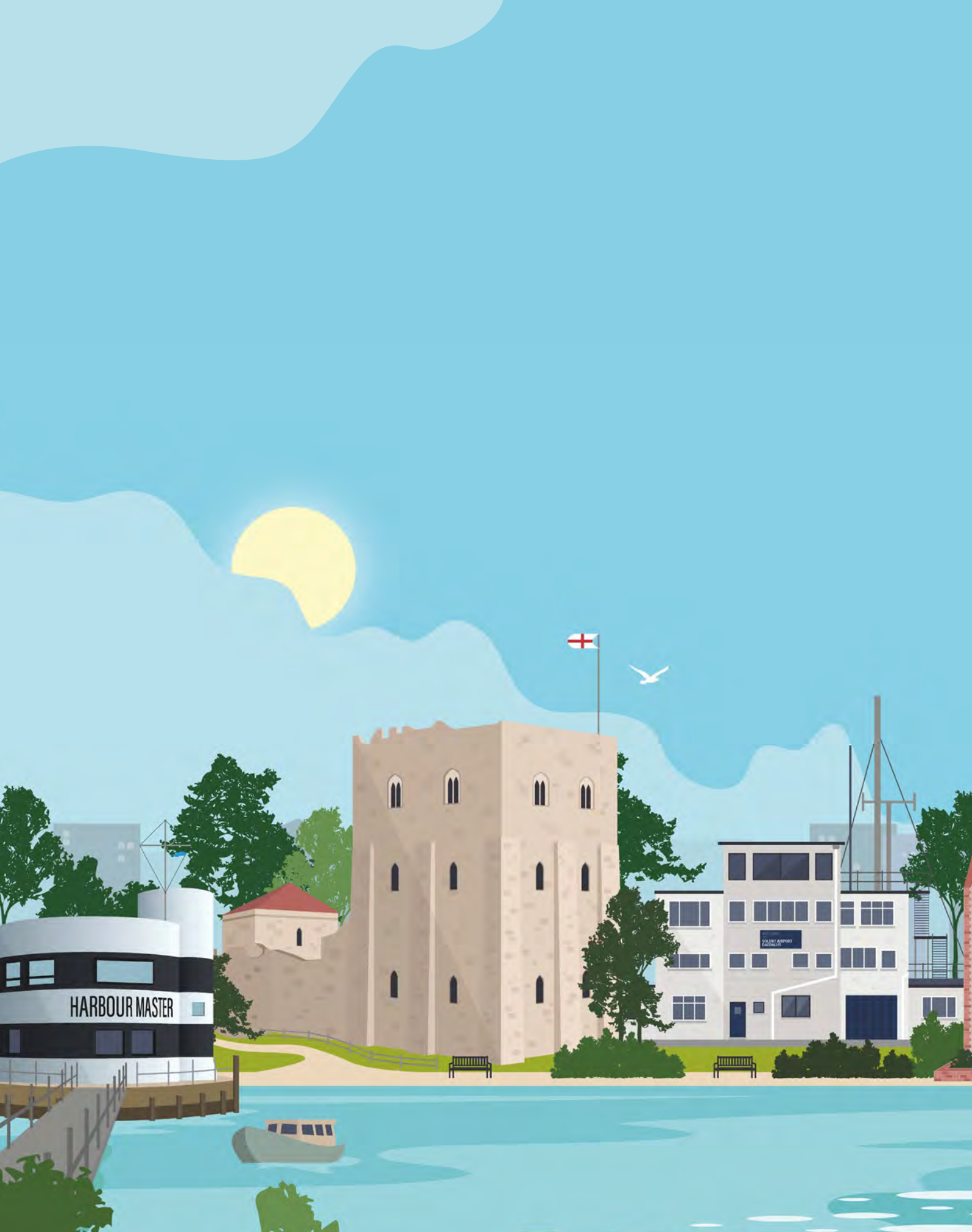
Weekly food waste collection is required for all households under the Environment Act 2021. This act aims to increase household recycling rates by introducing simplified recycling requirements, with people able to recycle the same materials without needing to check what their council will accept.



Air Quality

A new Air Quality Strategy is being developed that will aim to help improve air quality conditions throughout the Borough and to maintain low concentrations of NO2 in the longer-term.

We have a dedicated set of climate pages on our website www.fareham.gov.uk/climatechange where you can find a range of advice and support.



FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 14 March 2024
Report of: Director of Planning and Regeneration
Subject: Welborne Delivery Update

SUMMARY

The last Welborne delivery update was presented to this panel in July 2022.

Since then, infrastructure work has begun on site in preparation for the first three house builders to start work. The building of the first homes is expected to begin very shortly.

As well as being the Local Planning Authority, the Borough Council has a significant strategic leadership role at Welborne. The Borough Council meets regularly with the Master Developer and all other key parties to ensure a coordinated approach to the successful delivery of the Garden Village.

The attached Executive Report (Appendix One) covers all areas of progress since July 2022. The 'Building Welborne Beautiful' brochure, also attached (Appendix A), will ensure Fareham residents and other interested parties, are kept up-to-date with progress on the Welborne Garden Village.

RECOMMENDATION

It is RECOMMENDED that the Planning and Development Scrutiny Panel:-

- a) note the contents of the Executive Report at Appendix One and the Building Welborne Beautiful brochure attached at Appendices A to the Executive Report; and
- b) consider and pass any recommendations to the Executive for consideration at their meeting on the 18 March 2024.

Appendices:

Appendix One – Executive Report – Welborne Update

Enquiries: For further information on this report please contact Lee Smith. (Tel: 01329 824427)

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 18 March 2024

Portfolio:	Planning and Development
Subject:	Welborne Delivery Progress Update
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Provide Housing Choices, Respond to Climate Change and Protect the Environment, Strong, Safe & Healthy Communities, Promote Economic Development, Leisure Opportunities for wellbeing and Fun Responsive, Inclusive and Innovative Council

Purpose:

To present an update on progress of the Welborne Garden Village.

Executive summary:

Outline planning permission was granted for the Welborne Garden Village on 30 September 2021. Since then, good progress has been made on the delivery of the Welborne Garden Village, with the Borough Council having a significant strategic leadership role in the development as well as its role as Local Planning Authority.

The Executive Briefing Paper provides the Executive with an update on the developments permitted, the works being carried out at the site and those proposals expected shortly. The report also provides an overview of the governance arrangements to ensure that Welborne is delivered as a well-planned high-quality development.

The key elements of the Executive Briefing Paper have been captured and set out in a brochure titled 'Building Welborne Beautiful', which provides the local community and other interested parties with an overview of the progress made on the Welborne Garden Village to date.

Once this report has been considered by the Executive, the 'Building Welborne Beautiful' publication will be shared in late March. Social media and local media opportunities will also be used to raise awareness of the progress and next steps outlined in the Update.

The Welborne Delivery Progress Update and Building Welborne Beautiful publication were reported to the Planning and Development Scrutiny Panel on 14th March 2024, and the comments of the Panel will be presented to the Executive for their consideration.

Recommendation:

It is recommended that the Executive:

- (a) considers the progress made on the delivery of the Welborne Garden Village;
and
- (b) requests Officers to undertake a range of actions to publicise the 'Building Welborne Beautiful' publication which sets out the delivery progress and next steps.

Reason:

To set out the progress made against one of the Council's corporate priority actions and seek Executive approval for publicity of the publication.

Cost of proposals:

The costs relating to the 'Building Welborne Beautiful' document will be met within existing budgets.

Appendices: A: 'Building Welborne Beautiful'

Background papers: None

Reference papers: Fareham Corporate Strategy 2023-2029
The Welborne Plan 2015

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	18 March 2024
Subject:	Welborne Delivery Progress Update
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. Outline Planning permission was granted for the Welborne Garden Village in September 2021. The outline planning permission established the principle of the development with all matters reserved for future determination, except for the works to M27 Junction 10, three highway junctions and related works to the A32. Up to 6,000 dwellings will be built along with a new district and village centre, retail and community facilities, a public house, a hotel, over 100,000m² of employment space, health and veterinary facilities, pre-schools, a secondary school, three primary schools, new amenity spaces, woodland areas, allotments, and wildlife corridors.
2. The Council's vision for Welborne Garden Village set out in the Welborne Plan 2015 is now becoming a reality, with infrastructure works currently being undertaken on site in preparation for the first homes to be built.
3. Welborne's Master Developer, Buckland Development Ltd, has significantly extended their professional team in order to move the development forward at pace and drive the high quality placemaking required to make Welborne an exemplar amongst the many new communities being developed nationally.
4. The following report explains what has been approved at Welborne so far, what further proposals are expected to be submitted in the near term, along with details of construction underway. The report provides further updates on the governance arrangements and future management arrangements at Welborne.

PLANNING

5. The Council's Planning Service has been continually engaged with the development of Welborne since The Welborne Plan was adopted in 2015. Extensive pre-application discussions culminated in the submission of an outline planning application in 2017 which was approved in September 2021.
6. The outline planning permission establishes the principle of development at Welborne and fixes the general location of a range of uses around the development. The outline planning permission is also accompanied by an extensive Section 106 planning legal

agreement which secures the delivery of large amounts of on-site and off-site infrastructure.

7. Whilst the outline planning permission secured the detailed design of the Junction 10 works and other junctions onto the A32, the detailed design of the majority of development to be undertaken at Welborne requires the further approval of this Council.
8. Over the last year or so, approximately 30 planning applications have been received associated with the development of Welborne. This has included detailed designs of development to be undertaken along with the necessary details to discharge planning conditions attached to the outline planning permission.
9. The focus of the first phase of development at Welborne is immediately to the north of Knowle Road, to the east of Knowle Village. Significant applications that have been approved in the last year include a new roundabout on Knowle Road to serve the first phase of housing; a foul pumping station; a new electricity substation and heat exchange energy centre to the north of the Welborne Business Park (formerly Pinks Sawmills); and the undergrounding of the existing overhead electricity lines along with the removal of the existing pylons, and erection of new terminal towers.
10. The Strategic Design Code for Welborne, which sets out the design principles that will shape the development of the entire Garden Village, together with the Welborne Streets Manual, which sets out the regulations that will govern the development of Welborne's streets, were approved by the Planning Committee in December 2023. Both documents will ensure the quality of the places and spaces that are to be created and give certainty to developers and as to how the Council expects these elements to be delivered.

HOUSING

11. Buckland Development Ltd. have appointed three regional housebuilders to build Welborne's first homes. The housebuilders are C G Fry & Son, Thakeham and Pye Homes. Each of these three companies have entered into Joint Ventures with Portchester Equity, which owns Buckland Development Ltd.
12. These housebuilders have submitted three reserved matters planning applications, for 111, 153 and 210 homes respectively, making a total of 474 homes. A further application for the Village Centre, which will include 77 homes, along with commercial floor space, community uses and healthcare provision, is expected imminently. Subject to planning approval being granted, all three housebuilders intend to begin housing construction in 2024.
13. Welborne Land Limited are also seeking an appropriate body to have an ownership stake in, and to undertake the management of the affordable homes at Welborne. Fareham Borough Council has been approached to establish if it would wish to undertake this role. A study to assess the viability of a joint venture model to deliver Affordable Housing has been commissioned by the Council and a report is presented to the Executive elsewhere on this meeting agenda.

GOVERNANCE AND ENGAGEMENT

14. The Section 106 legal agreement which forms part of the outline planning permission, ensures a number of Steering Groups are established to consider and oversee key aspects of the development of Welborne Garden Village. The M27 Junction 10 Steering

Group and the Education Steering Group have now been in place for several years, and more recently Affordable Housing, Health and Employment & Training Steering Groups have been established.

15. In addition, the Council's Senior Officers meet the Master Developer's Team on a very regular basis to discuss issues relating to the scheme and to ensure progress is maintained on the delivery of Welborne. Buckland Development Ltd. has also begun discussions with the Council about establishing a senior leadership-level group, a Welborne Place Board, whose primary focus would be to champion and oversee the achievement of a high-quality place and the growth of a successful new community.
16. Once laid out, the communal parts of the Garden Village will be managed and maintained by the Welborne Garden Village Trust Ltd (WGVTL). The WGVTL will have Directors appointed from both Fareham Borough Council and the County Council (amongst others). The Trust is also required to employ a Community Development Worker before any homes are occupied.
17. The Council's Welborne Community Forum, which provides the opportunity for local authorities, the master developer, residents, neighbouring communities and other interested parties to engage regularly on the delivery Welborne Garden Village has been well supported and welcomed.
18. Buckland Development Ltd hosted a successful public engagement event at their Dean Farm offices in February 2023 to showcase their approach to the design of the new development, and their plans for the delivery of the first phase of homes, green space and the Village Centre. This event was prior to the submission of the infrastructure and housing reserved matters applications.
19. Buckland Development Ltd also hosted a visit from the Secretary of State for Levelling Up, Housing and Communities, the Rt Hon Michael Gove in June 2023, accompanied by the Rt Hon Suella Braverman, MP and the Leaders of Fareham Borough and Hampshire County Councils.

INFRASTRUCTURE

M27 Junction 10 Improvement Scheme

20. Hampshire County Council agreed to become the delivery body for the M27 Junction 10 Improvement Scheme in July 2021, subject to all funding being in place and appointed Volker Fitzpatrick as their design and build contractor to deliver the scheme. Volker Fitzpatrick and their lead designer, Ramboll, have worked closely with the County Council and National Highways to finalise the design for the scheme.
21. Significant funding has already been secured from the Master Developer for Welborne and the Government, for the construction of the Junction 10 improvements. The cost is expected to be known shortly and will be subject to formal acceptance by both the County Council and Volker Fitzpatrick. Once the costs have been agreed and it is confirmed that all the required funding is in place, construction will commence.
22. The M27 Junction 10 currently has restricted access, only allowing partial movements for traffic westbound off and eastbound on. The proposed improvements involve the provision of a new motorway underpass to the west of the existing M27 Junction 10, three new slip roads and the construction of a new dual carriageway to link the new slip

roads to the A32.

23. To help integrate the development to the wider area a dedicated Bus Rapid Transport (BRT) link and facilities for walking, cycling or using a mobility aid will be provided alongside the new link roads. This includes crossing points and a link through the underpass under the M27 to connect Welborne to the rest of Fareham, including key facilities such as the rail station, schools, and the town centre.
24. It is essential that Junction 10 is upgraded to cater for the predicted new traffic movements which will be generated by Welborne. The upgraded Junction will help to ensure that the site will be well connected to the wider south coast strategic transport network to help attract business and investment into the area. Local residents will also benefit from the Junction 10 upgrade which aims to alleviate the congestion on local roads.

First Primary School

25. The first of the three primary schools at Welborne, is planned to be delivered immediately alongside the housing, currently before the Council for approval.
26. The first primary school will cater for two forms of entry, providing 420 places, and is currently expected to open for September 2027 (dependent on the predicted pupil demand).

Welborne Rail Halt

27. The existing Fareham to Eastleigh line, known as the Botley line, runs along the Western edge of the Welborne Garden Village site.
28. There is no requirement for the developer to provide a railway station at Welborne, although land must remain available to accommodate one, unless it is demonstrated that it is not technically viable or feasible to deliver such a facility.
29. In December 2022 the Council contracted SLC Rail Ltd. to set out the Strategic Outline Business Case for a railway station on the Botley line at Welborne Garden Village. At this stage SLC Rail Ltd. found that there is a moderate case for a railway halt at Welborne.
30. SLC Rail Ltd advised that best value for money would be achieved if a rail halt at Welborne opened in the 2030s rather than 2020s, given the location allocated is in the south west corner of Welborne, which is likely to be developed for housing late in the development. The consultants also advised that any station built should initially use a single-track solution, implementing a station platform constructed in such a way as to be easily moved out should a second track be deemed important at a later date.

UTILITIES

Low carbon heat network

31. The delivery of a large-scale new community presents a unique opportunity to factor in key aspirations right from the outset. One such aspiration at Welborne, shared by both the Master Developer and Fareham Borough Council, is to deliver low and zero carbon energy.

32. In May 2021, Fareham Borough Council was awarded funding from the Government's Heat Networks Delivery Unit (HNDU) towards the production of a detailed techno-economic feasibility study of low carbon district heat network options at Welborne, in partnership with Buckland Development Ltd.
33. A study comparing two network options undertaken by energy consultants Sustainable Energy reported in April 2022. The options were a sitewide thermal network, and a cluster-based closed loop ambient network. Sustainable Energy concluded that the ambient cluster network would be the preferred solution as it offers the lowest carbon emissions and can be built at the same rate as the housing development, thereby lowering the risk and ensuring no need to futureproof for the whole development.
34. Details such as energy efficiency through design and layout, the use of low or zero carbon technologies, and innovative building methods for each specific proposed neighbourhood will need to be considered for each build phase.

Electricity

35. Planning permission was granted in December 2023 for electricity pylons to be undergrounded at Welborne Garden Village to maximise development potential and to achieve a high quality of design across the northern edge of Welborne. As part of the same proposal, planning permission was granted for the construction of a primary substation and a heat exchange energy centre.

FAREHAM OWNED PROPERTIES ON WELBORNE

36. Members will recall that the Borough Council purchased three properties on the site in 2016 and 2017. These properties were acquired in light of their very close proximity and possible implications for the Junction 10 improvement works.
37. These properties were originally tenanted following their purchase, although all are now vacant to minimise any impacts upon Junction 10 Improvement works. The Borough Council has entered into an Option Agreement with Welborne Land Ltd. for them to purchase the properties.

ENVIRONMENTAL CONSIDERATIONS/CARBON IMPACT ASSESSMENT

38. The subject matter of this Update report is decided under other statutory and/ or regulatory processes. The matters before the Executive now for consideration are not anticipated to have an impact on the Council's carbon footprint, nor is it expected to have a detrimental or beneficial impact to the wider environment.

RISK ASSESSMENT

39. There are no significant risk considerations in relation to this report.

CONCLUSION

40. Good progress is being made on the delivery of Welborne Garden Village on the ground. Infrastructure to support the first houses at Welborne has been permitted and is under construction. Planning permission has also been granted for more substantial elements of infrastructure which have not begun yet but will do so in the near future. It is anticipated that the Planning Committee will consider the first applications for houses very shortly.

41. The Strategic Design Code and Welborne Streets Manual have been approved and will ensure the delivery of high-quality design at Welborne. The Council and Master Developer have established Steering Groups to ensure that key aspects of Welborne are informed by thorough discussions with all relevant parties.
42. The actions taken by this Council to date, working closely with the Master Developer, ensure that Welborne will come forward as a well-planned and well-designed place throughout its development.

Background Papers: None

Reference Papers: Fareham Corporate Strategy 2023-2029

The Welborne Plan 2015

Application documents listed on the Council's website

Enquiries:

For further information on this report please contact Lee Smith, Head of Planning. (Tel: 01329 824427)

BUILDING WELBORNNE BEAUTIFUL

2024 UPDATE

FAREHAM
BOROUGH COUNCIL





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A WARM WELCOME FROM EXECUTIVE MEMBER FOR PLANNING AND DEVELOPMENT, COUNCILLOR SIMON MARTIN

The proposal that was to become Welborne Garden Village emerged over 20 years ago when Councillor Seán Woodward was in his early years as leader of the Council. Councillor Woodward wished to ensure that the majority of Fareham's new homes would be provided at scale in a single location, guaranteeing that all required community facilities such as schools, primary healthcare, playing fields and open spaces, employment, village centres and transport infrastructure would be fully funded and delivered alongside new homes of the highest quality.

Since then there has been an incredible amount of hard work and perseverance from various Executive Members and Council officers, working alongside many like-minded individuals and organisations, to make this vision a reality. I am therefore extremely pleased that we are progressing with this exciting development at pace, and I would like to thank the many individuals and organisations that have had a part in moving things forward.

2024 will be a momentous year for Welborne with the first new homes being built. In fact within the next year, we expect the first residents to have moved in!

New homes in Fareham are sorely needed, but Welborne will offer so much more than houses. This distinct community will provide around 6,000 additional employment opportunities for the Borough through its employment spaces, shops, schools, and other amenities. It will also be a place of beauty, like so much of Fareham, with an abundance of green spaces, gardens, parks and woodland incorporated into its design.

This publication demonstrates just how much work it has taken to get us this far, what's in store for the delivery of the first phase of the development and what to expect for the long-term future as these works progress.

It is an extremely long and complex process to build a whole garden village, and this is as it should be to ensure we get it right. After all, we are seeking to create a place that people will be happy to call home today, and in one hundred years' time. I have every faith in our Master Developer, Buckland Development Ltd, and am looking forward to seeing Welborne Garden Village take shape, both in the near future and in the years to come.

Cllr Simon Martin



WELBORNE GARDEN VILLAGE IS THE MOST AMBITIOUS DEVELOPMENT THAT FAREHAM BOROUGH COUNCIL HAS EVER PLANNED.

BUILDING WELBORNE BEAUTIFUL



THE COUNCIL BEGAN TO PROMOTE THE IDEA OF A DISTINCT NEW COMMUNITY NORTH OF FAREHAM TWO DECADES AGO, TO MEET THE INCREASING DEMAND FOR ESSENTIAL HOUSING AND EMPLOYMENT GROWTH. AS A RESULT, A STRATEGIC DEVELOPMENT AREA FOR A MAJOR MIXED-USE DEVELOPMENT SCHEME OF 10,000 HOMES WAS INCLUDED IN THE SOUTH EAST PLAN IN MAY 2009.

The allocation of land for this new community finally came together in the Welborne Plan in 2015. The Council's vision was for a new community set apart from, but connected to Fareham, with up to 6,000 dwellings, rather than the 10,000 originally proposed. This would be supported by a host of amenities (all of this to be developed over a period of 20 years) such as:

- DISTRICT AND VILLAGE CENTRES
- RETAIL AND COMMUNITY FACILITIES
- A PUBLIC HOUSE
- A HOTEL
- OVER 100,000M2 OF EMPLOYMENT SPACE
- HEALTH AND VETERINARY FACILITIES
- PRE-SCHOOLS, A SECONDARY SCHOOL AND THREE PRIMARY SCHOOLS
- FORMAL AND INFORMAL OPEN AND AMENITY SPACES
- WOODLAND AREAS
- ALLOTMENTS
- WILDLIFE CORRIDORS
- A HOUSEHOLD WASTE RECYCLING CENTRE
- A REMODELLED M27 J10, WORKS TO THE A32, CYCLEWAYS AND PEDESTRIAN NETWORKS AND ALL SUPPORTING INFRASTRUCTURE



Following the acquisition of over 90% of the site by one of the existing landowners in September 2017, the Council has supported and worked alongside them, and the company that they appointed as Master Developer, the family-backed local company Buckland Development Ltd.

In 2017, the Government launched the Garden Communities Programme to champion and support ambitious councils who placed garden communities at the centre of their plans for housing and growth. Welborne was one of 14 new developments initially granted Garden Village status by the Government and has since become known as Welborne Garden Village. The programme has since expanded to 43 garden villages with the collective potential for the provision of hundreds of thousands of carefully planned new homes across the country with an emphasis on good design and sustainable living.

Buckland has significantly extended their professional team in order to move the development forward at pace and drive the high quality placemaking required to make Welborne an exemplar amongst the many new communities being developed nationally.

The Council's vision for Welborne Garden Village is now becoming a reality, with the outline planning application being approved in July 2021 and infrastructure works now underway on site in preparation for the first homes to be built.





THE COUNCIL'S PLANNING SERVICE HAS BEEN ACTIVELY ENGAGED WITH THE DEVELOPMENT OF WELBORNE SINCE THE WELBORNE PLAN WAS ADOPTED IN 2015. OVER THE LAST YEAR OR SO, AROUND 30 PLANNING APPLICATIONS HAVE BEEN RECEIVED ASSOCIATED WITH THE DEVELOPMENT OF WELBORNE. IT IS A COMPLICATED AND METICULOUSLY DETAILED PROCESS.

PLANNING THE DEVELOPMENT OF A NEW GARDEN VILLAGE DOES NOT HAPPEN OVERNIGHT

Some of these applications are more visible than others, and significant applications that have been determined in the last year or so include the Knowle Road roundabout and a foul pumping station, a heat exchange energy centre, an electricity substation, and moving the existing pylons underground for the first phases of the Welborne development.

The Strategic Design Code for Welborne, which sets out the design principles that will shape the development of the entire Garden Village, together with the Welborne Streets Manual, which sets out the regulations that will govern the development of Welborne's street network were approved in January 2024.

These two documents will underpin the whole character and layout for Welborne, determining the design, look and feel of the development from the first house to the last. They help underpin the quality of the spaces that are to be created and give certainty to developers and the Council that these elements can be delivered.

Planning applications for a total of 474 homes at the Chesterfield and Dashwood neighbourhoods were submitted to the Council in August 2023 by regional Housebuilders and you can find out more about this in the following pages. These applications are currently under consideration and, if they are found to be aligned with the exacting design standards set out in the design codes, the building of the first homes should start in Spring 2024.

You can find details of all planning applications relating to Welborne at www.fareham.gov.uk/welborne

CREATING BEAUTIFUL HOMES TO LIVE IN

WORK TO PREPARE THE AREA FOR THE FIRST HOMES AT WELBORNE STARTED IN 2023 AND THE GREEN INFRASTRUCTURE AND ENGINEERING WORKS ARE WELL UNDERWAY.

Buckland Development Ltd has appointed three regional housebuilders: CG Fry & Son; Thakeham and Pye Homes; to build Welborne's first homes. Buckland then set up Joint Ventures with each of the housebuilders to be their 'build partners'.

Each of the three housebuilders has submitted planning applications for a total of 474 homes, which are now under consideration against policies in The Welborne Plan and set out in the outline planning application.

The homes are in the Dashwood and Chesterfield areas of Welborne and you can learn more about this first phase in the following pages.

A fourth application for the Village Centre, complete with a community hall, cafes, shops, pub and 71 homes is expected imminently, with a view to start construction in 2024, if approved.

All planning applications can be viewed at: www.fareham.gov.uk/welborne, as they are received.



THE FIRST TWO NEIGHBOURHOODS TO BE DEVELOPED AT WELBORNE ARE CHESTERFIELD AND DASHWOOD.



CHESTERFIELD AND DASHWOOD

INCLUDED IN THIS FIRST PHASE

- UP TO 600 HOMES
- THE FIRST HALF OF THE VILLAGE CENTRE WITH LOCAL FACILITIES SUCH AS A COMMUNITY HALL, NURSERY, HEALTHCARE SERVICE, CAFÉ, SHOPS AND PUB
- NEW PARKS: WELBORNE PARK AND DASHWOOD PARK WITH OUTDOOR SPORT FACILITIES
- WIDER ACCESS TO DASHWOOD WITH A NEW 2.8KM CIRCULAR WOODLAND PATHS
- THE FIRST PRIMARY SCHOOL
- UPGRADE TO JUNCTION 10 OF THE M27
- BUS SERVICE BETWEEN WELBORNE AND FAREHAM

Chesterfield and the Village Centre will be an important destination within Welborne. Designed to draw direct inspiration from traditional Hampshire towns that have grown organically over time, the layout, landscape and built form will closely reflect local precedents such as Wickham and the historic parts of Fareham.

The Village Centre is a commercial centre set around a public square that will provide a place to shop, work and meet. Dashwood Avenue passes through the neighbourhood with residential streets leading off it. Chesterfield Primary School is also located within the neighbourhood.



Dashwood neighbourhood is at the north-western corner of Welborne on the rural fringe, taking its name and character influences from the existing mature woodland 'Dashwood'. Dashwood is a neighbourhood that is surrounded by woodland and parks, and benefits from views outwards to the backdrop of existing mature trees.

Welborne homes will all be sensitive to the surrounding area and villages and unashamedly traditional in their architecture. Homes will be beautiful, regardless of size, type or tenure and streets will be diverse, lively and pedestrian friendly.

The inclusion of ample, well-designed green spaces and trees to create a sense of place, increased bio-diversity and well-being is vitally important. That's why around 50% of Welborne will incorporate green space – from gardens and allotments to community orchards, woodland, formal parks and natural open space.

The design features also include an interconnected network of public footpaths, cycle routes, bridleways, green ways and 5km and 10km walking/running loops.

Buckland Development Ltd has been working with Hillier Garden specialists to select specific trees to be planted as part of this phase of the development. Wickham based Strategic Landscape Architect, Kim Wilkie, and Landscape Designer, Deacon Design, have guided the planting preparation and species selection towards native parkland trees. These will mature into legacy specimens for future generations to enjoy.

THE PLANNING LEGAL AGREEMENT FOR WELBORNE GARDEN VILLAGE REQUIRES SEVERAL STEERING GROUPS TO CONSIDER AND OVERSEE KEY ASPECTS OF THE DEVELOPMENT AND ENSURE THAT ALL INTERESTED PARTIES HAVE A REGULAR COLLABORATIVE DIALOGUE TO INFORM SOLUTIONS.

KEEPING WELBORNE PART OF THE FAREHAM COMMUNITY

The Council's Welborne Community Forum, established in 2022, provides the opportunity for local authorities, the master developer, residents, neighbouring communities and other interested parties to engage regularly on the delivery of Welborne Garden Village. The Welborne Community Forum helps to raise awareness of the progress of the development within the wider community, build understanding and maintain trust. It also provides an opportunity for key interested parties to have a regular collaborative dialogue, tapping into local knowledge with a focus on generating solutions. The forum has been well supported and warmly welcomed and presentations and notes from the meetings are available on the Council's website.

Buckland will establish a Welborne Garden Village Trust (WGVT), a not for profit limited company, to ensure the long term stewardship of Welborne for the benefit of its residents. The Trust will coordinate the management and maintenance of Welborne's communal areas. The WGVT will be overseen by a board comprising representatives from Buckland, the Borough Council and County Council. The Trust is required to employ a Community Development Worker before any homes are occupied.

The Council's senior officers continue to meet the senior team at Buckland Development Ltd regularly to provide a strategic overview and address any problems that may arise.

Buckland hosted a successful public engagement event at their Dean Farm offices in February 2023 to showcase their approach to the design of the new development and their plans for the delivery of the first phase of homes, green space and the Village Centre. The information boards on display at the event can be viewed at www.welborne.co.uk/information

They also hosted a visit from Secretary of State for Levelling UP, Housing and Communities, the Rt Hon Michael Gove in June 2023, accompanied by the Rt Hon Suella Braverman, MP and the Leaders of both Fareham Borough and Hampshire County Councils.





INFRA

INTEGRAL TO THE SUPPORTING INFRASTRUCTURE FOR WELBORNE GARDEN VILLAGE ARE THE IMPROVEMENTS WHICH ARE BEING PLANNED FOR JUNCTION 10 OF THE M27.

Hampshire County Council agreed to become the delivery body for the M27 Junction 10 Improvement Scheme in July 2021, subject to all funding being in place and appointed Volker Fitzpatrick as their design and build contractor to deliver the scheme. Volker Fitzpatrick and their lead designer, Ramboll, have worked closely with the County Council and National Highways to finalise the design for the scheme.

Significant funding has already been secured from the Master Developer for Welborne and the Government, for the construction of the Junction 10 improvements. The cost is expected to be known shortly and will be subject to formal acceptance by both the County Council and Volker Fitzpatrick. Once the costs have been agreed and it is confirmed that all the required funding is in place, construction will commence.

The M27 Junction 10 currently has restricted access, only allowing partial movements for traffic westbound off and eastbound on. The proposed improvements involve the provision of a new motorway underpass to the west of the existing M27 Junction 10, three new slip roads and the construction of a new dual carriageway to link the new slip roads to the A32.

To help integrate the development to the wider area a dedicated Bus Rapid Transport (BRT) link and facilities for walking, cycling or using a mobility aid will be provided alongside the new link roads. This includes crossing points and a link through the underpass under the M27 to connect Welborne to the rest of Fareham, including key facilities such as the rail halt, schools, and the town centre.

It is essential that Junction 10 is upgraded to cater for the predicted new traffic movements which will be generated by Welborne. The upgraded Junction will help to ensure that the site will be well connected to the wider south coast strategic transport network to help attract business and investment into the area. Local residents will also benefit from the Junction 10 upgrade which aims to alleviate the congestion on local roads.

Infrastructure works to support the first phase of development are now underway with overnight road closures recently put in place to facilitate advanced clearance works. You can find more details at: www.hants.gov.uk/transport/transport schemes/m27junction10

STRUCTURE



RAILWAY PLANS FOR WELBORNE STILL ON TRACK

THE COUNCIL HAS ALWAYS RECOGNISED THE POTENTIAL AND SUSTAINABILITY BENEFITS THAT A RAIL HALT COULD BRING TO WELBORNE GARDEN VILLAGE AS WELL AS THE WIDER LOCAL AREA. HOWEVER, THE FINAL DECISION DOES NOT SIT WITH THE COUNCIL.

In 2017, a feasibility study was undertaken by Network Rail to identify the best location for a future rail halt. The objective is to provide Welborne residents with access to train services between Portsmouth and London Waterloo by developing a rail halt on the Fareham to Eastleigh line, also known as the Botley line.

An area at Welborne has been safeguarded for a potential rail halt and Network Rail were consulted on the outline planning application. They raised no objection and have pledged to continue to work with the Council to consider the possibility of a new rail halt at Welborne.

Following the feasibility study in 2017, Fareham Borough Council appointed SLC Rail in 2022 to deliver a Strategic Outline Business Case (SOBC) for the proposed rail halt. The work was funded by the Government's Garden Communities Fund, and £65,000 was awarded to help progress plans.

SLC Rail has a solid track-record of delivering new railway infrastructure and the SOBC reviewed items such as potential costs, passenger demand, and the practicalities of introducing new services, as well as examining the wider social, economic and environmental benefits of the proposed scheme.

SLC Rail's findings were presented to stakeholders in 2023 and suggested that any rail halt built should initially use a single-track solution, with a platform constructed in such a way as to be easily moved out should a second track be required at a later date.

It was notable that their assessment of the cost of such a project was significantly lower than the estimated costs reported by the previous feasibility study. Best value for money would also be achieved if a rail halt was opened once all the homes at Welborne are built, given that the land safeguarded for the potential development will be among the final areas to have homes completed.

This SOBC will now be used as a first step towards engaging potential investment partners in the proposal.

PROVIDING EDUCATION AND DEVELOPING A COMMUNITY

We know that schools accelerate a community like nothing else. New friendships are forged at the school gate as well as in class or on the sports field and local outreach programmes by schools into the community do wonders for both young and old.

That's why the schools at Welborne Garden Village are going to be built alongside the houses, rather than waiting until they are complete.

Welborne will have four new schools in total: three primary and one secondary, all of which will have abundant access to green spaces and playing fields.

Chesterfield Primary School will be the first of the three primary schools to be built and will cater for two forms of entry, providing 420 places. We are working with Hampshire County Council to deliver the school, which is currently expected to open for September 2027. This, however, does depend on the predicted pupil demand and remains subject to change.

By developing schools along with homes in this way, new communities will emerge, and new lifelong friendships will be born as more people move into their homes.





WELBORNE'S LOW CARBON CREDENTIALS

WELBORNE IS BEING BUILT
SUSTAINABLY AND TO LAST.

The delivery of a large-scale new community presents a unique opportunity to factor in key aspirations right from the outset. For example, Welborne is taking a nature-led design approach, with a focus on biodiversity and the creation or restoration of natural habitats from previously intensively farmed agricultural land.

Another such aspiration at Welborne, is to deliver low and zero carbon energy to both residents and businesses. In May 2021, Fareham Borough Council was awarded £36,850 funding from the Government's Heat Networks Delivery Unit towards producing a detailed study of low carbon heat network options at Welborne, in partnership with the Master Developer, Buckland Development Ltd.

The study compared the feasibility of two heat network options: a sitewide thermal network, and a cluster-based closed loop ambient network.

The study, which was completed in April 2022, concluded that a cluster-based ambient network would be the best solution as this technology emits 90% less CO₂ emissions than a gas boiler and 50% less than air source heat pumps. It is also cheaper for residents and businesses, saving an average three-bedroom house around £160 per year compared with an air source heat pump.



This type of heat network not only offers the lowest carbon emissions, but can be built at the same rate as the housing development, and will not need to be future proofed for the entire development. At first it will provide heating and cooling to the first 700 of Welborne's new homes, commercial premises, and community buildings in the first phase of the development. As Welborne expands, it will be able to supply all 15,000 residents in 6,000 new homes with heat, hot water and cooling.

Buckland's energy strategy for each of Welborne's neighbourhoods, will be submitted to the Local Planning Authority for approval before the relevant neighbourhood can be developed. This will include details such as energy efficiency through design and layout, the use of low or zero carbon technologies and innovative building methods for a specific proposed neighbourhood.

WELBORNE GARDEN VILLAGE HAS PASSED THROUGH MANY LAYERS OF CONSULTATION AND CONSIDERATION TO REACH THE POSITION WE ARE IN TODAY. REGULAR MEETINGS ARE IN PLACE TO ENSURE CLEAR ONGOING DIALOGUE WITH ALL PARTIES THROUGHOUT THE DELIVERY OF THE GARDEN VILLAGE.

NEXT STEPS

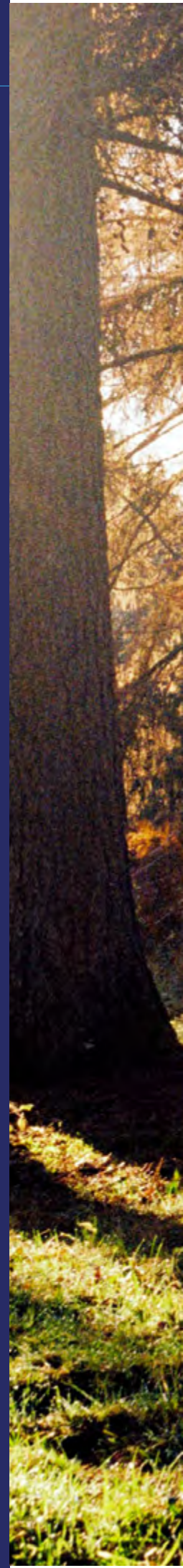
The journey towards creating the Garden Village has been long and has required a great deal of focus and work from all involved. All of this hard work means that the point has been reached at which the first homes will shortly be under construction.

The focus at all times has been on creating a desirable place for people of all ages to live, work, study and raise their families and to be truly proud of. Around 50% of the Welborne Garden Village will be green, whether through parkland and communal green space, woodland and ponds, or the circuit of broad pathways for walking and cycling.

The key design approaches to the Welborne Garden Village are set out in the Strategic Design Code and Welborne Streets Manual, approved in January 2024. Each house builder will develop their proposals following the agreed design approaches, to ensure that high quality design and a cohesive design approach are achieved throughout the Garden Village.

The infrastructure to support the first phase of house building is well under construction. The first three planning applications for housing, showing the design, location and finish of the proposed houses have been submitted to the Council. It is anticipated that these applications will be decided shortly, and construction of the houses will be underway through 2024.

Proposals for a new Village Centre, immediately adjacent to the first phase of house building, will be submitted to the Council shortly. This will ensure that facilities are provided to meet the needs of the first residents and that from the outset new residents will have a clear focal point for their new community.





FAREHAM

BOROUGH COUNCIL

Presentation to Planning and Development Scrutiny Panel

Date: 14 March 2024
Report of: Director of Planning and Regeneration
Subject: Community Infrastructure Levy (CIL) Update

SUMMARY

At the last meeting of the Panel, Members were provided with details of the progress towards finalising the new charging schedule for the Community Infrastructure Levy (CIL). This followed receipt of the Examiner's report in October 2023, and a further consultation in December 2023 on a revised Draft Charging Schedule in response to the recommendations made by the Examiner.

A presentation will be provided to Members of the Panel providing a final update on the progression towards adoption of a new CIL charging schedule (supported by further consultant advice) with reports being considered by the Executive on the 8 April 2024 and then Council on the 9 April 2024 .

RECOMMENDATION

It is recommended that the Planning and Development Scrutiny Panel:-

- a) note the contents of the presentation; and
- b) consider and pass any comments on the progression of the CIL review for adoption to the Executive for consideration at their meeting on the 8th April.

Enquiries: For further information on this report please contact Lee Smith. (Tel: 01329 824427)

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 14 March 2024
Report of: Director of Planning and Regeneration
Subject: EXECUTIVE BUSINESS

SUMMARY

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and senior Officers to account in delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Planning and Development Portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

RECOMMENDATION

It is recommended that Members consider the items of business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.

FAREHAM

BOROUGH COUNCIL

2023/24
Decision No.
2513

Record of Decision by Executive

Monday, 5 February 2024

Portfolio	Planning and Development
Subject:	Affordable Housing Supplementary Planning Document for Consultation
Report of:	Director of Planning and Regeneration
Corporate Priority:	Provides Housing Choices; Responsive, Inclusive and Innovative Council

Purpose:
To seek approval to consult on the draft Affordable Housing Supplementary Planning Document (SPD) – setting out the Council’s approach to the delivery of affordable housing in the Borough.

The Council’s Corporate Strategy 2023-2029 sets out the priority to provide housing choices for the Borough residents. The strategy recognises that the ratio between average house prices and earnings is higher in Fareham than the national average.

To address this, the Corporate Strategy sets out that the Council will continue to provide high quality affordable housing that offers choice to residents. The Fareham Local Plan 2037 supports this priority through its Provision of Affordable Housing Policy, requiring development to include affordable housing in their delivery of homes.

The purpose of the Affordable Housing SPD is to enable the successful delivery of affordable homes through planning applications by way of providing further detailed advice and guidance on policy requirements in the adopted Fareham Local Plan 2037.

This report provides a draft of the Affordable Housing SPD and seeks approval to progress the draft document to statutory public consultation. It is the intention to consult over a six-week period from 16 February 2024 following which the Executive’s approval to adopt the SPD will be sought.

Options Considered:

The comments of the Planning and Development Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) approves the Draft Affordable Housing Supplementary Planning Document as set out in Appendix A to the report, for public consultation for a six-week period; and
- (b) agrees to delegate authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make any minor amendments to the document prior to the consultation.

Reason:

To consult on an Affordable Housing SPD which sets out the Council's approach to affordable housing delivery in the Borough.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 5 February 2024

FAREHAM

BOROUGH COUNCIL

2023/24
Decision No.
2512

Record of Decision by Executive

Monday, 5 February 2024

Portfolio	Planning and Development
Subject:	Planning Obligations Supplementary Planning Document
Report of:	Director of Planning and Regeneration
Corporate Priority:	Leisure Opportunities for Wellbeing and Fun; Provides Housing Choices; Respond to Climate Change and Protect the Environment; Responsive, Inclusive and Innovative Council

Purpose:

To adopt the Planning Obligations Supplementary Planning Document.

Planning obligations are legal obligations used to secure mitigation for the direct impacts of development. They can be used to secure the direct provision or a financial contribution towards the provision of new or improved infrastructure, services and facilities. Planning obligations can also secure the funding for their ongoing maintenance to ensure that new development is acceptable.

The Planning Obligations Supplementary Planning Document (SPD) provides detailed advice to applicants regarding infrastructure they may be required to deliver and/or contributions they may be required to pay to mitigate the impact of development.

The draft Planning Obligations SPD was subject to six weeks of public consultation. The version proposed for adoption has been amended in response to the points raised in the representations received during the consultation.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) adopts the Planning Obligations Supplementary Planning Document as set out in Appendix B to the report with effect from 20 February 2024;
- (b) approves the publication of the Companion Cost Schedule as set out at Appendix C to this report alongside the SPD;
- (c) delegates authority to the Director of Planning and Regeneration to review and update the Companion Cost Schedule on an annual basis as necessary;
- (d) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development to make any minor amendments to the document following consideration by the Executive prior to the adoption; and
- (e) agrees that the Planning Obligations Supplementary Planning Document (excluding Welborne) adopted in April 2016, be superseded on 20 February 2024.

Reason:

To enable the Planning Obligations Supplementary Planning Document to be adopted and afforded due weight as a material consideration in the determination of planning applications.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 5 February 2024