

AGENDA FOR THE COMMITTEENAME

Date: MeetingDate

Time: meetingtime

Venue: MeetingLocation

Executive Members:

ChairExpectedShortCllrRepresentingRows

VicechExpectedShortCllrRepresentingRows

MembersExpectedShortCllrRepresentingRows



P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

Deadline(pubagenda)

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel: 01329 236100
democraticservices@fareham.gov.uk**

FAREHAM

BOROUGH COUNCIL

Minutes of the Executive (to be confirmed at the next meeting)

*Minutes of a meeting held on 4 March 2013
in the Collingwood Room, Civic Offices, Fareham*

Present: Councillor S D T Woodward - Policy, Strategy and Finance
(Executive Leader)
Councillor T M Cartwright - Public Protection (Deputy Leader)
Councillor B Bayford - Health and Housing
Councillor K D Evans - Strategic Planning and Environment
Councillor Mrs C L A Hockley - Leisure and Community
Councillor L Keeble - Streetscene

Also in attendance, Councillors:

Miss S M Bell (Chairman of Leisure and Community Policy Development and Review Panel)
J V Bryant (Chairman of Strategic Planning and Environment Policy Development and Review Panel)
Mrs P M Bryant (Chairman of Licensing and Regulatory Affairs Committee)
Mrs M E Ellerton (Chairman of Health and Housing Policy Development and Review Panel)
Miss T Harper (Chairman of Streetscene)
D C S Swanbrow (Chairman of Scrutiny Board)



Public Session

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive held on 11 February 2013 ([x-130211-m](#) refers) be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader was pleased to announce that following a formal tender process, the European Recycling Company Ltd had been appointed to provide and service clothing and textile recycling banks on Fareham Borough Council land. He confirmed that the contract would commence on 1st April 2013 and would run for a period of four years.

The Executive Leader stated that the contract is a framework agreement that other councils in Hampshire would be able to benefit from, with Fareham acting as the lead authority. He affirmed that the European Recycling Company is well established in this field, providing similar services for a number of other local authorities across England and that their operational, ethical and environmental credentials are among the best in the sector.

The Executive Leader confirmed that the new banks would be blue in colour and would carry the Council's corporate branding. Installation would take place on 3rd and 4th April 2103 on 14 existing sites, plus an additional 15 sites that have been identified. These are mainly in council owned car parks throughout the borough.

The Executive Leader identified three significant benefits that would result from the contract:

1. The additional sites will provide better facilities for residents to recycle;
2. Environmental – approximately 800 tonnes of clothing is still thrown away in residents' refuse (green top) bins annually – the additional facilities will help to reduce this; and
3. Financial – the council will receive a significant revenue income from the sale of the recycled material.

The Executive Leader confirmed that the Council is currently consulting residents on how they would like the proceeds from this arrangement to be distributed. Consultation is taking place via the e-panel, presentations at CATS meetings and via the Council Connect stand in the Fareham shopping centre. The consultation closes on Sunday 10th March following which the Director of Streetscene will bring a report to Executive in April with a recommendation on how the income should be distributed, once an analysis of the results of the consultation has been completed.

The Executive Leader welcomed the news that the agreement has secured a highly competitive price for each tonne collected, which should result in significantly more income being generated than is currently the case. Early indications from the consultation suggest that residents would like the proceeds to be distributed to a variety of good causes. The Executive Leader concluded that there is every possibility that all interested parties, including the charities that currently operate banks on these sites, will benefit substantially from the new arrangements.

4. DECLARATIONS OF INTEREST

Councillor Cartwright declared a pecuniary interest for item 8(1) - Housing Allocations Policy as his father-in-law is currently registered on the Housing Waiting List. Councillor Cartwright left the room for this item and was not present for the discussion or decision.

5. PETITIONS

There were no petitions presented for this meeting.

6. DEPUTATIONS

The Executive received a deputation from Mr Raymond Randall in relation to item 9(1) - Lockwood Community Centre and was thanked accordingly (see minute 9(1) below.

The Executive received a deputation from Mr Geoffrey Eales in relation to item 9(1) - Lockwood Community Centre and was thanked accordingly (see minute 9(1) below.

The Executive Leader agreed to bring that item for consideration forward on the agenda.

7. MINUTES/REFERENCES FROM OTHER COMMITTEES

The Executive received the minutes of the Housing Tenancy Board held on 21 January 2013. There were no outstanding references from this meeting.

8. EXECUTIVE MATTERS FOR DECISION IN PUBLIC

The Executive considered the following matters for decision and resolved as indicated, in the Notices of Executive Decisions referred to and as set out below:-

Health and Housing

- (1) Housing Allocations Policy (Key Decision) - Decision No. [2012/13-157](#)

Councillor Cartwright declared a pecuniary interest for this item as his father-in-law is currently registered on the Housing Waiting List. Councillor Cartwright left the room for this item and was not present for the discussion or decision.

RESOLVED that:

- (a) the Executive approves and adopts the proposed new Allocations Policy for implementation from 1st May 2013;
- (b) the existing waiting list is frozen and all housing applications be reviewed and re-prioritised; and
- (c) the Member Working group reconvenes in November 2013 to evaluate the impact of the changes and report their findings to the Health and Housing Panel.

- (2) Tenancy Strategy (Key Decision) - Decision No. [2012/13-158](#)

RESOLVED that the draft Tenancy Strategy and the draft Tenancy Policy are approved for adoption and implementation with effect from 1 April 2013.

9. Leisure and Community

- (1) Lockwood Community Centre - Decision No. [2012/13-159](#)

The comments of the Deputies were taken into account during consideration for this item (see minute 6 above).

RESOLVED that the Executive:

- (a) approves the continued funding of the Lockwood Community Centre for a further 3 months, pending the transfer of management to the newly formed Lockwood Community and Sports Association;
- (b) approves the progress on the formation of a community association; and
- (c) recommends that the Council appoint a trustee to sit on the management committee of the newly formed charity.

10. Policy, Strategy and Finance

- (1) Maintaining the Vibrancy of Fareham Town Centre: Update (Key Decision) - Decision No. [2012/13-160](#)

RESOLVED that the Executive:

- (a) notes the progress in implementing the Town Centre Action Plan approved in September 2012;
- (b) approves the updated Action Plan, as set out in Appendix A to the report ([xps-130304-r09-cmi](#) refers);
- (c) delegates authority to the Executive Leader to take the final decision on the type of permanent structure to be installed in the Henry Cort pedestrian area as described in the report; and
- (d) agrees that the Action Plan remains an evolving document to be updated as appropriate and that further reports be made to the Executive as appropriate when there is the need for a formal decision.

- (2) Matched Funding - Quarterly Report - Decision No. [2012/13-161](#)

RESOLVED that the Executive:

- (a) approves a matched funding award of up to £25,000 for Fareham Bowls Club;
- (b) approves a matched funding award of up to £7,500 for Sarisbury Community Centre;
- (c) approves a matched funding award of up to £21,500 for Salmiakki Community Interest Company;
- (d) agrees all awards subject to all contributory funding being secured; and
- (e) approves a community use agreement to be entered into with Fareham Bowls Club and Salmiakki Community Interest Company.

- (3) Business Solent Champion Proposal - Decision No. [2012/13-162](#)

RESOLVED that the Executive accepts the offer from Business Solent at an annual subscription of £1,000 commencing from 1 March 2013.

Private Session

EXECUTIVE MATTER FOR DECISION IN PRIVATE

The Executive considered the following matter for decision in private and resolved as indicated in the Notices of Executive Decisions referred to and as set out below:-

11. Policy, Strategy and Finance

- (1) Citizen of Honour (and Young Citizens of the Year) - Decision No. [2012/13-163](#)

RESOLVED that the Executive:

- (a) selected two candidates from the nominations listed in the report, to be formally recognised as Citizen of Honour 2013 at the Council's annual Mayor Making ceremony;
- (b) selected one candidate from the nominations listed in the report, to be formally recognised as Young Citizen of Honour 2013 (12-18 year olds) at the Council's annual Mayor Making ceremony.

- (2) Irrecoverable Debts - Decision No. [2012/13-164](#)

RESOLVED that the debts listed in Appendix A to the report, be written off as irrecoverable.

(NOTE: All decisions are non-key decisions unless otherwise indicated)

(The meeting started at 6:00pm
and ended at 6:35pm).

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Tenancy Board

Minutes of a meeting held on 18 March 2013
at the Civic Offices

PRESENT:

Councillor P J Davies
(Chairman)

Councillor Mrs K Mandry
(Vice-Chairman)

Councillors: T J Howard
G Fazackarley (deputising for Mrs K K Trott)

**Co-opted
members:** Mr S Lovelock, Mr G Wood, and Mrs P Weaver

1. APOLOGY FOR ABSENCE

Apologies for absence were received from Councillors D L Steadman and Mrs K Trott and from co-opted member Mr B Lee.

2. MINUTES

It was AGREED that the minutes of the meeting of the Housing Tenancy Board held on 21 January 2013 be confirmed and signed as a correct record ([ht-130121-m](#)).

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. REVIEW OF THE ANNUAL HOUSING WORK PROGRAMME FOR 2012/13 AND FINAL CONSIDERATION OF DRAFT WORK PROGRAMME FOR 2013/14

The Board considered a report by the Director of Community on the review of the Annual Housing Work Programme for 2012/13 and final consideration of the draft Work Programme for 2013/14. (copy of report [ht-130318-jsh-r01](#))

It was AGREED that:-

- (a) the outcomes of the work programme for 2012/13, together with the revisions stated, be noted;
- (b) the proposed work programme for 2013/14, together with the revisions stated, attached as Appendix A to these minutes, be approved; and
- (c) the proposed work programme for 2013/14 be submitted to the Executive for endorsement.

7. ESTATE IMPROVEMENTS PROGRAMME 2013/14

The Board considered a report by the Director of Community on the Estate Improvements Programme 2013/14 (copy of report [ht-130318-jsh-r02](#)).

The Board asked for clarification on the reasons why there is scheduled removal of drying areas at various locations. The Tenancy Services Manager explained that the majority of drying areas are redundant and are being removed to prevent the area from being used as a dumping ground and to deter anti-social behaviour. The drying areas will be completely removed and laid to grass, which is hoped will help to improve the appearance of the area.

Issues were also raised concerning a possible previously proposed landscaping scheme at Lower Bellfield and on-going issues with the bin stores at Spencer Court. The Tenancy Services Manager will investigate these issues and report back to the co-opted tenant reps that raised the question.

It was AGREED that the board noted the content of the report and support the schemes identified within the report.

8. TENANCY AGREEMENT

The Board considered a report by the Director of Community concerning a review of the current Tenancy Agreements with a view to making proposals on the way forward for further consideration by the Board (copy of report [ht-130318-r03-jsh](#)).

It was AGREED that:-

- (a) the content of the report be noted; and
- (b) the Board nominates Mrs P Weaver as the tenant representative for the Member and Officer Joint Working Group.

9. HOMESWAPPER SCHEME – UPDATE

The Board considered a report by the Director of Community which gave an update on the Council's participation with the Homeswapper Scheme (copy of report [ht-130318-r04-jcr](#))

The Tenancy Services Manager showed the Board the Homeswapper website and explained how it worked both for the Tenancy Services Division and for the Housing Tenants. The Board noted the positive progress the Council had made with the scheme, and recognised the importance it will have once the changes to benefits come into effect in April.

It was AGREED that:-

- (a) the content of the report is noted; and
- (b) the Board endorsed the proposal that the Council continues to subscribe to Homeswapper

(The meeting started at 6:00pm
and ended at 7:00pm)

HOUSING TENANCY BOARD –WORK PROGRAMME 2013/2014

Date	Subject	Training
20 May 2013	<ul style="list-style-type: none"> • Work Programme 2013/14 • Tenancy Services Performance Report for 2012/13 • Building Services Performance Report for 2012/13 • Housing Capital Programme 2013/14 	
29 July 2013	<ul style="list-style-type: none"> • Work Programme 2013/14 • Quarterly Performance Monitoring Report for Tenancy Services • Quarterly Performance Monitoring Report for Building Services • Review of Tenant Cashback Scheme Pilots 	
28 Oct 2013	<ul style="list-style-type: none"> • Work Programme 2013/14 • Quarterly Performance Monitoring Report for Tenancy Services • Quarterly Performance Monitoring Report for Building Services • A review of car parking on housing estates • Estate Improvements 2013/14 - An Update 	
27 Jan 2014	<ul style="list-style-type: none"> • Preliminary review of Work Programme for 2013/14 and preliminary draft Work Programme for 2014/15 • Tenant and Leaseholder Satisfaction Survey • Housing Revenue Account including the Housing Capital Programme for 2014/15 • Quarterly Performance Monitoring Report for Tenancy Services • Quarterly Performance Monitoring Report for Building Services 	

Date	Subject	Training
14 April 2014	<ul style="list-style-type: none"> • Review of Annual Work Programme for 2013/14 and final consideration of draft Work Programme for 2014/15 • Tenancy Services Performance Report for 2013/14 • Building Services Performance Report for 2013/14 • Estate Improvements Programme 2014-15 • Review and Update of Local Standards 	

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

<p>Minutes of the Scrutiny Board (to be confirmed at the next meeting)</p>
--

Minutes of a meeting held on 21 March 2013
at the Civic Offices, Fareham

PRESENT:

Councillor D C S Swanbrow
(Chairman)

Councillor Mrs K Mandry
(Vice-Chairman)

Councillors: Miss S M Bell, J V Bryant, J S Forrest, N R Gregory, Miss T G Harper and P W Whittle, JP.

(Also present: Councillor Mrs C L A Hockley, Executive Member for Leisure and Community; Councillors P J Davies (minute 6); Councillor G Fazackarley (minute 6); Councillor R H Price, JP (minute 6)).

1. APOLOGY FOR ABSENCE

An apology for absence was received from Councillor Mrs M E Ellerton.

2. MINUTES

It was AGREED that the minutes of the meeting of the Scrutiny Board held on 23 January 2013 be confirmed and signed as a correct record. ([sb-130123-m](#)).

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest or disclosures of advice or directions made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. QUESTION AND ANSWER SESSION WITH REPRESENTATIVES OF FIRST BUS

At the invitation of the Chairman, Councillor P J Davies joined the Board during the consideration of this item.

The Board received a presentation on Bus Services in the Fareham Area from Marc Reddy and Chrissie Bainbridge of First Bus. A list of members' [questions](#) had been compiled and forwarded to First Bus in advance of the meeting and some of these were addressed during the presentation and others in the question and answer session following the presentation.

The presentation included details of: how the bus industry works; the Solent Business Unit (Hoeford and Hilsea); challenges facing the industry; tendered services; commercial network; Eclipse BRT; customer engagement; investment; Fareham Rail Station Interchange; Fareham Community Hospital; the transport needs of young people; and further initiatives.

At the invitation of the Chairman, Councillors R H Price and G Fazackarley participated in the question and answer session.

In response to members' questions, it was noted that:

of the 59 brand new vehicles due in Hampshire and Dorset in the next twelve months, at least 16 of them would go to Hoeford;

a further 64 vehicles would be refurbished;

all single-decker buses would have to comply with legislation concerning low floor requirements by 2015 (and double-deckers by 2017) and so Volvo

Olympians from 1996 and SLF Darts from 1997 currently in use in Fareham would be replaced by then;

50 - 60% of buses based at Hoeford operated on Portsmouth routes;

the local management team would be reminded of the importance of liaison with councillors;

the introduction of the trial bus lane in Western Way was a solution reached as a result of a partnership between Hampshire County Council and First Bus;

details of any bus changing from its official route, unless at the instruction of the police or management, should be reported to First Bus;

a town centre terminus was fundamental to the operation of the service;

consultation on proposed service changes was difficult because making information available too soon could enable competitors to react to them; a customer panel for Fareham and Gosport had been set up and the minutes of the meetings were available on the First Bus website; Councillor Davies was invited to become a member of the customer panel for Fareham and Gosport; information on social media had greatly increased;

consideration was being given to producing leaflets with individual service timetables on in addition to the composite timetables showing all the services in Fareham and Gosport;

as a general rule, a spare driver was available at each depot first thing in the morning and in the afternoon to cover any unforeseen absence and, in addition, a list of further drivers that could be called in was available;

the 14% modal shift from car to Eclipse reported equated to approximately 200,000 journeys a year;

First Bus found it difficult to support the use of the Western Way bus lane by taxis and private hire vehicles because the appearance of some of them was similar enough to normal cars to mislead other motorists and lead to them also using the bus lane, thus impacting severely on one of the four key aspects of the Eclipse service - speed of journey.

It was AGREED that:-

- (a) Marc Reddy and Chrissie Bainbridge be thanked for their presentation and for answering members' questions; and
- (b) a copy of the presentation be circulated to members of the Board.

7. PRESENTATION BY THE CHAIRMAN OF THE GENESIS CENTRE EXECUTIVE COMMITTEE

The Board received a presentation from the Chairman of the Genesis Centre Executive Committee, Councillor S D T Woodward. The presentation included details of the development of the Genesis young people's centre at Locks Heath, the Genesis Management Committee, accommodation offered, operational information, current usage information, the Monday Night Project - 'Identity' and issues for consideration. The presentation sought to give answers to members' questions agreed at the meeting of the Scrutiny Board on 27 September 2012 (minute 7 refers).

It was AGREED that Councillor Woodward be thanked for his presentation and for answering members' subsequent questions.

8. SAFEGUARDING POLICY

The Board considered a report by the Director of Community on the Council's Safeguarding Policy (copy of report [sb-130321-r03-jmi](#) circulated with agenda). The report proposed several changes to the Policy, including taking account of national changes and revised guidance and extending the Council's safeguarding responsibilities to also include the needs of vulnerable adults.

It was noted that a related report concerning Disclosure and Barring Checks would be submitted to a future meeting of the Board following further legal advice.

(Councillor Forrest left the meeting at 8.03pm).

It was AGREED that:-

- (a) the widening of the Council's Safeguarding Policy to include vulnerable adults in addition to children and young people be supported; and
- (b) the revised Safeguarding Policy, as shown in Appendix A to the report, be supported and forwarded to the Executive for approval and implementation.

9. FINAL REVIEW OF WORK PROGRAMME FOR 2012/13 AND DRAFT FOR 2013/14

The Board considered a report by the Director of Finance and Resources reviewing the Board's work programme for 2012/13 and considering the draft work programme for 2013/14 (copy of report [sb-130321-r04-awa](#) circulated with agenda).

It was AGREED that:-

- (a) the outcome of the Board's work programme for 2012/13, as shown in Appendix A to the report, be noted;

- (b) the Council be informed that the Board considers that the call-in procedure is operating satisfactorily and that there are no reasons to suggest that the arrangements should be amended for 2013/14;
- (c) the officers be requested to liaise with the three agreed external organisations and the Executive members to arrange for a presentation at each of the six meetings in 2013/14;
- (d) subject to (c) above and to the updating of the items for the meeting on 21 November 2013, the provisional work programme for 2013/14, as shown in Appendix B to the report, be approved; and
- (e) the provisional work programme for 2013/14, attached as Appendix A to these minutes, be submitted to the Council.

10. EXECUTIVE BUSINESS

There were no items of Executive business considered.

(The meeting started at 6:00pm
and ended at 8:10pm)

SCRUTINY BOARD –WORK PROGRAMME 2013/14

DATE	SCRUTINY BOARD ITEM
30 May 2013	Review of the work programme 2013/14 Question and answer session with representatives of the Environment Agency
26 September 2013	Medium Term Finance Strategy 2013/14 Review of the work programme 2013/14
21 November 2013	Review of the work programme 2013/14
23 January 2014	Preliminary overall review of work programme 2013/14 and draft programme for 2014/15 Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2014/15 Housing Revenue Account Budget and Capital Plans 2014/15
20 March 2014	Final review of work programme for 2013/14 and draft for 2014/15

Items to be assigned:

- Question and answer session with Fareham Community Savers - The Credit Union
- Question and answer session with Solent Local Enterprise Partnership
- Presentation and question and answer sessions with individual Portfolio holders (three in 2013/14)

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio: Health and Housing
Subject: Revised Council Housing Transfer Incentive Scheme
Report of: Director of Community
Strategy/Policy: Housing Strategy

Corporate Objective: A Balanced Housing Market

Purpose:

To amend the eligibility criteria for incentive payments offered to tenants who are looking to transfer to smaller accommodation.

Executive summary:

The report proposes changes to the eligibility criteria for incentive payments offered to tenants who are prepared to transfer to smaller accommodation which better meets their housing needs.

The proposals were considered by the Health and Housing Policy Development and Review Panel on 14 March 2013 and are recommended for approval.

Recommendation:

That the Executive agree

- (a) to restrict eligibility to council tenants of non working age who are living in family sized housing accommodation; and
- (b) to make a contribution toward removal costs of up to £500 for working age tenants where they move to smaller accommodation.

Reason:

At present all tenants that transfer to smaller accommodation qualify for an incentive payment. Arising from changes in welfare reform from April 2013 there is likely to be an increase in the number of working age tenants applying for a transfer to smaller accommodation to avoid a reduction in housing benefit. Current funding will not meet the increased demand prompting a review of the eligibility criteria.

Cost of proposals:

A budget of £20,000 has been set aside in 2013/14 to help fund incentive payments to tenants who transfer to smaller accommodation. It is believed to be sufficient to meet demand. However this will be reviewed later in 2013/14 as part of the budget monitoring process.

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Revised Council Housing Transfer Incentive Scheme

Briefing by: Director of Community

Portfolio: Health and Housing

INTRODUCTION

1. The current Transfer Grant Scheme enables both Council tenants and some Registered Social Landlord tenants moving from family-sized accommodation (2 bedroom or larger) to smaller accommodation to receive an incentive payment and in some cases a contribution toward removal and disconnection/reconnection costs.
2. The current Scheme was last reviewed and updated in 2008.
3. Historically the sum of £15,000 per annum has been set aside from housing revenue account budgets to help fund under-occupation transfers.
4. Under the current scheme the following incentive payments are offered to tenants:

Accommodation Move	Incentive Payment Available
4 Bed to 3 Bed	£1250
4 Bed to 2 Bed	£1750 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
4 Bed to 1 Bed	£2250 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
3 Bed to 2 Bed	£1250
3 Bed to 1 Bed	£1750 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
2 Bed to 1 Bed	£1250

5. The Council is not proposing any change to the current level of incentive payments.
6. As part of the welfare reform changes from April 2013 tenants of working age that are under-occupying their home and in receipt of housing benefit will see a reduction in entitlement of 14% if they are under-occupying by one bedroom and 25% if they are under-occupying by two or more bedrooms. The Housing Benefit Team has indicated that approximately 122 council tenants of working age will have their benefit reduced from April.
7. As a result of the reduction in Housing Benefit it is likely that this will result in an increase in the number of tenants looking to move to smaller accommodation. These tenants will be awarded greater priority under the Council's nomination policy to move to accommodation more suited to their needs. Under the current criteria these tenants qualify for incentive payments

PROPOSAL

8. As incentive payments are funded from the Housing Revenue Account it is proposed to restrict eligibility to qualifying tenants of Fareham Borough Council.
9. Also, it is proposed to restrict eligibility to those that are under-occupying their home and of non working age (65 and above).
10. In recognition of the fact that a number of working age tenants on low incomes will be forced to downsize, the Council may wish to consider awarding a payment of up to £500 toward the cost of moving regardless of what size accommodation they are moving from and to.
11. It is proposed to carry out a further review of the transfer grant scheme for under-occupiers in 2013/14.

RISK ASSESSMENT

12. There is a significant risk that without a change to current eligibility criteria for incentive payments that the Council will be paying significant sums of money to working age tenants.

CONSULTATIONS

13. The proposals for changing the Transfer Grant Scheme were considered by the Health and Housing Policy and Development Review Panel on 14 March 2013 and are supported by the Panel.

CONCLUSION

14. This report has outlined the need to review the current eligibility criteria in regard to the Council's Transfer Grant Scheme under which incentive payments are offered to tenants that are under-occupying their home who move to smaller accommodation.

Reference Papers: Report on Review of Transfer Grant Scheme - Health and Housing Policy Development Review Panel 14 March 2013

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio: Leisure and Community
Subject: **Safeguarding Policy**
Report of: Director of Community
Strategy/Policy:

Corporate Objective: Safe and healthy place to live and work

Purpose:
 To consider a new Safeguarding Policy for adoption and implementation.

Executive summary:
 This report proposes the adoption and implementation of a new Safeguarding Policy in relation to children and young people which takes account of recent changes to legislation and incorporates revised guidance. It also proposes that the Council's Safeguarding Policy be extended to include vulnerable adults.

The Scrutiny Board considered the new Safeguarding Policy at their meeting on 21 March 2013 and recommend that the new policy be approved.

Recommendation:
 That the proposed new Safeguarding Policy be approved and implemented.

Reason:
 To ensure an effective policy is in place to protect children, young people and vulnerable adults whenever they come into contact with the Council's services.

Cost of proposals:
 The cost of adopting and implementing the new policy are estimated to be in approximately £10,000 per annum. This includes a contribution to the Hampshire Safeguarding Board, the cost of Disclosure and Barring Checks for employees and the cost of refresher training. The cost of adopting and implementing the new Policy can be met within existing budgets.

APPENDIX A - [Safeguarding Children and Vulnerable Adults Policy](#)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Safeguarding Policy

Briefing by: Director of Community

Portfolio: Leisure and Community

INTRODUCTION

1. This report proposes a number of changes in respect of the Council's Safeguarding Children Policy and seeks to strengthen the contribution that the policy and related work makes to Council activity to safeguard the welfare of children and young people and more widely, to the 'Every Child Matters' agenda.
2. The changes proposed also seek to support the growing importance of work that is being undertaken county-wide, to raise awareness and provide greater support for those residents who are considered to be among the more 'vulnerable' members of our society.
3. Finally, in order to update members, the Chief Executive's Management Team is currently considering options for ensuring that the Council has a suitable and accessible programme of safeguarding training in place for all staff, representatives (who may be carrying works on our behalf) and elected members in order to support the new policy. This will ensure that our workforce is skilled, confident and able to raise any concerns that they may have or observe in relation to safeguarding during the course of their duties.

BACKGROUND

4. The Children Act 2004 places a statutory obligation on Borough/District Councils to ensure they have in place, suitable arrangements to safeguard and promote the welfare of children (either directly or via their families) who may access or use council services. In summary the Act requires the Council to ensure that:-
 - its functions are discharged with due regard to the need to safeguard and promote the welfare of children, and;
 - through working with others, that arrangements are put in place to safeguard and promote the welfare of children.

5. The specific requirements on the Borough Council fall within an overall statutory framework steering local co-operation with key partners, in particular, Hampshire County Council, within its role in relation to Children's Services and more recently Adult Services, in the case of vulnerable adults.
6. Members may be aware that the Executive adopted the Council's Safeguarding Children Policy at their meeting on 3 December 2007. The policy set out measures to address the need, the aims and formal mechanisms for ensuring that child protection issues were given full and proper consideration throughout the work of the Council. This was endorsed further by the Executive on 18 September 2008 when members made the decision that the work of 'Every Child Matters' be incorporated into the Council's operational structure and policies.

EXTENDING OUR SAFEGUARDING REMIT TO INCLUDE VULNERABLE ADULTS

7. Over recent years, the majority of other local authorities in the County have taken the discretionary decision to extend the duty of their safeguarding policies to incorporate the needs of vulnerable adults. It is recognised that in response to our ageing population in both Hampshire and within the local community, there is an increased incidence of reported cases of older or vulnerable people suffering from several different forms of abuse.
8. The Council's existing safeguarding policy remains focussed on young people up to the age of eighteen, in line with the guidance of the Children Act (2004) and the statutory obligation as a part of this duty. However, over the last six months the Corporate Safeguarding Director and the Community Development Manager have been asked to advice on a number of issues relating to the welfare and suspected abuse of older, more vulnerable residents.
9. As such is it recognised that by limiting our responsibility to the needs of children only, we may be ignoring the needs of vulnerable adults, with whom we may be working and who may be in need of help and assistance to avoid or escape abuse. Currently issues have arisen within Strategic Housing, Tenancy Services and Regulatory Services, each have had cases that involved older residents who are vulnerable for a number of reasons and are considered to be 'at risk'.

WORKING WITH OTHER AGENCIES

10. Currently adult safeguarding work in Hampshire complies with the statutory guidance set out in 'No Secrets', the Department of Health document published in 2000. It also aspires to the eleven 'good practice standards' set out in the Association of Directors of Social Services "Safeguarding Adults" framework (2005).
11. The Safeguarding Adults Board, which operates in a similar format to that of the Safeguarding Children Board. In a comparable way to our role in safeguarding children and young people, the Board seeks to improve the vulnerability of adults by working with statutory partners who may have contact with older, or vulnerable adults in the Borough.

12. In recent years several serious incidents have demonstrated the need for immediate action to ensure that vulnerable adults who are at risk of abuse receive protection and support. Partners are working together to raise awareness of safeguarding issues across all sectors of the community, whilst also recognising that some services or partners may have greater access, or have a greater chance of noticing other indicators of abuse, than others.

SUPPORTING LEGISLATION

13. In relation to children and young people, there is a statutory duty upon all local authorities to investigate under Section 47 of the Children Act 1989. Following this, guidance has also been circulated to help and assist staff involved in supporting families and children, called Working Together to Safeguard children (2006, revised in 2010) this document is widely recognised in the field of safeguarding.
14. In March 2000, the Department of Health published the document 'No Secrets', which provided guidance on developing multi-agency policies and procedures to protect vulnerable adults from abuse. This was issued under Section 7 of the Local Authority Social Services Act 1970 which requires local authorities to act under the guidance of the Secretary of State. As such this document does not have the full force of statute but should be complied with unless local circumstances dictate otherwise.
15. The aim of the guidance is to create a framework within which all responsible agencies work in partnership to ensure coherent inter-agency policies and procedures for the protection of vulnerable adults, and to ensure that these are implemented locally. This should be in collaboration with all agencies involved in the public, voluntary and private sector and is underpinned by the common law 'Duty of Care'
16. It is recognised that the requirement to co-operate ensures that agencies (including the Borough Council), give appropriate priority to responsibilities towards children in their care or with whom they have contact, i.e. through the use of services or functions. It is proposed that this is formally extended to include vulnerable adults. Fareham Borough Council will encourage such agencies to share concerns about safety and welfare of children, young people and vulnerable adults, to ensure where possible, preventative action is taken before a crisis develops or more serious measures of intervention are required.

TRAINING

17. When the policy was first implemented in 2007, it was supported by a programme of awareness training for staff, contractors and elected members. It is recognised that the delivery of the interactive training programme delivered far greater awareness among the Council's workforce and representatives carrying out work on the Council's behalf. As such a number of issues began to emerge and an increase in referrals was observed.

18. Each Borough or District Council contributes an annual subscription (likely to be £1900 for 2013) to the Hampshire Safeguarding Children Board (HSCB). As well as contributing to the infra-structure and administration of the Board, the subscription also supports the provision of a training programme.
19. During November the Community Development Manager completed the annual Section 11 Audit on behalf of the Council as requested by the HSCB. Feedback is anticipated in the next few weeks. However, since the Audit has expanded in the range and complexity of responsibilities it considers, it is recognised that the Council clearly needs a schedule of training to address the Council's safeguarding training needs. So that compliance with the Section 11 responsibilities can be clearly demonstrated, options for Safeguarding training are currently being investigated.

SECTION 11 AUDIT

20. Every year each authority is required to undertake a formal assessment of their safeguarding arrangements and complete a section 11 Audit (as part of the Children Act 2004) and as requested by the HSCB.
21. It is recognised that the HSCB is responsible for monitoring rather than inspecting the Council's arrangements, therefore it is acknowledged that any guidance or direction which seeks to improve the governance and strength of local processes, should be incorporated to make the Council's policy and procedures more robust and effective.

CONSULTATION

22. The proposed new Safeguarding Policy was considered by the Scrutiny Board at their meeting on 21 March 2013. The Scrutiny Board endorsed the new policy and recommend that the new policy is approved for adoption and implementation.

CONCLUSION

23. This report highlights the work undertaken to date to ensure that this Council has a robust and effective Child Protection Policy in place. To date the emphasis has been on setting out the Council's Safeguarding responsibility to staff and representatives working on behalf of the Council, to ensure that the policy is a workable and useful document and that guidance and support is available for staff raising safeguarding concerns. It is now proposed that the duties and responsibilities be widened to incorporate the needs of vulnerable adults also.
24. It is acknowledged that the proposal to widen the Policy, if agreed by the Executive, will bring this Council's Safeguarding Policy in line with those of other authorities in Hampshire, whose safeguarding policies and duties are now dual-focussed and encompass the needs of both children, young people and vulnerable adults.

25. Other safeguarding issues, such as training still need to be tackled and these have been incorporated into the Council's Corporate Training Plan. However, the Council's focus will be to continue to maintain its responsibilities to safeguarding children, young people and vulnerable adults, whilst pooling resources and expertise in order to manage, where possible, within existing budgets and staff resources.

Enquiries:

For further information on this report please contact Janie Millerchip (Ext. 4597).

8.

Funding Streams

- 8.1 Table 8.1 sets out each of the funding streams identified in this report and looks at the advantages and disadvantages of each approach. It also recommends next steps to those funding streams that may be applicable to the project.
- 8.2 To aid the reader a red/amber/green colour code has been used to identify applicable funding streams as per Figure 8.2 below.

Figure 8.1 – Traffic light assessment of opportunities

The Council and its partners should actively pursue this as funding route that will help to enable the development.
The Council and its partners should consider this as an opportunity that may be used to access public sector support.
The Council and its partners should consider this opportunity however; timescales or likelihood of success may limit its application at this time.

Table 8.1 – Assessment of opportunities for public support on the NCNF development

	Advantages	Disadvantages	Next Steps
Grant Funding	<ul style="list-style-type: none"> • If any grant is available for the Development, the Council and its partners should ensure that the priorities of the scheme are flexible enough to meet its objectives. • There are currently grant allocations available for transport delivery. The Council and its partners should attempt to access this for development of the M27 Junction and delivery of any off-site road improvements. • EU funding can be in the form a grant where delivery of key pan-Europe objectives is achieved; however, this is less common. Previously, these have included job creation, renewable energy and areas affected by blight. 	<ul style="list-style-type: none"> • Grants are often prescriptive inflexible and often require significant alignment to the grant giving body. • Grants can be quite small and are usually given to enable development work rather than delivery, the exception being transport. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Work with the Department for Transport and the Highways Agency to assess the availability of grant for transport infrastructure; • Assess EU Objectives where grant may be available e.g. Renewal and Green infrastructure; • Ensure that the funding strategy is continually updated to ensure that any grant available is accessed.
Locally led large scale housing delivery funding	<ul style="list-style-type: none"> • NCNF meets the criteria of 1500+ and large scale commercial sites be outside of Enterprise Zone areas • NCNF promotes economic activity; investing in large scale land and property projects, which have local support, to deliver the infrastructure required to unlock housing and 	<ul style="list-style-type: none"> • Advice from Homes and Communities Agency has been unclear as to whether The NCNF Development was sufficiently progressed to access funding in the first round • Any bid to be submitted is expected to be led by the 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Investigate if it is eligible to proceed with an expression of interest at this time. If so, the landowners will need to consider whether a

Page 30

	Advantages	Disadvantages	Next Steps
	<p>commercial development</p> <ul style="list-style-type: none"> Any finance will be flexible in how it invests, enabling bespoke packages of support to be developed where needed Finance can be used to fund land acquisitions from third parties where there is a need that relates to infrastructure delivery. There is no upper limit to finance subject to it meeting the value for money criteria 	<p>organisation with majority control of the land</p> <ul style="list-style-type: none"> This is not grant funding, funding will be provided on a recoverable basis (with funds returned to the Homes and Communities Agency), with an appropriate rate of return applied Appropriate security is required to access the investment. 	<p>loan or equity investment is sought;</p> <ul style="list-style-type: none"> Work with the HCA to assess the likelihood of bidding for Round 2 of this fund and ensure that it is positioned to bid; Work with landowners, where appropriate to support any private sector bid.
Other LEP Funding including GPF	<ul style="list-style-type: none"> Growth funds are aimed at unblocking stalled or difficult to deliver developments that will increase the economic activity within an area. NCNF should be seen as a key project in enabling these objectives; Funding may be secured in the form of grant subject to the aims and objectives; The GPF and GBB have aims and objectives that are directly met by this development; In the future JESSICA or JERIMIE funding may be available as they are specifically aimed at development. Elements of the Development may align with funding sources currently 	<ul style="list-style-type: none"> Schemes currently being funded in this manner are in a shovel ready state. If Government priorities change over the coming years then the Development may not meet the criteria. Funding is focused on unblocking and creating an environment for growth. As such other sources of finance are expected to be investigated first. Funding is channelled through partnership agreements between the public and private sector; a suitable agreement would need to be in place. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the current funding streams and align, where applicable, its aims to meet their objectives. Work closely with the LEP to ensure that the scheme is a high priority and considered for all funding that flows through the LEP Where possible lobby Government to support the project. Be flexible enough to

	Advantages	Disadvantages	Next Steps
	being offered by the EU, e.g. employment or green infrastructure funding.		access any future funding streams that may be pushed through the LEP
New Homes Bonus	<ul style="list-style-type: none"> Approximately 6,590 of homes will be created as a result of the NCNF development realising a significant income stream. It is estimated that income will be approximately £60M for Fareham Council and a further £15M for Hampshire County Council will be delivered from this scheme. The Council has ring-fenced any NHB received from the NCNF Development to support the scheme. Under current guidelines NHB would be given to the Council in line with development. This could be accessed to support the development through borrowing or through a pay as you earn mechanism. 	<ul style="list-style-type: none"> NHB is not ring-fenced to housing and the development would have to compete for funding with other services and priorities; The Council may not be willing to take any funding risk on housing that has yet to be delivered, i.e. funding would only be received on the completion of houses NHB is supplied in its current form as part of the latest CSR. This is due to run until 2015. There is no guarantee that NHB will be available for new units past this date. 	<p>The Council should:</p> <ul style="list-style-type: none"> Engage with the County Council to assess the likelihood of this funding stream being ring-fenced and made available to support NCFC Development. Support this conversation by formulating a detailed financial benefits plan of the housing delivery, ensuring that this links to the wider aims of the Council's; Work with land owners to produce a detailed delivery plan to assess the quantum and timing of NHB that may be available to support

	Advantages	Disadvantages	Next Steps
			infrastructure delivery; <ul style="list-style-type: none"> Assess the opportunity to bring forward the delivery of affordable housing using this income stream to support delivery.
Community Infrastructure Levy (CIL)	<ul style="list-style-type: none"> Specifically, for the delivery of key strategic infrastructure within the authority. Strategic infrastructure is generally considered as items that benefit more than a single development e.g. transport, utilities etc. which matches some of the key NCNF requirements. CIL can be used to support borrowing. Prudential borrowing can be sourced from PWLB at significantly lower rates than private finance. Based on the Draft Charging Schedule the Council could expect to receive approximately £60M of CIL income as a result of the NCNF Development. This can be used to support key strategic infrastructure. 	<ul style="list-style-type: none"> No NCNF infrastructure is currently included in the 25 year plan required for the CIL charging schedule; Not all infrastructure will form part of the strategic needs of the authority. The development will incur a CIL charge and as such any benefit would be offset by this payment. Generally, capital expenditure incurred by a local authority must create a tangible asset for the authority, i.e. this approach can generally only be used for infrastructure to be adopted by the Council. 	The Council and its partners should: <ul style="list-style-type: none"> Assess whether elements of this project should be included on their strategic CIL infrastructure plan. Subject to being included on the CIL Infrastructure Plan, assess the quantum and timing of income and the impact this could have on supporting the development.
Utilities Re-enforcement	<ul style="list-style-type: none"> Utility firms operate a 5 year investment strategy that allows the NCNF to fit in with this timeframe. There is legal precedence for the 	<ul style="list-style-type: none"> There is a risk that this approach will be resisted by the utility companies which could delay delivery. 	<ul style="list-style-type: none"> The Council and its partners should meet and lobby with utility providers to ensure that

	Advantages	Disadvantages	Next Steps
	<p>delivery of this infrastructure by utility companies</p>		<p>the key infrastructure requirements are included in their 5 year investment strategies.</p>
School Provision	<ul style="list-style-type: none"> The County Council is better positioned to meet the needs of the community if the provision is in their control. The County Council is able to better manage the on-going costs of the school provision if it is in their control There may be opportunities to access EU Funding to deliver schools. 	<ul style="list-style-type: none"> By looking for external support the delivery of the development could be delayed. Any application for funding will have to be of sufficient size to attract EU funding. This is generally over £50M, which must be matched funded. EU Funding could take additional time to secure. 	<ul style="list-style-type: none"> The Council should work with local public sector partners including the County Council and LEP to assess the appetite of a joined up approach to the delivery of educational assets. The Council should review current EU funding, including discussion with the EIB, to assess the criteria to access EU Funding for the delivery of educational assets.
Residential Care Homes	<ul style="list-style-type: none"> The delivery of the residential care homes could produce an income stream to support capital costs or other infrastructure priorities. An ageing population means that the need for residential care will increase. Public ownership of these units could reduce the costs to the public sector. The delivery of residential care could 	<ul style="list-style-type: none"> By looking for external support the delivery of the development could be delayed. If the Public Sector took ownership of these assets any risks associated with occupation, income and M&M could impact on affordability. 	<ul style="list-style-type: none"> The Council, County Council and landowners should assess the opportunity for third party delivery of these assets. If considered an appropriate opportunity, the

	Advantages	Disadvantages	Next Steps
	<p>form part of a wider housing company structure, providing income into the structure.</p>		<p>Council and its partners should undertake a high level feasibility study to assess the affordability of this opportunity.</p>
Upgrade to the M27	<ul style="list-style-type: none"> • There is the opportunity to secure grant funding for the upgrade of transport works, this could be through the pinch-point funding programme or the wider devolved major projects programme. • Early delivery of this item of infrastructure could attract current LEP and HCA funding e.g. LIF. • Cost associated with design and studies relating to impact assessment on the T-ENT network may be able to be picked up through EU grant funding. 	<ul style="list-style-type: none"> • By looking for external support the delivery of the development could be delayed. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Assess the opportunity for early funding bids to bring forward this item of infrastructure at the start of the development; • Work with the Highways Agency to look at the opportunity for grant funding to support delivery. • Consider the benefit of early delivery through the public sector and its statement of intent to the land owners
Council Investment	<ul style="list-style-type: none"> • The Council can access debt at a cheaper rate than the private sector. In providing investment in to the scheme the Council could reduce the overall cost of funding. 	<ul style="list-style-type: none"> • The Council is exposing itself to additional risk of the development not proceeding. • The Council will need to ensure that it is acting prudently in its 	<p>The Council and County Council should:</p> <ul style="list-style-type: none"> • Work with the landowners to assess the opportunities that

	Advantages	Disadvantages	Next Steps
	<ul style="list-style-type: none"> The Council could provide a State Aid compliant loan to landowners. This would enable the Council to make a financing gain, which could be reinvested into the scheme. The Council can secure any investment through a charge over the land model, which will protect the revenue account and provide suitable security for any investment; The investment can be tailored and flexible to meet the needs of the developer. 	<p>assessment of any investment and supporting cashflows.</p> <ul style="list-style-type: none"> Any investment will need to be State Aid complaint, including the inclusion of charges and fees to mirror terms offered by a commercial organisation. 	<p>the provision of cheaper finance may give.</p> <ul style="list-style-type: none"> Assess whether there are any assets with an associated income that it could delivery and adopt. Work with the landowners to assess the possible impact of any Council investment on the overall viability of the scheme.
Local Authority Guarantee Take Up	<ul style="list-style-type: none"> The Council can increase its affordable housing supply by purchasing housing that is unsold. The developer is exposed to a reduced sales risk and therefore can attract better rates of finance. The Council can take the stock at a cost plus price, generally lower than the market value of the unit. 	<ul style="list-style-type: none"> The Council will have to manage an uncertain expenditure profile should the guarantee be called. The Council is exposing itself to the risk that significant stock may revert to public ownership. 	<ul style="list-style-type: none"> The Council should investigate this as a potential opportunity with the landowners and assess whether this would bring forward development in a more timely manner.
Local Housing Company	<ul style="list-style-type: none"> A LHC could command additional financial capacity to fund affordable units. The Council can use supported borrowing to lower costs. Ability of the LHC to address other 	<ul style="list-style-type: none"> Council would lose an element of control by entering a multi-party JV LHC rely on the cross subsidy of affordable and private sales. By taking on additional sales risks the LHC's return and ability to deliver 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the benefits and risks of using an external company to delivery its affordable housing

	Advantages	Disadvantages	Next Steps
	<p>opportunities e.g. ESCO</p> <ul style="list-style-type: none"> The LHC can be wider than the NCNF development, thereby mitigating risk The LHC can take a longer term view based on rental incomes. The use of an LHC would allow the Council to deliver affordable housing outside the current constraints of the HRA debt cap. 	<p>housing may be inhibited.</p> <ul style="list-style-type: none"> The objectives of a wide public sector LHC may not be aligned with the specific needs of the NCNF development, thereby inhibiting its ability to deliver affordable housing in a timely manner. 	<p>needs.</p> <ul style="list-style-type: none"> Ensure the objectives of any LHC are drawn wide enough to meet its needs and requirements in relation to the NCNF development. Working with the landowners, assess the impact a vehicle could have on improving viability or timing. Assess the opportunities of a wider more diverse company and the impact on the NCNF development.
MUSCO & ESCO	<ul style="list-style-type: none"> The organisations have the potential to generate significant income streams that can be used to support Council priorities They can be set up to more directly meet the needs of the local community They can be flexible and more responsive to local conditions including being able to access grant funding. 	<ul style="list-style-type: none"> They are a relatively new and untested model There is a risk that the income stream may not be sufficient to meet the organisations requirements. Depending on the agreement, this could erode the authority's Council Tax base. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Investigate the merits of such a ESCO/MUSCO vehicle and assess possible funding routes (including soft market testing); Assess the appetite of the landowners to participate in a Joint Venture approach

	Advantages	Disadvantages	Next Steps
			utilising this structure; <ul style="list-style-type: none"> Look at whether the ESCO/MUSCO structure could form part of a wider vehicle delivering a range of services e.g. Local Housing Company.
Self Development of affordable housing	<ul style="list-style-type: none"> Can create a profit rent for the Council which can be used to support other priorities. The Council can increase rents at RPI +0.5 (subject to the constraints of the Local Housing Allowance) whereas the repayment increases at RPI. The Council is in control of all management aspects of the units. 	<ul style="list-style-type: none"> Models require land in public ownership. The local authority provide a rent guarantee that increases the risk to the Council 	The Council and its partners should: <ul style="list-style-type: none"> Model the impact of the self-delivery model using the expected rental values available; Investigate the feasibility of a S106 receipt in the form of a land transfer; Assess the appetite of funders to deliver schemes such as this in the NCNF Development; Discuss with landowners the benefits of this type of deliver on enabling the Development as a whole.
Local Authority Revolving	<ul style="list-style-type: none"> The revolving fund allows the Council and its partners to spread risk around 	<ul style="list-style-type: none"> A significant amount of work may be required in order to set this up; 	The Council should: <ul style="list-style-type: none"> Engage with its partners

	Advantages	Disadvantages	Next Steps
Infrastructure Funds	<p>a number of developments therefore making investment more attractive through this route;</p> <ul style="list-style-type: none"> Any profit made from the investment will generally flow back to the Council (as part of the agreement). This can be used to support other Council priorities; Funding can be flexibly structured to best meet the needs of the project. Infrastructure funds can be expanded to include multiple partners, with a range of interests and income streams. In doing this the risk can be further defrayed from a single body. 	<ul style="list-style-type: none"> The Revolve fund will require a pay back at a State Aid compliant rate and therefore may not be as favourable as other routes; The size of the Revolving Fund will be dependent on the size of the Authority and its appetite for risk. By involving a number of partners the flexibility of the vehicle can be reduced. 	<p>to determine the appetite for a similar development fund, as a single entity, in partnership or on a County/LEP wide basis</p>
EU Funding	<ul style="list-style-type: none"> Significant funding can be secured through this route. Funding is cheaper than can be obtained through PWLB, with rates typically 20 bps above EU Gilts. Funding is focussed on key priorities that are included in the NCFC development. Elements may be secured to deliver SMART Transport solutions. Funding could be used to support County or sub-regional priorities as part of a wider funding strategy e.g. schools delivery. 	<ul style="list-style-type: none"> A significant amount of EU funding is required to be repaid; there is limited scope for straight grant. Match funding from the public/private sector is generally required under the majority of EU funding models. Bids must be made and passed through an accountable body, which are generally required to produce regular returns. Bids are likely to be in excess of that required for the NCFC site and may require a regional approach. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Investigate the opportunity for a regional fund that could deliver infrastructure across Hampshire; Ensure that the priorities of the development are flexible enough to be adapted to attract any EU Funding; Discuss with the LEP

	Advantages	Disadvantages	Next Steps
			how EU funding could benefit the region as a whole, whilst supporting the NCNF Development.
Local Government Resource Review (LGRR) – Renewable Energy	<ul style="list-style-type: none"> 100% of the business rates from renewable energy are kept locally The emerging NCNF infrastructure requirements include a £12.7M renewable energy plant that will attract business rates for the Council Business rates will not be ring-fenced and can be used for any Council priority. 	<ul style="list-style-type: none"> There is the potential for the rates retention to be spilt across tiers meaning the total take is reduced. 	<p>The Council and its partners should assess:</p> <ul style="list-style-type: none"> The significant scope for the Council on its own, or through an ESCO JV to provide support through LGRR. This support could be used to support the capital costs of the energy units or as working capital for the on-going maintenance. Retained Rates, which will not be ring-fenced and should be used to support any infrastructure provision on the NCNF Development
Overage Agreements	<ul style="list-style-type: none"> The Council can maintain a more policy compliant development. The viability of the scheme is improved in the early years by helping to developer a faster delivery 	<ul style="list-style-type: none"> There is a risk that upon completion the level of affordable housing will be below a policy compliant level. The open book policy can be difficult manage and may require 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the impact of such an agreement on the overall viability of

	Advantages	Disadvantages	Next Steps
	<p>programme.</p> <ul style="list-style-type: none"> As land values increase, housing can be delivered through direct provision or a commuted sum. Agreements can be written to secure above policy outcomes, subject to developer super profits 	<p>additional monitoring.</p>	<p>the scheme;</p> <ul style="list-style-type: none"> Work with the landowners to assess how in practice this could be delivered; Assess the minimum level of affordable provision that could be delivered on the site, using this as a base for negotiation.
Local Government Resource Review (LGRR) – Business Rates Retention	<ul style="list-style-type: none"> Rates increase will be largely “additional” due to the unique nature of the Development and the suggested employment space. The inclusion of Public Sector money and the covenant that money brings will often encourage private sector lenders to invest in schemes that they previously would have avoided. The new powers will give the Council the ability to attract business by giving a reduced NNDR charge, thereby encouraging business growth and pre-sales. Under LGRR the local authority has the ability to set up a TIF type structure, ring-fencing all business rates to support the Development. 	<ul style="list-style-type: none"> The Council is likely to find itself as a Top Up authority at least until the first rates reset. There may be elements of displacement that could impact on the overall business rate take by the Council. Generally, capital expenditure incurred by a local authority must create a tangible asset for the authority, i.e. this approach can generally only be used for infrastructure to be adopted by the Council. The Council must balance its borrowing requirement against other Council priorities in order to demonstrate value for money of 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the ability of the LGRR to support the development post the first rates reset in 2020. Assess the flexibilities available to encourage business growth by providing rates relief.

	Advantages	Disadvantages	Next Steps
		<p>any investment.</p> <ul style="list-style-type: none"> Based on the current rules regarding Business Rate Retention it is unlikely that a TIF would be advantageous for this development. 	
Joint Ventures Development	<ul style="list-style-type: none"> The Council could take an equity stake in a JV development vehicle thereby sharing the risk on those elements it is most able to add value to; The PPP spreads the risk away from one party making it more attractive to both; The deal would offer a potential upside for the Council in exchange for the additional risk. 	<ul style="list-style-type: none"> The Council will be mindful of the risks associated with the project and may require security over and above that which is normal in such a transaction; The Council would have to look at which vehicle best allows them to invest in the project, this may differ from the most commercial advantageous. The success of this vehicle will be dependent on the value of the assets placed in the vehicle as the public sector equity stake. If the vehicle is not large enough the set up fees become prohibitive; Development partnerships can be costly to set up 	<ul style="list-style-type: none"> Discussion should be used to inform the likelihood of this approach succeeding, however, initial discussions suggest that the landowners do not look favourable on this approach.

Summary

- 8.3 The funding strategy needs to be a dynamic assessment of opportunities and as other opportunities develop then the development needs to be flexible enough to access these as then are identified.
- 8.4 Once a preferred solution or a suite of preferred solutions are identified the Council and other public sector bodies will be required to internally assess each opportunity against a number of criteria.
- 8.5 Appendix B details a number of considerations that the Council should to consider when assessing each opportunity. Stage 2 of this work will develop each of the preferred options against these suggested criteria to support the future approach of Fareham Council to the NCNF Development.
- 8.6 In considering a suite of funding solutions the Council may wish to combine a number of the opportunities identified into a single source or fund. A number of Council and Public Sector Bodies are looking at the concept of a Revolving Fund to address their needs and reduce the risk of a single approach.

9 Recommendations and Action Plan

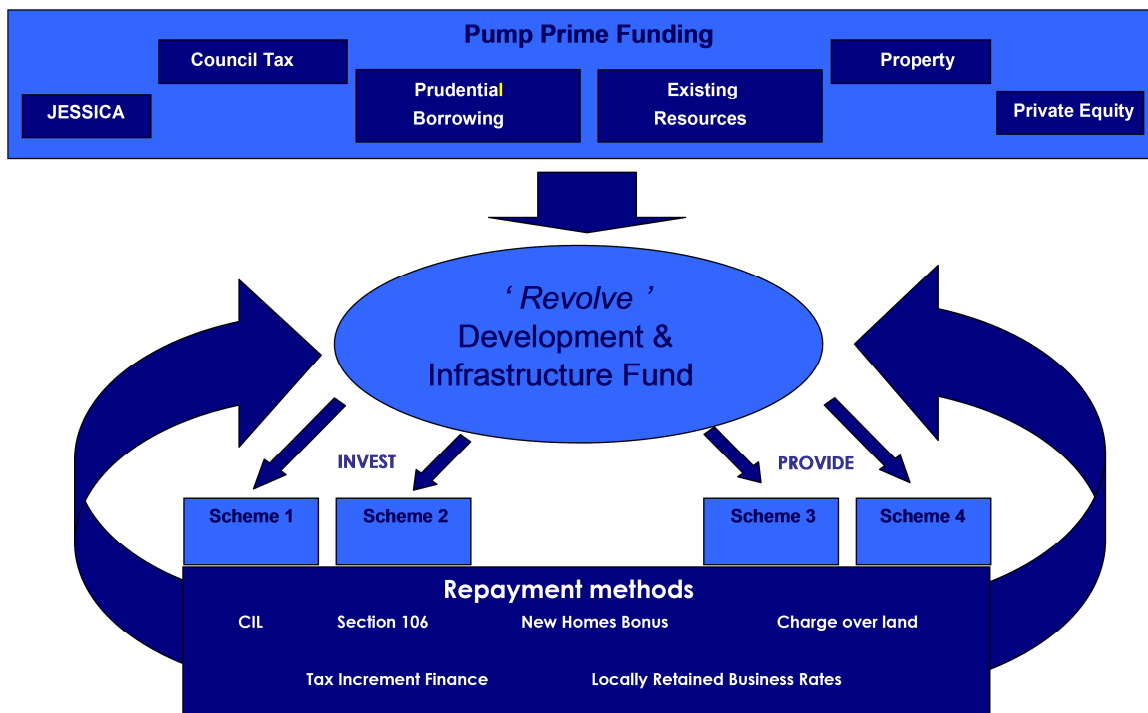
- 9.1 This report has assessed a number of opportunities and structures that could be used to delivery significant investment in to the NCNF development. It has assessed both public and private sector intervention and draws on current best practice to ensure that delivery of the schemes is brought forward in a timely manner.
- 9.2 The report notes that a number of the finance sources and repayment are uncertain and that where funding is linked to delivery there is a higher risk to these income streams.
- 9.3 In order for the Council to maximise the impact of any intervention, whilst reducing the risk to an acceptable or manageable level the Council should look to use a wide range of finance and funding tools to deliver elements of the scheme.
- 9.4 One way to draw all finance and funding sources together could be through the use of a revolving fund mechanism.
- 9.5 This section looks at the applicability of a revolving infrastructure fund to the development of an integrated funding strategy.

Revolving Fund Approach

- 9.6 The Council should look to establish a form of revolving fund approach, possibly in partnership with other bodies, whereby the Council utilises its borrowing powers, income base, assets and the strength of the local authority's covenant, to help provide the necessary financing for investment in to the development, either alone or through a fund, in return for contributions over time.
- 9.7 As this Revolving Investment Fund is established, investments are then made to finance infrastructure interventions which currently cannot be funded upfront by direct contributions from developers and the private sector. The interventions are repaid from either future developer contributions unlocked or from loan repayments from developers.
- 9.8 This fund could be financed from a combination of the approaches appraised above including available finance routes, capital receipts, use of reserves, direct revenue contribution, unlocking the value in its assets, prudential borrowing, utilising future developer contributions, hypothecating council tax and business rates.
- 9.9 The fund would make strategic interventions where strategic infrastructure cannot be funded by direct contributions from developers and the private sector. However, this intervention will be based on criteria set out by the Council and it is anticipated that only a relatively limited amount of the total infrastructure will be provided in this way.
- 9.10 A number of criteria will be developed with the Council to define this preferred solution, but is likely to include the elements summarised below:

- Ability to generate revolving returns that fund multiple schemes over time;
- Maximise the opportunity for investment from the private sector early in the establishment of any funding mechanism;
- Ability to utilise the Council's powers, income streams and borrowing capacity to facilitate the delivery of infrastructure provided a clear business case can be established;
- Ability to utilise the Council's assets to support a funding mechanism provided it is supported by a robust business case;
- Maximise the potential investment of other public sector bodies, such as the local LEP, the County Council, European Investment Bank (EIB), and other grant investment approaches from the UK Government; and
- Fast implementation of the chosen solution to ensure the funding mechanism can be put in place in the short term.

Figure 9.1 – Revolving Fund Approach



9.11 The application of such a fund will be considered in Phase 2 of this Funding Strategy and assessed in terms of the funding streams identified in Table 8.1, the needs of the development and new sources of finance and funding that are identified.

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Leisure and Community
Subject:	Review of Community Buildings (Phase 3) - Draft Master Plan for Fareham Community Action Team Area
Report of:	Director of Community
Strategy/Policy:	
Corporate Objective:	Leisure Strategy

Purpose:

To report the draft master plan for implementing the requirements identified in community buildings needs assessment of the Fareham Town Community Action Team Area (CAT) area.

Executive summary:

In July 2008, the Executive agreed a broad vision for providing high quality community facilities across the Borough. The agreed way forward was to carry out a needs assessment of the community buildings in each of the CATs areas and then to prepare a master plan for implementing the outcome of each needs assessment.

The Fareham Needs Assessment was carried out between September 2012 to January 2013 and the results were reported to the Leisure and Community Policy Development and Review Panel on 6 March 2013.

The Needs Assessment identified a wide range of community and private facilities available to hire in the Fareham CAT's area, managed either by statutory, voluntary, community or private organisations. A comprehensive list of the different types of facilities available in each ward area, their current usage and availability can be found as Appendix A.

The results of the needs assessment have informed the development of the draft master plan for the future provision of community buildings in the Fareham CAT area for consideration by the Executive.

Recommendation:

That the Executive approves the draft master plan for the Fareham Town Community Action Team area for further exploration.

Reason:

To progress the implementation of the review of community buildings.

Cost of proposals:

The progression of the draft master plan to a preferred option can be funded from existing budgets.

However, the cost of implementing the preferred option will be considered once a full options appraisal exercise has been undertaken and funding options explored in line with the Council's Finance Strategy and capital funding prioritisation process.

Appendix A [List of the Community Buildings Located in each of the Wards of the Fareham CAT area](#)

Background papers:

Leisure & Community Policy Development & Review Panel - 6 March 2013 -Review of Community Buildings - Fareham CATS Area Needs Assessment

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Review of Community Buildings (Phase 3) - Draft Master Plan for Fareham Cat Area

Briefing by: Director of Community

Portfolio: Leisure and Community

INTRODUCTION

1. As part of Fareham Borough Councils commitment to provide high quality community facilities across the Borough, a review of all of the Council owned community buildings was carried out in 2008.
2. In July 2008, the Executive agreed a broad vision for providing high quality community facilities across the Borough. The agreed way forward was to carry out a needs assessment in each of the CATs areas and then to prepare a master plan for implementing the outcome of each needs assessment.
3. The Executive agreed to a phased approach to implementing this, based on the CATs area as defined at that time:-
 - **Phase 1** - Portchester;
 - **Phase 2** - Crofton;
 - **Phase 3** - Titchfield;
 - **Phase 4** - Fareham Town; and
 - **Phase 5** - Western Wards and Whiteley.
4. In November 2011, the Executive amended the phasing so that Fareham Town was carried out in phase 3 with the Titchfield area in phase 4. Phase one and two of the review have been completed.

FAREHAM TOWN CATS AREA NEEDS ASSESSMENT

5. The Fareham CAT area is made up of five wards; Fareham North, Fareham South, Fareham East, Fareham West and Fareham North West. The total population is 34,043, which is expected to increase over the next ten years.

6. The Fareham Needs Assessment was carried out from September 2012 to January 2013 and reported to the Leisure and Community Policy Development and Review Panel in March 2013
7. The overall feedback received from user groups and operators of buildings, identified the following requirements;
 - For a community centre in 'central' Fareham with good links to public transport and onsite parking.
 - A general need for additional ground floor meeting space, to accommodate groups and users that have disabilities.
 - A need for flexible multi-use rooms that can accommodate larger groups i.e. up to 100 people at a time, as well as small private meetings/consultations
 - A need for lockable storage facilities within the existing facilities.
8. The feedback from the needs assessment indicated that whilst there is a diverse range of community facilities within the Fareham CATs areas and that the local need is in general being met, there is an overarching need to provide a larger community facility in the Fareham town centre area.

DRAFT MASTER PLAN

9. Using the information gained from the Needs Assessment, consideration has been given to the opportunities that are available in the Fareham CAT area to address the identified needs.
10. The opportunities are a combination of existing schemes that are in the process of being developed and or potential schemes that require further feasibility work and funding.
11. Each of the schemes has the potential to provide additional community space in some shape or form although the scope of use is limited in some cases. There is also an added benefit in respect of the improvement schemes identified for sports based community facilities that offer the added benefit of revitalising tired and out of date Council owned buildings.
12. Each of the opportunities are summarised below and these form the basis for the draft master plan for community buildings in the Fareham CAT area.

Fareham and Crofton Cricket Club
13. The Fareham and Crofton Cricket Club are based at Bath Lane Recreation Ground and have their own club house and make use of the Council's changing accommodation. The club house is a pre-fabricated building that has reached the end of its life and ideally requires demolition. The Executive has approved funding for a project to extend and refurbish the changing rooms to incorporate a club house and to demolish the existing club house. The works are programmed to complete in 2014.

Fareham Bowls Club

14. The Fareham Bowls Club is based at Park Lane Recreation Ground and operates out of a small club house with integral changing rooms. The club are keen to expand to provide an additional club house and changing facilities to accommodate more prestigious events and the Executive has approved a matched funding application to enable this project to proceed.

St Anne's Grove Community Centre

15. The Community Manager at Neville Lovett School has undertaken research in the local community and identified a need for a community facility in this locality. A business plan for a proposal to convert an existing classroom into a community space has been prepared and further work is being undertaken by the Community Manager to identify grant funding opportunities.

Fareham Heathens Rugby Club Changing Rooms and Club House

16. The Fareham Heathens Rugby Club are based at the Cams Alders Recreation Ground and lease from the Council a two storey building that comprises changing rooms on the ground floor and a club house on the first floor.
17. Whilst the building is functionally acceptable, the changing accommodation is not of a high standard and not ideal for segregation between sexes and adult and junior players. The club house generally meets the needs of the rugby club, but being based on the first floor without a lift, the access is not suitable for those with mobility impairment.
18. The club are developing plans in partnership with the Rugby Football Union to redevelop these buildings and improve the facilities.

Fareham North West Community Centre

19. The need for additional community space in the Fareham Park area could be met on the site of the existing Fareham North West Community Centre. There is the potential to extend the building to increase capacity for community groups in the Fareham Park area.

Central Fareham Area

20. To meet the strategic need for a community facility in the central Fareham area, further work needs to be undertaken to evaluate potential sites within the town centre. This will enable more detailed consideration of availability of sites, design and layout, planning implications of each of the potential sites and construction costs with a view to reporting a preferred option to the Executive early in 2014.

FINANCIAL IMPLICATIONS

21. The draft master plan provides a general direction of travel, and the next stage will be to develop more detailed options for implementation. The cost of developing the options can be met within existing resources.
22. However, assuming the draft master plan options proceed, then those not currently funded, could give rise to match funding grants in the region of £20,000 and capital investment of £2-3m.

23. The allocation of resources to deliver the master plan will be considered in line with the Council's Financial Strategy and the prioritisation process for the capital programme.

RISK ASSESSMENT

24. The master plan provides a direction of travel for the provision of community buildings in the Fareham Town area. Further work is required to assess options for delivering the master plan, and there is a risk that implementation could be delayed/threatened if appropriate land is unavailable, unaffordable or funding is not secured to deliver the improved facilities.
25. Equally, there is a risk that enhanced facilities could increase the pressure on the Council's revenue budgets, due to the associated operating costs and on-going maintenance of the facilities. These financial risks will be considered when considering the options for implementing the master plan.

CONCLUSION

26. Whilst the Fareham CAT's area has a wide range of community facilities available to hire, feedback from the user groups and clubs that regularly hire the space to host their meetings, activities and events suggested there is often a lack of availability or flexibility due to the high demand on affordable hiring space.
27. Several of the groups that took part in the consultation exercise identified a need for larger, more flexible venues to help them accommodate their expanding groups and that these are made available in a central location within Fareham to allow residents greater access.
28. The overall conclusion from the needs assessment is that whilst there is a diverse range of community facilities within the Fareham CATs areas and that the local need is in general being met, there is an overarching need to provide a larger community facility in the central Fareham area.
29. The needs of smaller groups may be delivered via the provision of matched funding to assist those groups wishing to expand and provide more flexible meeting spaces. For example, the provision of matched funding to the Fareham Bowls Club which has allowed them to construct new changing rooms and a store room and to reconfigure their existing club house.
30. However, the provision of a new purpose built community centre in the Fareham town centre area requires further feasibility work to consider the available options.

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Ward: Fareham East					
Councillors: Councillor Trott and Councillor Whittle					
Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Wallington Village Hall		Large and small hall, kitchen facilities	Various community groups - luncheon club, gardening club, mother and toddler group.	Monday - Friday 8.30am - 10.30pm Saturday and Sunday by arrangement	Multi-function community facility
Ferneham Hall	Council	Entertainment venue, meeting room space, kitchen and bar facilities	Entertainment productions, schools, musical groups, weddings and community groups	Box office opening times - Monday to Saturday 9 - 5.30pm. Evening and weekend hours vary depending on individual booking/event requirements	Multi-function community facility
Fareham and Crofton Cricket Club (Club House)	Council	Function area and bar facilities	Birthday parties, tournament events	Daytime, evening and weekends available depending on booking requirements (limited availability during the cricket season)	Multi-function community facility
X-perience Young Persons Centre	Council / HCC	Meeting space area	Youth workshops and activities	Not available for Public hire	Multi-function community facility
Community Action Fareham	FBC/HCC	Office space and meeting rooms	Community groups and associations, training and advice	Monday to Saturday 9 - 6pm	Community facility
Fareham Library	HCC	Meeting space area	Parent and child sing along sessions	Monday, Thursday and Friday 9.30 am - 7.00 pm Tuesday and Wednesday 9.30 am - 5.00 pm Saturday 9.30 am- 4.00 pm	Community room

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Ashcroft Arts Centre	HCC	Entertainment venue, meeting rooms and dance studio	Conferences, private functions, shows, dance groups, school holiday activity programme	Open 9.30am to 5pm Monday to Friday and any evening when there is an event	Community room
Fareham United Reform Church	Private	Function room, meetings room, crèche, kitchen	Church activities, community groups and youth club.	Monday to Sunday 9 - 8pm. Opening times can vary depending on the activity/booking requirement	Community room
Fareham Community Church	Private	Conference hall, auditorium, youth facility, crèche and kitchen facilities	Meetings, conferences, children and young people activities,	Availability Monday - Sunday, opening times vary depending on the booking requirements.	Community room
Fareham Methodist Church	Private	Function room, meeting room, kitchen facilities and a crèche	Church activities, mini markets, parent and toddler groups	TBC	Community room
Duke of Connaughts own club	Private	Social club, hall hire, stage and kitchen facilities	Private functions and events	Can be hired evenings, daytime and also all day. Can see when it will not be available on website. Not huge amounts of availability. Around 2 days free a week currently.	Community room
Soccer City/ Fun City	Private	Function/ conference facilities	Birthday parties, coaching clubs, holiday fun courses	Monday - Sunday 10am to 8pm	Community room

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Fareham Snooker Club	Private	Function area and bar facilities	Tournaments, private functions and events	Opening hours: Sunday - Thursday 10am - 11.30pm Friday and Saturday 10am - 12.30am	Community room
Fareham Masonic Hall	Private	Hall and members lounge	Private functions and events	Facilities available to hire: Sept 1 st to June 30 th - Saturdays and Sundays (some daytime bookings may be possible) July 1 st to August 31 st - anytime	Community room
Ward: Fareham South					
Councillors: Councillor Howard and Councillor Steadman					
Fareham Heathens - Rugby Club House	Council	Room hire and bar facilities	Functions and events	Limited availability during the rugby season (September to May) Daytime, evening and weekends available (June to August)	Community Room
Fareham Town Football Club - Club House	Council	Large function area and bar facilities	Functions and events	Limited availability during the season. Some evening and weekend availability when out-of-season	Community room
Broadlaw Community Space	First Wessex	Meeting space and kitchen facilities	Tai chi, karate, children's club, youth activities, weight management sessions	Monday 4-6pm, Tuesday 10-3pm, Wednesday 9.30-12noon and Thursday 9.30 - 8pm	Community facility
Fareham Enterprise Centre	Private	Workspace units and meeting rooms	Conferences and meetings	Meeting room usually available	Community room

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Saint John's Church hall	Private	Hall hire and kitchen facilities	Badminton, dance clubs, children's birthday parties	Not available on Fridays between 6.00 - 7.30 pm and often other events happen throughout the week.	Community room
Fareham Working Men's Club	Private	Hall hire	Dance club, private functions and events	Club have been written to but no response received	Community room
Neville Lovett School	HCC	Sports hall, gymnasium, main hall and IT suite.	Community groups, workshops, fitness sessions	Some availability - including evening, weekends and school holidays	Community facility
Wallisdean Infant School	HCC	Kitchen, Main Hall, Meeting Room, Storage, outside space	Pre-Schools	Some availability for local community use (Term time only)	Community Facility

Page 50

Ward - Fareham North West

Councillors - Councillor Davis and Councillor Whittingham

Fareham North West Community Centre	Council	Meeting area, large hall and kitchen facilities.	Bingo, youth club	Some availability through-out the week and for weekend bookings	Multi-function community facility
Henry Cort Community College	Hampshire County Council	Sports hall, fitness studio, classrooms, sports facilities	Health and fitness activities and sessions	Some availability Monday to Sunday (upon booking) 8.00 am to 10.00pm	Multi-function community facility
St Columba Church Hall	Private	Various meeting rooms	Girl guide activities	Monday to Friday 11.00 - 3.00pm and Saturday's from 11 - 1pm	Community room(s)

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Highlands Hub	Private	3 meeting rooms, café space and kitchen facilities	Community drop-in sessions /workshops, children activities, access to computers	Tuesday to Friday 9.00 - 4.00pm	Multi-function community facility
Fareham Hockey Club (club room)	Private	Clubroom	Private functions and events	Available during the day and some evenings inc. Weekends	Community room
Hill Park Baptist Church	Private	(awaiting confirmation)	(awaiting confirmation)	(awaiting confirmation)	Community room
Ward - Fareham North					
Councillors - Councillor Mr and Mrs Bryant					
Fareham Leisure Centre	Council	Large sports hall, club room, gym facilities, swimming pool and dance studio	Over 50+group, NOMADS swimming club, group exercise workshops, children's birthday parties, holiday programme and schools	Monday, Wednesday and Friday 6.30am - 10.15pm Tuesday and Thursday 6.00am - 10.15pm Saturday and Sunday 7am - 10.15pm	Multi-function community facility
Westbury Manor Museum	Hampshire County Council	Resource room, meeting room and café area	Community workshops and school activities	Tuesday to Saturday 9.30 - 4.30pm	Community room
Funtley Social Club	Private	Function room and kitchen facilities	Private functions and events	9am - 11pm Daily	Community room
Fareham 10 th Scout Hall	Private	Large hall, small meeting room and kitchen facilities	Scout activities	Some availability to hire Monday - Sunday (daytime and some evenings) and during school holidays	Community room

Page 57

Appendix A: List of the Community Buildings Located in each of the Wards of the Fareham CAT area

Facility/Building	Ownership	Facilities available	Usage / activity	Opening times/availability	Grading
Fareham Bowls Club	Council	Club room and kitchen facilities.	Competitions, private events and functions	Public rink is available to members of the community at all times. Unless the club have a full fixture. Club house isn't available for public hire.	Multi-function community facility
Ward - Fareham West					
Councillors - Councillor Gregory and Councillor Keeble					
Heathfield Arms Pub	Private	Function room and bar facilities	Private functions and events	Some availability - Monday to Sunday 12noon - 11pm	Community room
Blackbrook Scout Hut	Private	Large hall and kitchen facilities	Scout activities, private events and functions	Some evening and weekends slots available	Community room
Ranvilles Community Centre <i>(outside of ward boundary)</i>	Council	Large and small hall, kitchen facilities	Pre-school, dance school	Monday - Friday (mornings): 8.45am - 12 noon Saturday (morning): 9.00 am - 1.30pm Monday: 3.00pm - 9.00pm Tuesday: 6.00pm - 9.00pm Wednesday: 7.30pm - 9.00pm Thursday: 4.45pm - 9.00pm Friday: 2.30pm - 9.00pm	Multi-function community facility
WI Hut (Oak Road)	Private	Not known	Fareham Stroke Club	Not Known, Club have been written to but, no reply received	Community Room

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Streetscene
Subject:	Project Integra Revised Constitution, Strategy and Action Plan
Report of:	Director of Street Scene
Strategy/Policy:	
Corporate Objective:	Protecting and Enhancing the Environment

Purpose:

To consider the Project Integra (PI) revised constitution, strategy and action plan for 2013-16.

Executive summary:

Following a fundamental review of PI that was concluded in 2012, the Strategic Board, at its meeting on November 22nd 2012, approved some changes to reflect the new ambitions and focus of the partnership:

- (a) A revised constitution that removed references to the partnership Scrutiny Board, which has been disbanded
- (b) Revisions to the partnerships Joint Municipal Waste Management Strategy which was last reviewed in 2006

The Strategic Board approved the 2013-16 partnership action plan at a meeting on 21st March 2013.

Recommendation:

That the Executive approves the revised Project Integra constitution, strategy and action plan as detailed in the attached briefing paper and appendices

Reason:

Fareham is a member of Project Integra and has been an active participant in the fundamental review and the development of the revised constitution, strategy and action plan

Cost of proposals:

The costs of being a partner within Project Integra are contained within existing Streetscene budgets

- Appendices A:** [Project Integra Revised Constitution](#)
B: [Project Integra Revised Joint Municipal Waste Management Strategy](#)
C: [Project Integra Action Plan 2013-16](#)

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Project Integra Revised Constitution, Strategy and Action Plan

Briefing by: Director of Street Scene

Portfolio: Streetscene

INTRODUCTION

1. Following the conclusion of a fundamental review of the Project Integra (PI) partnership in 2012, the PI Strategic board has approved a number of changes to the partnership that reflect the recommendations of the review and the challenging financial climate in which the partnership is now operating.
2. At the November 2012 meeting of the Strategic Board, approval was given to changes to the PI constitution and the Joint Municipal Waste Management Strategy (JMWMS). The partnership action plan for 2013-16 was approved by the Strategic Board at a meeting on 21st March 2013.
3. The board is now seeking approval from individual member authorities of the revised constitution, JMWMS and action plan for 2013-16.

REVISED CONSTITUTION

4. One of the key recommendations from the fundamental review of PI was that there should be a reduction in the frequency of member and officer meetings. This included a proposal to reduce the number of board meetings from four to three annually and to disband the PI Policy Review and Scrutiny Committee.
5. As a result of this decision, the Strategic Board agreed that the activities of this committee will now be carried out by individual authorities, who are already required to approve the annual action plan and authorise payment of the annual subscription to the partnership.
6. This decision has required a change to the partnership's constitution, a copy of which can be found at appendix (A) to the report. All references to the function and responsibilities of the Policy Review and Scrutiny Committee have been removed.

7. One other minor change has been approved, which is at paragraph 8.4 of the constitution. This now allows an authority to send any member deemed suitable to attend and vote at board meetings in the absence of the appointed member.

JOINT MUNICIPAL WASTE MANAGEMENT STRATEGY (JMWMS)

8. As part of the fundamental review of the partnership, the Strategic Board has approved a revision of the Joint Municipal Waste Management Strategy, first developed and adopted by PI in 2006. In September 2012, a workshop for Members and Strategy Officers was held to develop the revised strategy and subsequent action plan.
9. The reason for the revision was to ensure that the strategy was fit for purpose in light of the fundamental review and the challenging financial climate in which partners are now operating. Specifically, the strategy would be required to support the revised focus of the partnership in:
 - Working to reduce costs across the whole system
 - Waste prevention
 - Improvements in recycling performance
 - Reducing landfill
 - Improved training
 - Joint working
10. The key objectives within the strategy focus on improving service to customers, providing value for money and ensuring sustainability of waste collection and disposal. Details of the revised strategy can be found at appendix (B) to the report.

ACTION PLAN 2013-16

11. The partnership action plan has been developed to reflect the revised Strategy that has been approved by the PI Strategic Board. It contains the proposed key actions for the partnership in 2013-14 with longer term actions through to 2015-16. The plan covers the collective actions of PI partners to deliver the revised JMWMS. Actions involving two or more partners are included; actions by individual authorities are not.
12. The action plan is a three – year rolling plan in recognition of the fact that some actions will take longer than a year to complete. However, most detail is for 2013-14. It is prepared annually by Strategy Officers and presented for approval by the Project Integra Strategic Board and subsequent approval by each authority.
13. The 2013-16 plan contains fewer actions than previous plans, with each action having a clear lead officer or authority, a prescribed timescale for delivery and where possible, an indication of the cost or resource required to deliver the action. Details of the plan can be found at appendix (C) to the report.
14. A total budget for the partnership for 2013-14 is included in the plan, broken down by authority. The contribution from Fareham Borough Council can be met from within existing budgets.

RISK ASSESSMENT

15. There are no significant risks associated with this report.

FINANCIAL IMPLICATIONS

16. There are no additional costs associated with approving the revised constitution or strategy and the costs of the proposed action plan are contained within existing Streetscene budgets.

CONCLUSION

17. The Project Integra constitution, strategy and action plan as outlined in this report and attached appendices reflect the changes to the strategic direction and focus of the partnership following a fundamental review of its purpose.

18. The Executive is recommended to approve the proposals

Reference Papers: None

This page is intentionally left blank

PROJECT INTEGRA STRATEGIC BOARD

CONSTITUTION

1. BACKGROUND

- 1.1. The partner authorities have been widely acknowledged for their cooperation since 1995 on an integrated waste management partnership programme, known as Project Integra. This has resulted in impressive facilities, generally high recycling performance, high diversion from landfill and a contribution to the fundamental shift in thinking from waste to resource management.
- 1.2. In order to further this agenda, in 2001 the partner authorities set up a Joint Committee (the Project Integra Management Board) in order to increase clarity, accountability and respond in a more effective and coordinated way to new challenges.
- 1.3. The effectiveness of the Board was reviewed during 2005/6 in parallel with the development of a Joint Municipal Waste Management Strategy (JMWMS). To underline its strategic, rather than operational role, the Board became known as the Project Integra Strategic Board.
- 1.4. Further changes, including scrutiny being undertaken by authorities individually rather than through a joint scrutiny committee, were agreed following a review of the partnership and a refresh of the JMWMS, concluded in 2012.
- 1.5. This revised Constitution for the Project Integra Strategic Board complements the JMWMS as one of three core documents underpinning the partnership. The third document is the rolling three year Action Plan, updated annually in accordance with this Constitution.
- 1.6. The JMWMS sets out the long term strategic aims of the partners. The Action Plan sets out priorities and how strategic aims will be delivered in the short to medium term. The Constitution sets out how decisions are made, scrutinised and supported.
- 1.7. For the purposes of the Constitution the parties comprise:
 - Basingstoke & Deane Borough Council
 - East Hampshire District Council
 - Eastleigh Borough Council
 - Fareham Borough Council
 - Gosport Borough Council
 - Hampshire County Council
 - Hampshire Waste Services Ltd (a registered subsidiary of Veolia Environmental Services (UK) Plc)
 - Hart District Council
 - Havant Borough Council
 - New Forest District Council
 - Portsmouth City Council

- Rushmoor Borough Council
- Southampton City Council
- Test Valley Borough Council
- Winchester City Council

2. PURPOSE

- 2.1. The purpose of this Constitution is to set out in clear terms how the Project Integra Strategic Board operates and how decisions are made. It also sets out the role of the Project Integra Executive.
- 2.2. The Constitution may be amended from time to time, where all Partner Authorities and HWS agree such amendments. The Board may propose amendments for consideration and approval in its Draft Action Plan.

3. DEFINITIONS

“Annual General Meeting” means the annual meeting referred to in Paragraph 10.1.

“Approved Action Plan” has the meaning given in Paragraph 13.3.

“Board” means the Project Integra Strategic Board.

“Board Member” means a person appointed to the Board under Paragraph 8.1.

“Executive Officer” means the officer designated for the purposes of Paragraph 15.1.

“Chairman” means the Board Member appointed as Chairman further to Paragraph 10.2.

“Deputy” means a person appointed as a deputy member of the Board further to Paragraph 8.4.

“Draft Action Plan” has the meaning given in Paragraph 13.2.

“Executive Officer” means the person designated under Paragraph 15.1.

“Functions” means the functions of the Board set out in Paragraph 6.

“HWS” means Hampshire Waste Services Limited (a registered subsidiary of Veolia Environmental Services (UK) Plc.

“Joint Municipal Waste Management Strategy (JMWMS)” means the current Strategy of that name as formally agreed and adopted by the Partner Authorities and submitted to DEFRA.

“Legal Adviser” means the legal adviser of Hampshire County Council or of another Partner Authority as the Board may from time to time agree shall advise it.

“Memorandum of Understanding” means the Memorandum of Understanding between WCAs and WDA agreed in 1997 and clarifying the responsibilities and obligations of the WCAs and WDA in Project Integra, including all matters relevant to the WCA/WDA interface.

“More from Less” is the title of a stakeholder document produced in 2005. It can be downloaded from: <http://www3.hants.gov.uk/morefromless.pdf>

“Objectives” means the objectives of the Board set out in Paragraph 5.

“Partner Authorities” means the local authorities set out in Paragraph 1.7.

“Partner Authority’s Executive” means the Cabinet or other main executive body within the authority or the Chairman of the Committee or Board with responsibility for waste management.

“Project Integra” means Hampshire’s integrated waste management partnership.

“Project Integra Executive” means the executive structure set up to support the Board and the partnership.

“Recovery Economy” means an economy that uses and recovers material and energy resources in the most sustainable and efficient manner, with particular regard to minimising carbon emissions.

“Role of the Board Member” is as specified in Paragraph 9.

“Special Meeting” means a meeting convened under Paragraph 11.

“Standing Deputy Chairman” means the Hampshire County Council Board Member designated in accordance with Paragraph 10.4.

“Supplementary Document to the Constitution” means a document as described and approved in accordance with Paragraph 16

“Vice-Chairman” means the Board Member appointed as Vice-Chairman further to Paragraph 10.2.

“Voting Member” means any Board Member other than that appointed by HWS.

4. VISION

In the period to 2023 Hampshire will manage the effectiveness of its sustainable material resources system to maximise efficient re-use and recycling of material resources and minimise the need for disposal in accordance with the national waste hierarchy.

5. AIMS & OBJECTIVES

The Objectives of the Board mirror those in the JMWMS as follows:

- 5.1. To deliver this overarching vision, the fundamental aim of Project Integra is to provide a long-term solution for dealing with Hampshire's household waste¹ in an environmentally sound, cost effective and reliable way. Success in achieving this depends on joint working between all the parties in the best interests of the community at large. Specifically, the aims of the Strategic Board are:

¹ As defined in the Controlled Waste (England and Wales) Regulations 2012

- 5.2. To deliver the relevant municipal waste and recycling elements of the Material Resources Strategy as set out in the stakeholder document 'More from Less';
- 5.3. Win the support and understanding of the wider public, leading to a change in behaviour towards material resources;
- 5.4. Make access to recycling and related facilities a positive experience for residents and businesses by improving the coverage of kerbside collection systems, implementing further material recovery streams and continuous improvement of services;
- 5.5. Sustain recent reductions in the growth of household waste;
- 5.6. Improve the understanding of, and promote waste avoidance and minimisation;
- 5.7. Maximise value for money by considering the system as a whole through delivery of an integrated waste management process;
- 5.8. To provide suitable and sufficient processing facilities for existing and new material streams;
- 5.9. Secure flexible, sustainable and ethical markets for recovered materials and products;
- 5.10. Ensure each partner clearly understands its roles and responsibility for delivery in accordance with the Memorandum of Understanding;
- 5.11. Meet the statutory obligations but at the same time maintain Hampshire at the forefront of the waste to resources agenda;
- 5.12. Incorporate commercial and trade waste where possible to improve efficiency of waste management systems, including those for municipal waste; and
- 5.13. Improve the efficiency and effectiveness of services through collaboration with neighbouring authorities.

6. FUNCTIONS

The functions of the Board are as follows:

- 6.1. To develop a strategic policy framework within which the Partner Authorities can each discharge their functions as waste disposal authority or waste collection authority (as the case may be) and as set out in the Joint Municipal Waste Management Strategy and in other ways so as to achieve the Objectives.
- 6.2. To produce, for consideration and approval of the Partner Authorities, the Draft Action Plan and associated budget, and to implement the Approved Action Plan.
- 6.3. To discharge, on behalf of the Partner Authorities, their functions in respect of the making of arrangements for the recycling of waste, where such arrangements:
 - (a) Affect two or more of the Partner Authorities; and

- (b) Have been authorised by all of the Partner Authorities by being specifically referred to in the Approved Action Plan.

- 6.4. To influence, advise and lobby government and other agencies, both nationally and internationally, where to do so is consistent with the Objectives.
- 6.5. To commission and promote research into matters relevant to the Objectives.
- 6.6. To develop proposals for the future development of Project Integra (to be included for consideration in the Draft Action Plan). Such proposals may include the creation of separate entities to undertake particular lines of activity, such as the commissioning of research, public awareness or behavioural change campaigns and the provision of training and consultancy services.
- 6.7. To develop proposals on how the Partner Authorities can discharge their functions in the field of resource management, promote a recovery economy, improve economic, social and environmental wellbeing in Hampshire and contribute to the achievement of sustainable development.
- 6.8. To promote opportunities for joint working, collaboration, efficiencies and economies of scale at an operational or management level between the Partner Authorities and with other authorities inside and outside Hampshire.
- 6.9. To carry out such other activities calculated to facilitate, or which are conducive or incidental to the discharge of the Board's Functions in implementing the Approved Action Plan.

7. NAME AND LEGAL STATUS

- 7.1. The Board is a joint committee constituted by the Partner Authorities under Section 101(5) and 102(1) of the Local Government Act 1972. Its name is the "Project Integra Strategic Board". Meetings of the Board are subject to the provisions of the Local Government Act 1972, including provisions on access to information and meetings being held in public.
- 7.2. The area within which the Board is to exercise its authority is the administrative county of Hampshire together with the unitary authority areas of Portsmouth and Southampton.

8. COMPOSITION OF THE BOARD

- 8.1. The Board shall comprise 15 Members, being one Member appointed by each Partner Authority, and one co-opted Member representing HWS.
- 8.2. Each Partner Authority shall ensure that its appointed Board Member is a member of their executive, except where the Authority concerned:
 - (a) has adopted a Mayor and council manager executive, in which case the Board Member may be the council manager or other officer, or
 - (b) has adopted the Committee model. In this case, the Partner Authority shall ensure that the appointed Board Member has the skills and qualities required to fulfil the strategic nature of the role and has the authority to speak on behalf of the Partner Authority.

- 8.3. The representative of HWS shall be the Managing Director of Hampshire Waste Services Limited, with the skills and qualities required to fulfil the role of the Board Member.
- 8.4. Partner Authorities, and HWS, may each appoint another named person to act as a Deputy for their appointed Board Member. Where the appointed Board Member is unable to attend a meeting, a suitable Deputy may attend and carry out their responsibilities, including, in the case of a Voting Member, voting in their absence.
- 8.5. The term of office of a Board Member and any Deputy shall be determined by the appointing partner authority, provided that for the duration of that period they remain a person who is capable of being appointed to the Board in accordance with Paragraphs 8.2 and 8.4 or, where appropriate, Paragraph 8.3 above. Partner Authorities and HWS may change their appointed Board Member or Deputy at any time provided that written notice of any such change is provided to the Executive Officer, taking effect upon receipt.

9. ROLE OF THE BOARD MEMBER

The responsibilities of a Board Member are as follows:

- 9.1. To be committed to, and act as a champion for, the achievement of the objectives both within their own authority and in other arenas.
- 9.2. To be a good ambassador for the Board and for Project Integra.
- 9.3. To attend Board meetings, vote on items of business and make a positive contribution to the achievement of the Objectives.
- 9.4. To remain acquainted with emerging technologies and processes in the area of waste/resource management.
- 9.5. To act as an advocate for the Board in seeking the approval of their Partner Authority to the Draft Action Plan.

10. MEETINGS

- 10.1. The Board shall meet three times a year. The venue for meetings shall be determined by the Board. The Board shall hold an Annual General Meeting annually on one of the meeting dates.
- 10.2. The Chairman and Vice-Chairman of the Board shall be appointed at the Annual General Meeting. Appointments take effect until the next Annual General Meeting. In the absence of the Chairman for any reason the responsibilities of the Chairman shall be discharged by the Vice-Chairman. A Chairman or Vice-Chairman may be re-elected to serve for another period of one year if that is the wish of the majority of the Board but should not normally serve in the same role for more than two consecutive years.
- 10.3. If the Chairman is for any reason unable to continue in the role, the Vice-Chairman shall automatically assume the role of Chairman until the next routine or Special Meeting of the Board, where a new Chairman shall be appointed.

- 10.4. Unless the Hampshire County Council Member is elected Chairman or Vice-Chairman in accordance with Paragraph 10.2 above, the Hampshire County Council Board Member shall assume or resume the role of ex-officio Standing Deputy Chairman. The purpose of the position is to:
- (i) provide assistance and advice to the Chairman and Vice-Chairman in the preparation of meeting agendas and other member events or communications; and
 - (ii) ensure the Hampshire County Council Member is fully informed of strategies and policies being formulated for consideration by the Strategic Board.

The role reflects the unique responsibility of Hampshire County Council within the partnership. In all other respects the role is the same as other Voting Members.

- 10.5. A printed copy of the summons and agenda for each meeting and the minutes of the previous meeting, shall be despatched by the Executive Officer at least fourteen days before such meeting to each Board Member. The summons shall contain notice of all business, except urgent business, which is in the ordinary course or by direction of the Chairman or Executive Officer required to be brought before the Board.
- 10.6. If within ten minutes of the appointed time for the commencement of the meeting a quorum (that is four Voting Members) is not present, the meeting shall be dissolved. Any business not disposed of shall be considered at the next meeting.
- 10.7. The Chairman may invite any person to attend a meeting of the Board for the purpose of making a presentation, or participating in discussion, on any item relevant to the Board's Functions, where that person is able to provide a professional or commercial viewpoint, which the Chairman considers would be of assistance to the Board.
- 10.8. All decisions of the Board will be notified in writing to Board Members and Deputies within five working days of the Board meeting.

11. SPECIAL MEETINGS

- 11.1. The Chairman may summon a Special Meeting of the Board at any time.
- 11.2. A Special Meeting shall also be summoned on the requisition in writing of not less than four Voting Members, which requisition shall be delivered to the Executive Officer and shall specify the business to be considered at the Special Meeting.
- 11.3. The Executive Officer shall arrange for any Special Meeting to be held in accordance with the timetable in Paragraph 10.5 above.

12. DECISION MAKING

- 12.1. Voting Members shall be entitled to a vote on items of business considered by the Board (the Board Member appointed by HWS, as a co-opted member, is not permitted to vote by virtue of Section 13(1) of the Local Government and Housing Act 1989).

- 12.2. Subject to Paragraphs 12.4 and 13.3 below, every question shall be determined by the voices of those Voting Members present, provided that if there is a Voting Member who indicates dissent to this procedure then a vote by a show of hands shall take place. A simple majority shall be required.
- 12.3. In the event of there being an equal number of votes for and against a particular proposition, the Chairman shall have a casting vote.
- 12.4. Where the effect of a particular proposition, if adopted by the Board, would be to give rise to contractual or financial implications for any Partner Authority, then in addition to the normal requirement for a simple majority of votes, the vote of the Member appointed by that Partner Authority, in favour of the proposition, shall be required. Where a particular proposition does not have the support of the Members appointed by all Partner Authorities so affected, the proposition cannot be adopted by the Board.
- 12.5. Where the effect of a decision of the Board is that the Partner Authorities, or any of them, shall enter into contractual arrangements, the Partner Authorities so affected shall delegate authority to complete the contractual documentation on their behalf (subject to Paragraph 12.6 below) to the lead Partner Authority further to Section 101 Local Government Act 1972.
- 12.6. Where, further to a resolution of the Board, contractual arrangements are entered into by one of the Partner Authorities, as lead authority on behalf of itself and other authorities, the Partner Authorities so affected shall complete a legal agreement setting out the basis on which risks and liabilities are apportioned between them.

13. ACTION PLAN

- 13.1. At its Annual General Meeting, the Board shall consider and approve the Draft Action Plan.
- 13.2. The Draft Action Plan shall set out the strategy for the achievement of the Objectives over a rolling three year period. It will specify the activities to be undertaken in support of that strategy, together with the resources required and responsibilities for each activity.
- 13.3. The Draft Action Plan shall be considered by each of the Partner Authorities with a view to giving it their approval. On being approved by all of the Partner Authorities, the Draft Action Plan shall become the Approved Action Plan. A Partner Authority may approve the Draft Action Plan subject to a reservation in respect of any particular matter that it has concerns with. Where approval is given subject to such reservation, the Partner Authority's Voting Member is not entitled to vote on the matter in question when it is subsequently considered by the Board, and any resolution of the Board on the matter in question does not bind that Partner Authority.
- 13.4. The Board may consider and propose a draft amendment to the Approved Action Plan, where necessary to accommodate unforeseen circumstances, which have arisen which would assist the Board in achieving the Objectives. Any proposed amendment, which is agreed by the Board, shall then be submitted to the Partner Authorities for approval. On being approved by all the Partner Authorities, the amendment is then incorporated in the Approved Action Plan.

14. DELEGATION TO SUB-COMMITTEES AND OFFICERS

- 14.1. The Board may arrange for any of its functions to be discharged by a sub-committee or by an officer of one of the Partner Authorities, provided that any such arrangements do not include delegation of matters falling within the scope of Paragraph 12.4 above or Paragraph 16 below, which shall remain the sole responsibility of the Board.
- 14.2. The Board may appoint working groups of Members and officers to consider specific matters referred and report back to the Board.

15. EXECUTIVE OFFICER AND PROFESSIONAL SUPPORT

- 15.1. The Board shall designate a named person to fulfil the function of Executive Officer. The responsibilities of the Executive Officer shall be set out in a job description approved by the Board as a Supplementary Document to the Constitution. In respect of the business of the Board, its sub-committees and working groups the role shall include:
- (a) To make all necessary arrangements for the convening of meetings.
 - (b) To provide, or, where necessary, procure the provision of, all necessary advice on the technical, legal and financial implications of matters under consideration.
 - (c) To bring attention to relevant matters which merit consideration.
 - (d) To take and maintain minutes of meetings, and ensure that business at meetings is conducted in accordance with legal and constitutional requirements.
 - (e) To be responsible for communications with other agencies, including the media.
 - (f) To manage and co-ordinate the day-to-day affairs of the Board and its administrative support.
- 15.2. The Board shall obtain legal, financial and other professional advice as required.
- 15.3. The business address for all communications relating to the administration of the Board's affairs shall be determined by the Board.

16. SUPPLEMENTARY DOCUMENTS TO THE CONSTITUTION

- 16.1. Supplementary Documents to the Constitution (SDCs) set out agreements such as operational protocols, financial arrangements or specifications that the Board have agreed to apply either generally or under specified circumstances.
- 16.2. The Board may from time to time consider amending, deleting or adding to the Supplementary Documents and may, subject to Paragraphs 12.4 above and 16.3 below, approve such changes without the need to refer to each authority for individual approval.

- 16.3. Nothing in this Constitution shall empower or permit the Board to override contractual or legal arrangements agreed between partner authorities or between one or more partner authorities and third parties.

17. URGENT MATTERS

- 17.1. Subject to Paragraph 15.2, this Paragraph applies where the best interests of the Board require that action should be taken, or a decision made, on a matter which would normally fall to be considered by the Board in the exercise of its functions, but where such best interests would be compromised by the action, or decision, being deferred until the next meeting of the Board. In such cases the Executive Officer is authorised to take such action or decision, following consultation with the Legal Adviser, Chairman and Vice-Chairman. Any such action taken shall be reported to the next meeting of the Board.
- 17.2. Paragraph 17.1 does not apply to decisions falling within the scope of Paragraph 12.4 or 16.2.

18. CONDUCT AND EXPENSES OF MEMBERS

- 18.1. All Board Members shall observe at all times the provisions of the code of conduct, adopted by their Partner Authority under Section 51 of the Local Government Act 2000. In the meantime, Members are required to observe the provisions of any existing code of conduct adopted by their Partner Authority or, where none exists, the National Code of Local Government Conduct.
- 18.2. Except as outlined in Paragraph 18.3 below, each Partner Authority shall be responsible for meeting any expenses to which any Board Member appointed by them, as their representative is entitled as a result of their attendance at duly authorised meetings. HWS are responsible for meeting any expenses incurred by their appointed representatives.
- 18.3. The Board shall meet appropriate expenses, properly incurred by the Board Chairman or Vice Chairman in relation to circumstances where they have represented the partnership rather than their individual authority. A summary of such expenditure shall be reported to meetings of the Board.

19. LIABILITIES OF BOARD MEMBERS

- 19.1. Board Members have the same responsibilities and liabilities as those which apply when sitting on other committees and bodies as appointed representative on behalf of their authority. Where contractual arrangements are authorised by the Board, any liabilities arising under those arrangements will rest with the constituent Partner Authorities who are parties to those contractual arrangements. Indemnification for any liabilities, which do arise, is a matter between the Board Member and their Partner Authority. It is noted that under Section 101 of the Local Government Act 2000, the Secretary of State may by order make provision conferring power to local authorities to provide indemnities to some or all of their members and officers.

20. PRESS AND PUBLIC RELATIONS

20.1. The Board shall have power to issue such press releases and carry out such further publicity as it deems necessary for the furtherance of the Objectives, including the dissemination of information relating to the functions and workings of the Board, and any action taken or proposed to be taken for the benefit of the residents of Hampshire and other stakeholders.

Dated November 2012

This page is intentionally left blank

Project Integra

Hampshire Joint Municipal
Waste Management Strategy

Refresh of Core Strategy

November 2012



1. Introduction

1.1 Context

Hampshire has been widely acknowledged for its partnership working on waste, its impressive integrated waste management facilities, relatively high performance and contribution to shifting fundamental thinking from waste to *resource management*.

While Hampshire remains in a good position in relation to most other areas of the UK, it still has a more to do to improve performance to consistently high levels across the whole area, to optimise costs and to achieve this while working to high and consistent level of public satisfaction.

Hampshire also continues to aspire to put into practice the concept of Material Resource Management as embodied in the Hampshire stakeholder document '*More from Less*'¹ and this still continues to have fundamental implications for the way we organise services in the future.

As a way for the 14 waste authorities in Hampshire to deliver this agenda, Project Integra² has refreshed its *2006 Joint Municipal Waste Management Strategy (JMWMS)* in order to provide strategic direction for its operational work, the basis for its annual action plans and indeed for each partner authority to be able to deliver its services against a common strategy framework.

The refreshed strategy covers the period 2013-2023, with a focus on the next five years and potential for further review after that, depending on circumstances at that time.

The revised Waste Framework Directive (2008/98/EC) sets targets for Member States to achieve 50% recycling of municipal waste by 2020. In England government recycling targets for local authorities have ended and the Review of Waste Policies (2011) indicates that England is expected to achieve this target as a result of existing policies. There are therefore, no recycling targets set out in the refreshed strategy.

1.2 Project Integra Strategic Board (PISB) Decisions

At the PISB meeting on 12 Jan 2012 the following Decision was made:

That the operational focus for PI activities was one of working to reduce costs across the whole system through:

- waste prevention (environmentally sound, cost efficiency)

¹ <http://www3.hants.gov.uk/morefromless.pdf>

² The Project Integra partnership comprises the 11 Districts/Boroughs as Waste Collection Authorities (WCAs); Hampshire County Council as a Waste Disposal Authority (WDA); the 2 Unitary Authorities of Portsmouth & Southampton as both WCAs & WDAs; and Veolia Environmental Services (VES), the integrated waste management contractor.

- recycling and performance improvements - for instance through reducing contamination, increasing capture of materials, improving income for materials, changing management arrangements (environmentally sound, cost efficiency)
- reducing landfill (environmentally sound, cost efficiency)
- training (cost efficiency)
- joint working between authorities (cost efficiency)

And, looking ahead together (long term solution & strategy, joint working).

At the PISB meeting on 1 March 2012 it was agreed to:

Refresh the JMWMS to provide a strategic direction of travel for waste management in Hampshire.

1.3 Definition of Waste

As its name implies the Joint Municipal Waste Management Strategy (2006) focused on ‘Municipal Waste’, a definition which covered all waste collected by the local authority, including some non municipal fractions such as construction and demolition waste.

Since then government has broadened the definition of municipal waste in order to harmonise with European definitions. A new term - Local Authority Collected Waste (LACW) - has been brought into use to describe all waste collected by the local authority, including non municipal fractions such as construction and demolition waste. From 2011 it is this term that is used in statistical publications which previously referred to municipal waste.

In refreshing this Strategy it was agreed that, for consistency with the 2006 Strategy the term municipal waste should be retained, but that in this context it would refer to Local Authority Collected Waste. However, it is worth noting that most Project Integra actions focus on household waste, namely waste produced on domestic property.

1.4 How this Strategy was Developed

This strategy has been developed in the context of Hampshire’s Material Resources Strategy, Best Value requirements and in conjunction with the land-use policy framework for waste (i.e. the Draft Hampshire Minerals and Waste Development Plan (September 2012)).

Adoption of the original strategy in 2006 followed a significant process of consultation and environmental assessment. The core strategy remains valid, as does much of its content, but needs “refreshing” to take account of policy, legislative and financial changes that have occurred since 2006, as well as updating the drivers for change and the challenge ahead for the period of the new plan.

It is not considered necessary to repeat the extensive processes of the 2006 strategy given the relatively minor changes to the content of this document.

1.5 Format of this Strategy

The Hampshire JMWMS still comprises three key documents:

- Part 1: Core Strategy (i.e. this ‘refreshed’ document). This sets out the strategic direction of municipal waste management in Hampshire over the period up to 2023. It includes a policy framework and supporting actions, which have been crafted to ensure delivery of the overall waste management vision.
- Part 2: Supporting Technical Document. This sets out a range of (unchanged) detailed information that supports the content of Part 1; and
- Part 3: Strategic Environmental Assessment ‘*Environmental Report*’. The JMWMS is required by statute to be assessed against (and shaped by) a range of sustainability criteria. This (unchanged) document explains how this process was carried out and reports on the results of the appraisal process.

As part of the refresh of the JMWMS, the structure of the core strategy has been reordered to reflect PI’s focus on the three key issues of:

- Customer Focus
- Value for Money
- Environmental Sustainability

2. Drivers for Change and the Challenge Ahead

2.1 The Current Municipal Waste Picture In Hampshire

2.1.1 How much Municipal Waste is Generated in Hampshire?

The amount (arising) of municipal waste have reduced over the 5 years since the 2006 strategy was adopted – both in terms of total arisings and arising per household or person – as illustrated in Table 1 below.

This is a trend that has been seen at a national as well as local level and results from a combination of the effects of waste prevention initiatives and reduced consumption as a result of the recession.

Table 1: Total municipal waste arisings in Hampshire, Portsmouth and Southampton: 2005/06 compared to 2010/11

		2005/06	2010/11	Change
Municipal waste collected	tonnes	878,667	839,230	-4%
Per household	Kg/hh/a	1300 (approx.)	1,120	
Per person	Kg/person/a	530 (approx)	485	

2.1.2 How is Municipal Waste Currently Managed?

The waste collection systems in Hampshire vary between the collection authorities.

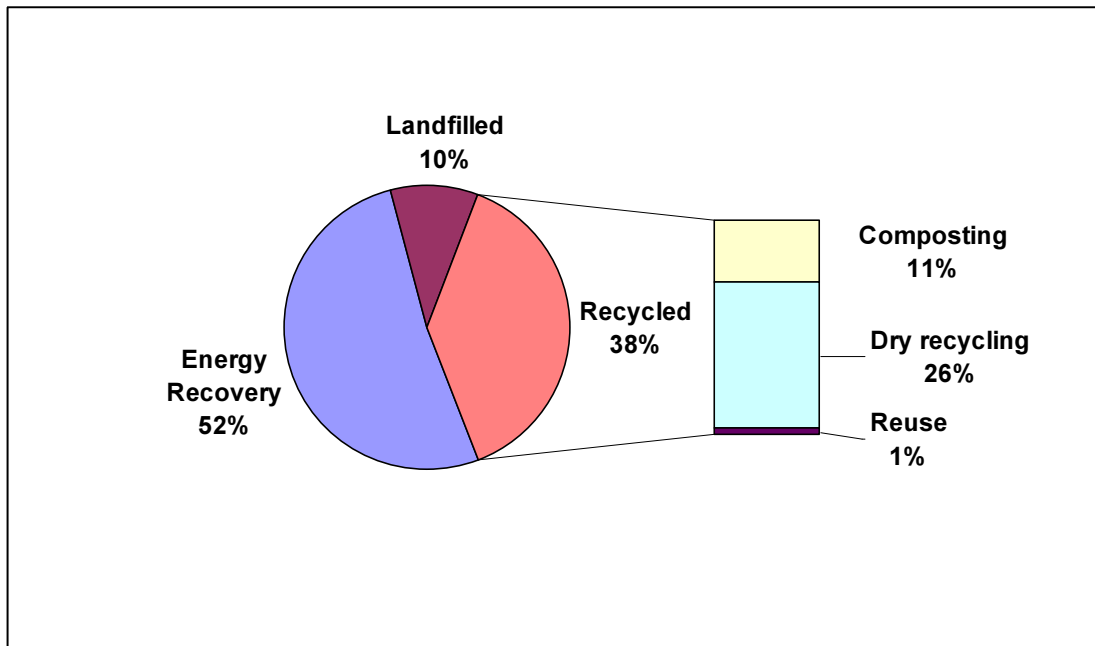
However all households receive a kerbside collection for dry mixed recyclables (paper & card, plastic bottles, cans, tins and aerosols). Most receive garden waste collections and many receive glass collections.

In addition an extensive network of 26 Household Waste Recycling Centres (HWRCs) and around 750 bring sites provide facilities for households to deposit recyclables and/or waste.

Recyclable materials collected at the kerbside are sorted in two Materials Recovery Facilities (MRFs) and all residual waste collected at the kerbside is sent for energy recovery at three Energy Recovery Facilities (ERFs). Two windrow composting facilities handle the majority of the garden waste received at the HWRCs and collected by WCA's, turning it into ProGrow soil improver.

Figure 1 illustrates the management routes for all municipal waste in Hampshire in 2010/11.

Figure 1: Management Routes for Municipal Waste in Hampshire 2010/11.



2.2 New Drivers for Change

The slowdown in growth of waste arisings compared to the projections made in the 2006 Strategy is particularly significant and has obviated the need for significant new municipal waste disposal infrastructure within Hampshire, although some new facilities may be required to enable continued diversion of waste from landfill and to reflect development of new waste treatment technologies.

The trend in waste and resource management towards treating waste as a commodity, enabling it to be considered as a resource rather than a liability will drive the trend towards greater control of material resources by local authorities.

Some critical material resources are becoming increasingly scarce, such as the ‘speciality’ metals vital for a range of high-tech applications and green technologies, giving a greater importance and value to recycling end-of-life products.

Energy is also an increasingly valuable commodity and energy from waste helps meet national targets for energy from renewable sources and resilience in energy supply.

The revised Waste Framework Directive and national policy has increased the importance of treating waste more as a resource in accordance with the waste hierarchy and as far up the hierarchy as possible.

Legislative, fiscal and regulatory changes that influence both producer and consumer responsibilities nationally and locally.

Locally the Hampshire Minerals and Waste Plan sets out a spatial framework for the capacity and location of waste facilities required to deal with all waste streams in Hampshire in the period to 2030, and an emphasis on minimising landfill.

This is a time of significant change for local authorities, brought about by pressures to make efficiencies and savings through greater collaboration and sharing services across authorities and with other public sector organisations.

The review of Project Integra completed in 2012 has focused attention on a range of activities aimed at reducing costs across the whole waste and resource management process.

Landfilling of waste continues to be the least preferable option in environmental terms and is further discouraged by Landfill Tax which will escalate annually to a ‘floor’ of £80 per tonne in 2014-15. This tax, on top of the normal gate fee, means that recycling and energy recovery technologies have now become more economic to install and operate than landfill.

3. Strategic Options for the Future Management of Municipal Waste in Hampshire

- 3.1** The evaluation of options undertaken in the 2006 JMWMS identified ‘Option 5’ as the preferred approach (see Appendix 1).

Authorities within the Partnership have made significant progress in implementing this approach, consider it remains fit for purpose, and as a result there are no proposals for radical change to it in the short term.

4. Vision and Aims

- 4.1** **Overarching Vision**

In the context of managing municipal waste in Hampshire, the overarching vision

for this Joint Municipal Waste Management Strategy is as follows:

In period to 2023 Hampshire will manage the effectiveness of its sustainable material resources system to maximise efficient re-use and recycling of material resources and minimise the need for disposal in accordance with the national waste hierarchy.

4.2 Aims

To deliver this overarching vision, the fundamental aim of Project Integra is to provide a sustainable solution for dealing with Hampshire's household waste materials³ in an environmentally sound, cost effective and reliable way. Success in achieving this depends on joint working between all the parties in the best interests of our communities.

Specifically, the aims of this JMWMS are:

- To deliver the relevant municipal elements of the Material Resources Strategy as set out in the stakeholder document 'More from Less';
- Earn the support and understanding of the wider public, including businesses, leading to a change in behaviour towards material resources;
- Make access to recycling and related facilities and services a positive experience for resident and small businesses by improving the coverage of kerbside collection systems, implementing further material recovery streams and continuous improvement of services;
- Sustain recent reductions in the growth of household waste;
- Maximise value for money by considering the system as a whole through delivery of an integrated waste and resource management process;
- To provide suitable and sufficient processing facilities for existing and new material streams; including the consideration of funding structures other than traditional project finance in order to deliver better value for money.
- Secure flexible, sustainable and ethical markets for recovered materials and products;
- Ensure each partner clearly understands its roles and responsibility for delivery in accordance with the Memorandum of Understanding;
- Meet the statutory obligations but at the same time maintain Hampshire at the forefront of the waste to resources agenda;
- Incorporate commercial and trade waste, including recyclate, where possible to

³ As defined in the Controlled Waste (England and Wales) Regulations 2012

improve efficiency of waste and resource management systems, including those for municipal waste; and

- Improve the efficiency and effectiveness of services through collaboration with neighbouring authorities, including those of the SE7 authorities⁴.

5. Framework of Key Objectives and Supporting Actions

5.1 Introduction

This section sets out the key objectives against which Project Integra can formulate its supporting actions and Annual Action Plan.

5.2 Key Objectives

Project Integra will be guided by three overriding objectives:

- **Customer Focus;**
- **Value for Money; and**
- **Sustainability**

5.2.1 Customer Focus

Objective 1

Project Integra partners are committed to placing a high priority on maintaining and enhancing high customer satisfaction in providing a waste and resource management service to the residents of Hampshire.

Supporting Action 1: Project Integra partners will maintain consistent and high standards of waste services across Hampshire, based on customer feedback and satisfaction surveys.

5.2.2 Value For Money

Objective 2

Project Integra partners will seek to ensure that the public, and where appropriate, businesses – particularly small and medium enterprises – are provided with an efficient waste management and recycling & reuse service that represents best practice and best value through bring banks, kerbside collections and across the HWRC network.

All waste services will be subject to continuous review and improvement of existing services and systems.

Supporting Action 2: Project Integra partners will continue to evaluate options to progressively extend and improve the efficiency of recycling & reuse collections to maximise the value of recycled & reused materials.

⁴ The ‘South East 7’ (SE7) are top-tier councils comprising East and West Sussex, Hampshire, Kent and Surrey, and the unitary councils of Brighton & Hove and Medway.

5.2.3 Sustainability

Objective 3

Project Integra partners will encourage the treatment of waste as close as reasonably possible to its source and at the highest level of the waste hierarchy as is economically practicable, minimising the cost of waste transport, and consistent with the principles of environmental sustainability and whole life cycle costs.

Supporting Action 3: Project Integra partners will give consideration to all appropriate alternative technologies to those currently employed as a means of maximising diversion from landfill, reducing CO₂ emissions and balancing cost efficiency and waste management services.

In order to achieve these overriding objectives, Project Integra partners will work to the following supporting objectives, based on the waste hierarchy:

5.2.4 Behavioural Change

Objective 4

Project Integra partners will challenge themselves, the wider community, including the private sector, and government by raising awareness and ownership of resource management issues to change society's attitude and behaviour towards maximising waste prevention, re-use and recycling in order to embed the waste hierarchy in our approach to waste management.

Supporting Action 4 : Project Integra partners will continue to encourage and strengthen partnerships with the community, voluntary (including Third Sector Organisations) and private sectors and investigate opportunities for external funding to generate practical, community based waste minimisation and reuse initiatives including the development and delivery of the Recycle for Hampshire communications and behavioural change programme and the schools education programme.

5.2.5 Waste Prevention and Reuse

Objective 5

Project Integra partners will continue to encourage waste prevention and re-use and work with others, including manufacturers and retailers, to sustain an average annual rate of waste growth below 0.5%.

Supporting Action 5: Project Integra partners will work with WRAP and other similar stakeholder agencies as well as private sector organisations and businesses involved in the supply chain operations that impact on local authorities in order to maximise waste prevention opportunities.

5.2.6 Waste Recycling and Composting

Objective 6

Project Integra partners will continue to encourage participation in recycling and

composting, and consider the value of materials and whole system costs and implement appropriate measures to achieve these aims.

The HWRC network across Hampshire will continue to be developed in order to fulfil its role of providing convenient, innovative, and accessible reuse, recycling and composting services for the whole community.

Supporting Action 6: Project Integra partners will undertake regular waste analyses of reuse and recycling facilities (including the MRF performance process, bring banks, household collections and other collections e.g. bulky, commercial etc in order to provide baseline data on a sufficiently regular basis to measure the effectiveness and enable consistent comparison of waste recycling and minimisation initiatives.

Hampshire County Council, Portsmouth City Council and Southampton City Council will engage with the community to consider options aimed at improving the HWRC service provision across Hampshire, maximising value for money and helping service provision for SMEs. The management service contract will be retendered in 2015.

5.2.7 Waste Treatment and Disposal

Objective 7

Project Integra partners will seek treatment of remaining, non-recyclable waste to achieve their aim for zero waste to landfill and continuously monitor and measure their progress towards it.

Supporting Action 7: Consideration will be given to all appropriate alternative technologies to those currently employed such as anaerobic digestion, gasification, mechanical & biological treatment, pyrolysis and solid recovered fuel as a means of maximising diversion from landfill, reducing CO₂ emissions and balancing cost efficiency and waste management services.

5.1.8 Leading the Way

Objective 8

Project Integra will continue to develop its waste and resource management services through local and broader collaboration to ensure that:

- the value of material resources is maximised;
- markets are supplied with high quality materials
- material is recycled through flexible, sustainable and ethical markets.

Supporting Action 8: Project Integra partners will continue to explore innovative opportunities for both accessing and maximising value from waste and also for improving recycling and recovery performance.

5.2 Monitoring and Review

Project Integra will undertake monitoring of performance. Results will be reported to the Project Integra Strategic board as part of the Project Integra Action Plan.

The JMWMS will be reviewed after 5 years or sooner if required.

Appendix 1

Option 5 as set out in JMWMS 2006

<p>5</p> <p>Enhanced MRS pattern activity i.e. enhanced collection / treatment methods with enhanced waste minimisation and commercial waste elements)</p>	<p><i>Collection</i> – Kerb-side collection of dry mixed recyclables, glass and textiles; promote home composting and the use of food digesters; introduce an incentivised scheme for kerb-side collection of green waste (i.e. charge for green waste collections) and facilitate the provision of enhanced waste electrical and electronic equipment (WEEE) 'bring' facilities at household waste recycling centres (HWRCs).</p> <p><i>Commercial Recycling</i> – Provide / facilitate collection and processing capacity to optimise the capture of recyclables from the commercial sector (recyclables that are similar in nature to those arising from the municipal waste stream).</p> <p><i>Waste Growth</i> – MRS and Regional Waste Strategy targets – reduce growth to 1%pa by 2010 and 0.5%pa by 2020.</p> <p><i>Treatment of Residual</i> – Thermal treatment (EfW) of at least 420 000 tonnes per annum with excess residual waste being sent to landfill in the short term and further treatment in the long term.</p> <p><i>Landfill</i> – Pre-process all household waste with residues only to landfill (and minimum organics to landfill).</p>
---	--

Project Integra Action Plan 2013 – 2016

1 Introduction

1.1 Following the conclusion of all elements of the Project Integra Review and the refresh of the Joint Municipal Waste Management Strategy this Action Plan sets out the:

- Proposed key actions for the Project Integra Partnership in 2013/14 with longer term actions through to 2015/16;
- Budget for the proposed activities and the contributions of each partner.

2 Purpose

2.1 To set out a Draft Action Plan for the Project Integra Partnership for 2013 – 2016 for consideration and approval by the Partner Authorities.

3 Approach

3.1 This Action Plan covers the collective actions of Project Integra partners to deliver the Joint Municipal Waste Management Strategy (JMWMS). Actions involving two or more Partner Authorities are included – actions by individual authorities are not.

The Action Plan is a 3 year rolling plan in recognition of the fact that some actions will take longer than a year to complete. However, most detail is for 2013/14.

The Action Plan is prepared annually by Strategy Officers and presented for agreement by the Project Integra Strategic Board (PISB) and then for approval by each authority.

3.2 A workshop was held in September 2012. As well as considering progress on the refresh of the JMWMS, the objectives and operational focus for the Partnership were reviewed and actions for 2013/14 considered. These have been used to develop this Draft Action Plan.

4 Partnership Objectives

4.1 The Project Integra Strategic Board is constituted as a Joint Committee of the 14 local authorities with responsibility for waste management in Hampshire, Portsmouth and Southampton. The long term waste disposal contractor Veolia Environmental Services (VES) is a non-voting member of the Partnership.

4.2 As part of the review the PISB reaffirmed Project Integra's overall objective as follows:
To provide a sustainable solution for dealing with Hampshire's municipal waste¹ in an environmentally sound, cost effective and reliable way. Success in achieving this depends on joint working between all the parties in the best interests of our communities.

4.3 The PISB also agreed the operational focus for its activities through a number of work streams as follows.

Working to reduce costs across the whole system through:

1. communication and behaviour change
2. waste prevention including reuse
3. recycling and performance improvements - for instance through reducing contamination, increasing capture of materials, improving income for materials, changing management arrangements
4. reducing landfill
5. joint working arrangements and activities
6. improved efficiency and effectiveness of services through collaboration with neighbouring authorities including SE7.

4.4 Identified below is a table of key actions for the Partnership together with timescales and those responsible for delivery.

¹ This refers to the waste streams local authorities have responsibility for (mainly waste from households with small amounts of waste from businesses). Government now refers this as 'Local Authority Collected Municipal Waste'.

Table 1: Key Actions for Project Integra 2013 – 2016

- communication and behaviour change
- waste prevention including reuse
- recycling and performance improvements - for instance through reducing contamination, increasing capture of materials, improving income for materials, changing management arrangements
- reducing landfill
- joint working arrangements and activities

Action 1	Recycle for Hampshire (R4H) Programme	Workstream Contribution
Detail	Deliver the approved R4H programme in accordance with the agreed timescale. Programme delivered on budget to time with all actions complete. Have provided: <ul style="list-style-type: none"> • Campaigns to increase capture of specific materials for recycling • Recycle Week events • Promote reduced price compost bins and accessories 	<ul style="list-style-type: none"> • Communication and behaviour change • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities • Whole system costs
Expected Outcome	<ul style="list-style-type: none"> • Demonstrable increase in material capture in areas engaged • Successful Recycle Week events delivered • Continued sales of compost bins and accessories across Hampshire 	
Responsibility	Lead Head of Project Integra Capture rate working group (data, direction) Recycle for Hampshire team (delivery)	
Resources	R4H budget	
Timescale	Annual Programme with specific objectives – (<i>Link to R4H Action Plan 2013/14</i>)	

Action 2	Schools Recycling Programme	Workstream Contribution
Detail	To deliver the Schools Recycling Programme to 60 schools per annum across Hampshire. To maximise the benefit of the Schools Recycling Programme and with R4H ensure that resources, (including web based), are used as widely and effectively as possible. (Secondary schools/ Brownies/charities etc)	<ul style="list-style-type: none"> • Communication and behaviour change • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities • Whole system costs
Expected Outcome	Improved awareness of waste & resource management and recycling in Hampshire for school age young people.	
Responsibility	Lead Head of Project Integra Recycle for Hampshire team and HCC Martyn Cole	
Resources	R4H budget	
Timescale	Annual targets as agreed with the Communications Sub Group to be achieved by end of the year.	

Action 3	Contamination Compact	Workstream Contribution
Detail	Develop, agree and implement a Project Integra Contamination Compact 'with all partners committing action to achieve a reduction in the current rate of DMR contamination'.	<ul style="list-style-type: none"> • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities • Whole system costs
Expected Outcome	Demonstrable decrease in contamination in all areas with associated reduction in cost and increase in recyclable material captured.	
Responsibility	Lead Head of Project Integra Collection Authorities (target areas) All partners via Strategy Officers Group Delivery to be agreed	
Resources	Project Integra budgets	
Timescale	Rolling programme of work with initial targets to be achieved by end of the year to be developed.	

Action 4	Waste Prevention Plan Development	Workstream Contribution
Detail	Production of a Waste Prevention Plan in line with new WDA statutory responsibility. To be developed in consultation with Project Integra WCAs by December 2013.	<ul style="list-style-type: none"> • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities • Whole system costs
Expected Outcome	Compliant Waste Prevention Plan Produced by 2013	
Responsibility	HCC – Lead (officer name to be provided) in consultation with Project Integra	
Resources	HCC	
Timescale	By December 2013.	

Action 5	Waste Prevention Delivery	Workstream Contribution
Detail	Implementation of Waste Prevention Plan Action Plan.	<ul style="list-style-type: none"> • Communication and behaviour change • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities • Whole system costs
Expected Outcome	Measurable reduction in waste arisings Target to be determined.	
Responsibility	Lead Head of Project Integra All Project Integra authorities	
Resources	To be determined	
Timescale	Implementation programme to be developed approved and implemented December 2013 – March 2016.	

Action 6	Clothing & Textile Banks	Workstream Contribution
Detail	Deliver a partnership framework for the management of clothing and textile banks.	<ul style="list-style-type: none"> • Joint working arrangements and activities • Whole system costs
Expected Outcome	Joint textiles bank contract in place for authorities wishing to use it.	
Responsibility	Lead Fareham BC Paul Doran	
Resources	Paul Doran on behalf of Fareham as lead authority	
Timescale	Contract operational by June 2013.	

Action 7	Small WEEE	Workstream Contribution
Detail	Deliver programme of activity via task and finish group for small WEEE.	<ul style="list-style-type: none"> • Communication and behaviour change • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities
Expected Outcome	Increase capture of small WEEE items.	
Responsibility	Lead Head of Project Integra working with Martyn Cole HCC	
Resources	To be determined as a part of initial scoping	
Timescale	Report proposing implementation in 2014/15 to comply with the WEEE regulation recast and new guidance anticipated. Initial activity to directly increase capture as a part of any trials during 13/14.	

Action 8	Whole System Costs	Workstream Contribution
Detail	Establish 'whole system costs' for waste & resource management in Hampshire.	<ul style="list-style-type: none"> • Joint working arrangements and activities • Whole system costs
Expected Outcome	Report identifying opportunities (to reduce whole system costs) for authorities, options and recommendations to PISB.	
Responsibility	Lead Head of Project Integra	
Resources	Project Integra budgets	
Timescale	Report by March 2014.	

Action 9	Commercial Waste	Workstream Contribution
Detail	Undertake a feasibility study on commercial waste & working with businesses to determine Project Integra position on commercial waste.	<ul style="list-style-type: none"> • Waste prevention including reuse • Recycling and performance improvements • Reducing landfill • Joint working arrangements and activities
Expected Outcome	Report identifying opportunities for authorities, options and recommendations to PISB.	
Responsibility	Lead Head of Project Integra	
Resources		
Timescale	Report by March 2014.	

Action 10	Joint Working Between Authorities	Workstream Contribution
Detail	Review potential for joint procurement opportunities and frameworks available to authorities in Hampshire.	<ul style="list-style-type: none"> • Joint working arrangements and activities • Whole system costs
Expected Outcome	Better VFM and significant savings for Project Integra partners. Annual report on progress.	
Responsibility	Lead Head of Project Integra	
Resources	Project Integra Budget	
Timescale	2013/14.	

Action 11	Joint Working SE7	Workstream Contribution
Detail	Ensure engagement with and alignment of appropriate work programmes for the benefit of Project Integra authorities.	<ul style="list-style-type: none"> • All
Expected Outcome	Increased opportunities for performance improvement and reduced costs.	
Responsibility	Lead Head of Project Integra in conjunction with HCC SE7 lead Clare Saunders and all partner authorities.	
Resources	To be determined	
Timescale	Key engagement milestones March – June 2013 with agreement approval and implementation post June 2013.	

5 Resources

5.1 Budget

Following the Project Integra Review the budgets for each main element of the Partnership are set out in Appendix 2:

- Executive £126,700 (-31% change from 2012/13 budget);
- Recycle for Hampshire £200,000 (0% change from 2012/13);
- Materials Analysis Facility £233,085 (+5.0% change from 2012/13²).

This represents an overall cost decrease of -7.4% from 2012/13.

5.2 Authority contributions

Authority contributions are based on:

- Executive - total number of households with elements for collection (80%) and disposal (20%);
- Recycle for Hampshire – total number of households (WCAs) plus HCC £50,000;
- Materials Analysis Facility – one third WCAs (evenly split), one third WDAs (split by tonnage), one third VES.

The contributions for each authority are set out in Appendix 3 and will be deducted from MRF materials sales income.

Officer contact details

Name	Colin Read
Position	Chair of Strategy Officers Group
E-mail	colin.read@nfdc.gov.uk
Telephone	02380 285588

² The MAF is managed under the terms of the waste disposal contract and is subject to RPI based increases.

Budgets
Executive

Activities	Costs
Staff Costs	69,200
Events & Activities	2,000
HCC SLA	50,000
IT Costs	2,500
Printing and Stationery	1,800
Legal Costs / Audit	1,200
Gross Expenditure	126,700
Total Income	£126,700

Recycle for Hampshire

Activities	Costs
Staffing Costs	60,000
Contamination Projects	<i>See point 9 below</i>
Capture Projects	
Behaviour Change Activities	
Schools Recycling Programme Education Officers x 3	45,000
Schools Recycling Programme Resources	5,000
Home Composting (leaflets to promote bins)	1,500
Total Expenditure	£200,000

Materials Analysis Facility

	Costs
Total Expenditure	£233,085

Authority Contributions

		Project Integra						MAF	Combined
		Project Integra Executive			Project Fund	Recycle For Hampshire	PI Funding	Material Analysis Facility	Project Integra & MAF
Dwellings		Collection 80%	Disposal 20%	Total			Total	Total	
Basingstoke	71,600	9,287.00	0.00	9,287.00	-	14,238.00	23,525.00	5,976.55	29,501.55
East Hampshire	49,270	6,391.00	0.00	6,391.00	-	9,797.00	16,188.00	5,976.55	22,164.55
Eastleigh	52,860	6,857.00	0.00	6,857.00	-	10,511.00	17,368.00	5,976.55	23,344.55
Fareham	47,870	6,209.00	0.00	6,209.00	-	9,519.00	15,728.00	5,976.55	21,704.55
Gosport	36,440	4,727.00	0.00	4,727.00	-	7,246.00	11,973.00	5,976.55	17,949.55
Hart	36,780	4,771.00	0.00	4,771.00	-	7,314.00	12,085.00	5,976.55	18,061.55
Havant	52,710	6,837.00	0.00	6,837.00	-	10,481.00	17,318.00	5,976.55	23,294.55
New Forest	80,010	10,378.00	0.00	10,378.00	-	15,910.00	26,288.00	5,976.55	32,264.55
Portsmouth	88,490	11,478.00	2,870.00	14,348.00	-	17,596.00	31,944.00	14,804.28	46,748.28
Rushmoor	38,130	4,946.00	0.00	4,946.00	-	7,582.00	12,528.00	5,976.55	18,504.55
Southampton	101,350	13,146.00	3,287.00	16,433.00	-	20,153.00	36,586.00	16,320.01	52,906.01
Test Valley	49,280	6,392.00	0.00	6,392.00	-	9,799.00	16,191.00	5,976.55	22,167.55
Winchester	49,550	6,427.00	0.00	6,427.00	-	9,853.00	16,280.00	5,976.55	22,256.55
Hampshire	564,500	0.00	18,304.97	18,305.00	-	50,000.00	68,305.00	58,524.02	126,829.02
Veolia				4,390.13	-	-	4,390.13	77,695.20	82,085.32
		97,846.00	24,461.97	126,698.13	0.00	199,999.00	326,697.13	233,085.59	559,782.71

Dwelling Figures are taken from the Waste Data flow, with figures provided from each authority

Forecast Budget	97,848	24,462	126,700
-----------------	--------	--------	---------

Notes

Dwelling Figures are taken from Waste Dataflow, to which figures are provided by each authority
 Differences from budget figures are due to rounding and interest on balances held during the year.

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Streetscene
Subject:	Allocation of the proceeds from the sale of Recycling Clothes and Textiles
Report of:	Director of Street Scene
Strategy/Policy:	To Protect and Enhance the Environment
Corporate Objective:	

Purpose:

To consider how the revenue income from the sale of clothing and textiles deposited in recycling banks on council land should be distributed

Executive summary:

At the meeting of the on 3rd September 2012, the Executive endorsed the recommendation of the Streetscene Policy Development and Review Panel that Officers prepare a competitive tender for the exclusive rights to provide and service clothing and textile recycling banks on Council owned land within the borough.

The Executive also requested Officers to bring forward a further report setting out options for distributing the proceeds arising from the award of the tender, following consultation with members of the public via Community Action Team meetings.

The tender process has been completed and the contract awarded to The European Recycling Company Ltd. The contract commenced on 1st April 2013 and is for a term of four years

A public consultation has been conducted over a period of eight weeks, closing on 10th March 2013. The methodology and results of the consultation are summarised in the attached briefing paper and appendices.

Recommendation:

The Executive is asked to approve:

- (a) that the proceeds from the clothing and textile recycling contract be distributed as follows:
- 49% of the income should go into the Council's Community fund
 - 26% of the income should be given to the charities that currently operate textile recycling banks on Council owned land
 - 25% of the income should be retained by the Council

- (b) that the income that is given to current textile recycling bank operators should be allocated in proportion to the tonnages collected by each operator in the last full financial year for which data is available, 2011-12.
- (c) that the allocation of the proceeds as described above should apply for the four year period of the recycling contract and be subject to formal review when the contract is offered for tender in the autumn of 2016.

Reason:

The recommendation reflects the views expressed in the public consultation and will benefit all interested parties, including the charities that operated the recycling banks on Council land prior to the award of contract.

Cost of proposals:

No capital or revenue expenditure is required

Appendices A: [Clothing and textile consultation questionnaire](#)

B: [Summary of responses](#)

C: [Summary of community fund arrangements](#)

Background papers: File of consultation responses

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Allocation of the proceeds from the sale of Recycling Clothes and Textiles

Briefing by: Director of Street Scene

Portfolio: Streetscene

INTRODUCTION

1. At the meeting on 3rd September 2012, the Executive endorsed the recommendation of the Streetscene Policy Development and Review Panel that Officers prepare a competitive tender for the exclusive rights to provide and service clothing and textile recycling banks on Council owned land within the borough.
2. At the same meeting, the Executive also requested Officers to bring forward a further report setting out options for distributing the proceeds arising from the award of the tender, following consultation with members of the public via Community Action Team meetings.
3. The tender process has been completed and the contract awarded to The European Recycling Company Ltd. The contract commenced on 1st April 2013 and is for a term of four years.
4. A public consultation has been conducted over a period of eight weeks, from January 14th until 10th March 2013. The results of the consultation are summarised in the attached appendices.
5. The Executive is now asked to approve a proposal to distribute the proceeds from the contract as detailed in the recommendation contained within the report.

CONSULTATION PROCESS

6. Public consultation was conducted for a period of eight weeks, from 14th January until 10th March 2013. Three channels were used; the Council's e-panel, the Council Connect stand in Fareham shopping centre and presentations at Community Action Team meetings.

7. In each case, respondees were asked to fill in a questionnaire, devised in conjunction with the Council's Corporate Services department. Information was sought on how people currently recycle textile and clothing, how the Council could encourage more clothing and textile recycling and where they would like to see the proceeds from the contract to go. An example of the questionnaire can be found at appendix (A) to the attached report
8. The Council received a total of 458 responses, 358 from the e-panel, 58 from Community Action Team meetings and 42 from the Council Connect stand. A summary of the responses can be found at appendix (B) to the attached report
9. In relation to where consultees wished the proceeds from the contract to go, the result was:
 - 49% chose local charities and community groups
 - 26% chose national and regional charities
 - 25% chose using a proportion of the proceeds to help keep council tax down

RISK ASSESSMENT

10. There are no significant risks associated with this report

FINANCIAL IMPLICATIONS

11. There are no additional costs associated with this report

CONCLUSION

12. The recommendation in the report on the distribution of the proceeds from the sale of recycling clothing and textiles collected from Council land reflects public opinion as established through a formal consultation process.
13. The contract awarded to the European Recycling Company Ltd will provide additional sites for recycling for borough residents and help divert clothing and textiles from domestic waste. It will also attract a highly competitive payment per tonne which can be used to benefit local good causes, the charities that currently operate the recycling banks and council tax payers as a whole. The Council intends to maximise these benefits by promoting the new arrangements on a regular basis within the community via press releases, articles in Fareham Today and the Council website
14. Local charities and community groups will be able to submit bids for money in the community fund through the Council's Corporate Services Department as per the existing arrangements and criteria. These are summarised at appendix (C) to the report.
15. The clothing and textile recycling banks on private land within the borough that are operated by the charities currently will not be affected by the new arrangements, and will still be available for public use.

Reference Papers: None

Help us improve Clothing and Textile Recycling in Fareham

Fareham Borough Council would like your opinion on ways to improve clothing and textile recycling within Fareham, including ways to best use the proceeds. This would help benefit the environment and could help good causes. You can get involved by completing the short survey below before midnight on Sunday 10 March.

1. How do you recycle your old clothing and textiles?

- Donate to charity shops
- Give them to door to door collectors
- Put them in textile recycling banks
- I don't, I put old textiles in the bin

Other, please specify

2. How could we encourage more clothing and textiles to be recycled in the Borough?

- Tell more people about textile recycling and where they can take old clothing and textiles
- Put more textile recycling bins across the Borough
- Put more textile bins in convenient locations e.g. car parks

Other, please specify

3. Please tell us how we could make textile recycling easier for you

4. Where would you like to see the money raised from clothing and textile recycling banks go to (please tick the three most important to you)?

- National charities
- Regional charities
- Local charities and community groups
- Use a small proportion of the proceeds to help keep Council Tax down

Other, please specify

5. Please tell us a bit about you.

- I am a resident of Fareham Borough
- I am a resident of another area
- I represent a community group or organisation
- I represent a charity
- I represent a government department/agency or local authority
- I represent a business
- Other

If other, please give details

6. If you are representing an organisation or business please tell us its name and address.

FAREHAM
BOROUGH COUNCIL

Fareham Borough Council - Equality Monitoring

Fareham Borough Council is committed to providing people with equal opportunities and eliminate unfair discrimination, both in the provision of service and in our role as a major employer. We want to collect information about people so that we can tailor our services to meet their needs and also make sure that we are not doing anything that stops people from having access to services, jobs or opportunities, and will change our policies and practices if that is what we need to do.

We would be grateful if you would help us by completing the monitoring information on this form. Any personal information you give us is held securely and will be used only for council purposes in accordance with our data protection policy. If you are still unsure, the "why should I answer these questions" leaflet on the 'have your say' page at www.fareham.gov.uk may help.

7. Your age

- Under 16
- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to say

8. Your gender

- Male
- Female
- Prefer not to say

9. Do you consider yourself to have a disability, or long-term illness, physical or mental health condition?

- Yes
- No
- Prefer not to say

The Disability Discrimination Act 1995 and the Equality Act 2010 define a person as disabled if they have a physical or mental impairment, which has a substantial and long-term effect (i.e. has lasted or is expected to last at least 12 months) and has an adverse effect on the person's ability to carry out normal day-to-day activities.

You can make a difference - join our E-Panel

If you enjoyed telling the Council what you think then you might be interested in joining the Council's E-Panel. All you need to do to sign up is provide your name, email address and postcode (so that we can confirm you are a resident of Fareham).

10. Please tell us your name

11. Please provide your email address

12. Please provide your postcode (we will only use this to confirm that you are a resident of Fareham)

Thank you for telling us what you think. Please return to Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hampshire, PO16 7AZ by Sunday 10 March.

Project Integra

Hampshire Joint Municipal
Waste Management Strategy

Refresh of Core Strategy

November 2012



1. Introduction

1.1 Context

Hampshire has been widely acknowledged for its partnership working on waste, its impressive integrated waste management facilities, relatively high performance and contribution to shifting fundamental thinking from waste to *resource management*.

While Hampshire remains in a good position in relation to most other areas of the UK, it still has a more to do to improve performance to consistently high levels across the whole area, to optimise costs and to achieve this while working to high and consistent level of public satisfaction.

Hampshire also continues to aspire to put into practice the concept of Material Resource Management as embodied in the Hampshire stakeholder document '*More from Less*'¹ and this still continues to have fundamental implications for the way we organise services in the future.

As a way for the 14 waste authorities in Hampshire to deliver this agenda, Project Integra² has refreshed its *2006 Joint Municipal Waste Management Strategy (JMWMS)* in order to provide strategic direction for its operational work, the basis for its annual action plans and indeed for each partner authority to be able to deliver its services against a common strategy framework.

The refreshed strategy covers the period 2013-2023, with a focus on the next five years and potential for further review after that, depending on circumstances at that time.

The revised Waste Framework Directive (2008/98/EC) sets targets for Member States to achieve 50% recycling of municipal waste by 2020. In England government recycling targets for local authorities have ended and the Review of Waste Policies (2011) indicates that England is expected to achieve this target as a result of existing policies. There are therefore, no recycling targets set out in the refreshed strategy.

1.2 Project Integra Strategic Board (PISB) Decisions

At the PISB meeting on 12 Jan 2012 the following Decision was made:

That the operational focus for PI activities was one of working to reduce costs across the whole system through:

- waste prevention (environmentally sound, cost efficiency)

¹ <http://www3.hants.gov.uk/morefromless.pdf>

² The Project Integra partnership comprises the 11 Districts/Boroughs as Waste Collection Authorities (WCAs); Hampshire County Council as a Waste Disposal Authority (WDA); the 2 Unitary Authorities of Portsmouth & Southampton as both WCAs & WDAs; and Veolia Environmental Services (VES), the integrated waste management contractor.

- recycling and performance improvements - for instance through reducing contamination, increasing capture of materials, improving income for materials, changing management arrangements (environmentally sound, cost efficiency)
- reducing landfill (environmentally sound, cost efficiency)
- training (cost efficiency)
- joint working between authorities (cost efficiency)

And, looking ahead together (long term solution & strategy, joint working).

At the PISB meeting on 1 March 2012 it was agreed to:

Refresh the JMWMS to provide a strategic direction of travel for waste management in Hampshire.

1.3 Definition of Waste

As its name implies the Joint Municipal Waste Management Strategy (2006) focused on ‘Municipal Waste’, a definition which covered all waste collected by the local authority, including some non municipal fractions such as construction and demolition waste.

Since then government has broadened the definition of municipal waste in order to harmonise with European definitions. A new term - Local Authority Collected Waste (LACW) - has been brought into use to describe all waste collected by the local authority, including non municipal fractions such as construction and demolition waste. From 2011 it is this term that is used in statistical publications which previously referred to municipal waste.

In refreshing this Strategy it was agreed that, for consistency with the 2006 Strategy the term municipal waste should be retained, but that in this context it would refer to Local Authority Collected Waste. However, it is worth noting that most Project Integra actions focus on household waste, namely waste produced on domestic property.

1.4 How this Strategy was Developed

This strategy has been developed in the context of Hampshire’s Material Resources Strategy, Best Value requirements and in conjunction with the land-use policy framework for waste (i.e. the Draft Hampshire Minerals and Waste Development Plan (September 2012).

Adoption of the original strategy in 2006 followed a significant process of consultation and environmental assessment. The core strategy remains valid, as does much of its content, but needs “refreshing” to take account of policy, legislative and financial changes that have occurred since 2006, as well as updating the drivers for change and the challenge ahead for the period of the new plan.

It is not considered necessary to repeat the extensive processes of the 2006 strategy given the relatively minor changes to the content of this document.

1.5 Format of this Strategy

The Hampshire JMWMS still comprises three key documents:

- Part 1: Core Strategy (i.e. this ‘refreshed’ document). This sets out the strategic direction of municipal waste management in Hampshire over the period up to 2023. It includes a policy framework and supporting actions, which have been crafted to ensure delivery of the overall waste management vision.
- Part 2: Supporting Technical Document. This sets out a range of (unchanged) detailed information that supports the content of Part 1; and
- Part 3: Strategic Environmental Assessment ‘*Environmental Report*’. The JMWMS is required by statute to be assessed against (and shaped by) a range of sustainability criteria. This (unchanged) document explains how this process was carried out and reports on the results of the appraisal process.

As part of the refresh of the JMWMS, the structure of the core strategy has been reordered to reflect PI’s focus on the three key issues of:

- Customer Focus
- Value for Money
- Environmental Sustainability

2. Drivers for Change and the Challenge Ahead

2.1 The Current Municipal Waste Picture In Hampshire

2.1.1 How much Municipal Waste is Generated in Hampshire?

The amount (arising) of municipal waste have reduced over the 5 years since the 2006 strategy was adopted – both in terms of total arisings and arising per household or person – as illustrated in Table 1 below.

This is a trend that has been seen at a national as well as local level and results from a combination of the effects of waste prevention initiatives and reduced consumption as a result of the recession.

Table 1: Total municipal waste arisings in Hampshire, Portsmouth and Southampton: 2005/06 compared to 2010/11

		2005/06	2010/11	Change
Municipal waste collected	tonnes	878,667	839,230	-4%
Per household	Kg/hh/a	1300 (approx.)	1,120	
Per person	Kg/person/a	530 (approx)	485	

2.1.2 How is Municipal Waste Currently Managed?

The waste collection systems in Hampshire vary between the collection authorities.

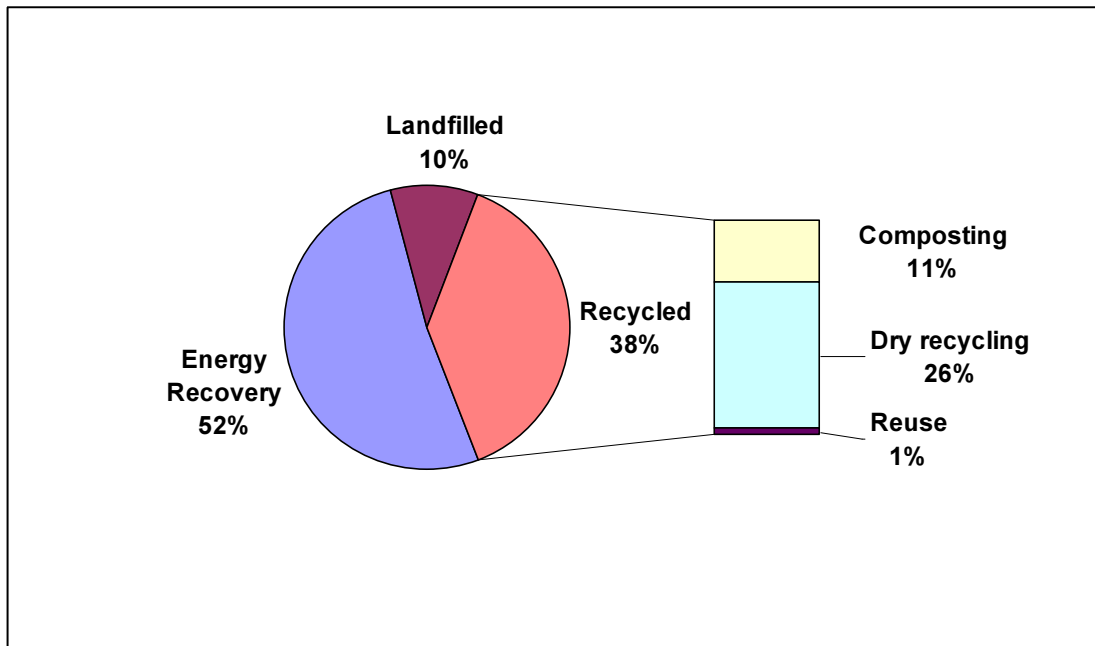
However all households receive a kerbside collection for dry mixed recyclables (paper & card, plastic bottles, cans, tins and aerosols). Most receive garden waste collections and many receive glass collections.

In addition an extensive network of 26 Household Waste Recycling Centres (HWRCs) and around 750 bring sites provide facilities for households to deposit recyclables and/or waste.

Recyclable materials collected at the kerbside are sorted in two Materials Recovery Facilities (MRFs) and all residual waste collected at the kerbside is sent for energy recovery at three Energy Recovery Facilities (ERFs). Two windrow composting facilities handle the majority of the garden waste received at the HWRCs and collected by WCA's, turning it into ProGrow soil improver.

Figure 1 illustrates the management routes for all municipal waste in Hampshire in 2010/11.

Figure 1: Management Routes for Municipal Waste in Hampshire 2010/11.



2.2 New Drivers for Change

The slowdown in growth of waste arisings compared to the projections made in the 2006 Strategy is particularly significant and has obviated the need for significant new municipal waste disposal infrastructure within Hampshire, although some new facilities may be required to enable continued diversion of waste from landfill and to reflect development of new waste treatment technologies.

The trend in waste and resource management towards treating waste as a commodity, enabling it to be considered as a resource rather than a liability will drive the trend towards greater control of material resources by local authorities.

Some critical material resources are becoming increasingly scarce, such as the ‘speciality’ metals vital for a range of high-tech applications and green technologies, giving a greater importance and value to recycling end-of-life products.

Energy is also an increasingly valuable commodity and energy from waste helps meet national targets for energy from renewable sources and resilience in energy supply.

The revised Waste Framework Directive and national policy has increased the importance of treating waste more as a resource in accordance with the waste hierarchy and as far up the hierarchy as possible.

Legislative, fiscal and regulatory changes that influence both producer and consumer responsibilities nationally and locally.

Locally the Hampshire Minerals and Waste Plan sets out a spatial framework for the capacity and location of waste facilities required to deal with all waste streams in Hampshire in the period to 2030, and an emphasis on minimising landfill.

This is a time of significant change for local authorities, brought about by pressures to make efficiencies and savings through greater collaboration and sharing services across authorities and with other public sector organisations.

The review of Project Integra completed in 2012 has focused attention on a range of activities aimed at reducing costs across the whole waste and resource management process.

Landfilling of waste continues to be the least preferable option in environmental terms and is further discouraged by Landfill Tax which will escalate annually to a ‘floor’ of £80 per tonne in 2014-15. This tax, on top of the normal gate fee, means that recycling and energy recovery technologies have now become more economic to install and operate than landfill.

3. Strategic Options for the Future Management of Municipal Waste in Hampshire

- 3.1** The evaluation of options undertaken in the 2006 JMWMS identified ‘Option 5’ as the preferred approach (see Appendix 1).

Authorities within the Partnership have made significant progress in implementing this approach, consider it remains fit for purpose, and as a result there are no proposals for radical change to it in the short term.

4. Vision and Aims

- 4.1** **Overarching Vision**

In the context of managing municipal waste in Hampshire, the overarching vision

for this Joint Municipal Waste Management Strategy is as follows:

In period to 2023 Hampshire will manage the effectiveness of its sustainable material resources system to maximise efficient re-use and recycling of material resources and minimise the need for disposal in accordance with the national waste hierarchy.

4.2 Aims

To deliver this overarching vision, the fundamental aim of Project Integra is to provide a sustainable solution for dealing with Hampshire's household waste materials³ in an environmentally sound, cost effective and reliable way. Success in achieving this depends on joint working between all the parties in the best interests of our communities.

Specifically, the aims of this JMWMS are:

- To deliver the relevant municipal elements of the Material Resources Strategy as set out in the stakeholder document 'More from Less';
- Earn the support and understanding of the wider public, including businesses, leading to a change in behaviour towards material resources;
- Make access to recycling and related facilities and services a positive experience for resident and small businesses by improving the coverage of kerbside collection systems, implementing further material recovery streams and continuous improvement of services;
- Sustain recent reductions in the growth of household waste;
- Maximise value for money by considering the system as a whole through delivery of an integrated waste and resource management process;
- To provide suitable and sufficient processing facilities for existing and new material streams; including the consideration of funding structures other than traditional project finance in order to deliver better value for money.
- Secure flexible, sustainable and ethical markets for recovered materials and products;
- Ensure each partner clearly understands its roles and responsibility for delivery in accordance with the Memorandum of Understanding;
- Meet the statutory obligations but at the same time maintain Hampshire at the forefront of the waste to resources agenda;
- Incorporate commercial and trade waste, including recyclate, where possible to

³ As defined in the Controlled Waste (England and Wales) Regulations 2012

improve efficiency of waste and resource management systems, including those for municipal waste; and

- Improve the efficiency and effectiveness of services through collaboration with neighbouring authorities, including those of the SE7 authorities⁴.

5. Framework of Key Objectives and Supporting Actions

5.1 Introduction

This section sets out the key objectives against which Project Integra can formulate its supporting actions and Annual Action Plan.

5.2 Key Objectives

Project Integra will be guided by three overriding objectives:

- **Customer Focus;**
- **Value for Money; and**
- **Sustainability**

5.2.1 Customer Focus

Objective 1

Project Integra partners are committed to placing a high priority on maintaining and enhancing high customer satisfaction in providing a waste and resource management service to the residents of Hampshire.

Supporting Action 1: Project Integra partners will maintain consistent and high standards of waste services across Hampshire, based on customer feedback and satisfaction surveys.

5.2.2 Value For Money

Objective 2

Project Integra partners will seek to ensure that the public, and where appropriate, businesses – particularly small and medium enterprises – are provided with an efficient waste management and recycling & reuse service that represents best practice and best value through bring banks, kerbside collections and across the HWRC network.

All waste services will be subject to continuous review and improvement of existing services and systems.

Supporting Action 2: Project Integra partners will continue to evaluate options to progressively extend and improve the efficiency of recycling & reuse collections to maximise the value of recycled & reused materials.

⁴ The ‘South East 7’ (SE7) are top-tier councils comprising East and West Sussex, Hampshire, Kent and Surrey, and the unitary councils of Brighton & Hove and Medway.

5.2.3 Sustainability

Objective 3

Project Integra partners will encourage the treatment of waste as close as reasonably possible to its source and at the highest level of the waste hierarchy as is economically practicable, minimising the cost of waste transport, and consistent with the principles of environmental sustainability and whole life cycle costs.

Supporting Action 3: Project Integra partners will give consideration to all appropriate alternative technologies to those currently employed as a means of maximising diversion from landfill, reducing CO₂ emissions and balancing cost efficiency and waste management services.

In order to achieve these overriding objectives, Project Integra partners will work to the following supporting objectives, based on the waste hierarchy:

5.2.4 Behavioural Change

Objective 4

Project Integra partners will challenge themselves, the wider community, including the private sector, and government by raising awareness and ownership of resource management issues to change society's attitude and behaviour towards maximising waste prevention, re-use and recycling in order to embed the waste hierarchy in our approach to waste management.

Supporting Action 4 : Project Integra partners will continue to encourage and strengthen partnerships with the community, voluntary (including Third Sector Organisations) and private sectors and investigate opportunities for external funding to generate practical, community based waste minimisation and reuse initiatives including the development and delivery of the Recycle for Hampshire communications and behavioural change programme and the schools education programme.

5.2.5 Waste Prevention and Reuse

Objective 5

Project Integra partners will continue to encourage waste prevention and re-use and work with others, including manufacturers and retailers, to sustain an average annual rate of waste growth below 0.5%.

Supporting Action 5: Project Integra partners will work with WRAP and other similar stakeholder agencies as well as private sector organisations and businesses involved in the supply chain operations that impact on local authorities in order to maximise waste prevention opportunities.

5.2.6 Waste Recycling and Composting

Objective 6

Project Integra partners will continue to encourage participation in recycling and

composting, and consider the value of materials and whole system costs and implement appropriate measures to achieve these aims.

The HWRC network across Hampshire will continue to be developed in order to fulfil its role of providing convenient, innovative, and accessible reuse, recycling and composting services for the whole community.

Supporting Action 6: Project Integra partners will undertake regular waste analyses of reuse and recycling facilities (including the MRF performance process, bring banks, household collections and other collections e.g. bulky, commercial etc in order to provide baseline data on a sufficiently regular basis to measure the effectiveness and enable consistent comparison of waste recycling and minimisation initiatives.

Hampshire County Council, Portsmouth City Council and Southampton City Council will engage with the community to consider options aimed at improving the HWRC service provision across Hampshire, maximising value for money and helping service provision for SMEs. The management service contract will be retendered in 2015.

5.2.7 Waste Treatment and Disposal

Objective 7

Project Integra partners will seek treatment of remaining, non-recyclable waste to achieve their aim for zero waste to landfill and continuously monitor and measure their progress towards it.

Supporting Action 7: Consideration will be given to all appropriate alternative technologies to those currently employed such as anaerobic digestion, gasification, mechanical & biological treatment, pyrolysis and solid recovered fuel as a means of maximising diversion from landfill, reducing CO₂ emissions and balancing cost efficiency and waste management services.

5.1.8 Leading the Way

Objective 8

Project Integra will continue to develop its waste and resource management services through local and broader collaboration to ensure that:

- the value of material resources is maximised;
- markets are supplied with high quality materials
- material is recycled through flexible, sustainable and ethical markets.

Supporting Action 8: Project Integra partners will continue to explore innovative opportunities for both accessing and maximising value from waste and also for improving recycling and recovery performance.

5.2 Monitoring and Review

Project Integra will undertake monitoring of performance. Results will be reported to the Project Integra Strategic board as part of the Project Integra Action Plan.

The JMWMS will be reviewed after 5 years or sooner if required.

Appendix 1

Option 5 as set out in JMWMS 2006

<p>5</p> <p>Enhanced MRS pattern activity i.e. enhanced collection / treatment methods with enhanced waste minimisation and commercial waste elements)</p>	<p><i>Collection</i> – Kerb-side collection of dry mixed recyclables, glass and textiles; promote home composting and the use of food digesters; introduce an incentivised scheme for kerb-side collection of green waste (i.e. charge for green waste collections) and facilitate the provision of enhanced waste electrical and electronic equipment (WEEE) 'bring' facilities at household waste recycling centres (HWRCs).</p> <p><i>Commercial Recycling</i> – Provide / facilitate collection and processing capacity to optimise the capture of recyclables from the commercial sector (recyclables that are similar in nature to those arising from the municipal waste stream).</p> <p><i>Waste Growth</i> – MRS and Regional Waste Strategy targets – reduce growth to 1%pa by 2010 and 0.5%pa by 2020.</p> <p><i>Treatment of Residual</i> – Thermal treatment (EfW) of at least 420 000 tonnes per annum with excess residual waste being sent to landfill in the short term and further treatment in the long term.</p> <p><i>Landfill</i> – Pre-process all household waste with residues only to landfill (and minimum organics to landfill).</p>
---	--

Fareham Borough Council Community Fund

The Community Fund is available to all residents and community groups in the borough to apply for funding for projects that benefit the local community or environment. Applicants can apply for any amount, but if it is more than £5,000 they are normally expected to contribute at least the same amount of money to the project from other sources.

There are certain conditions that apply in order for a bid to be considered:

- Funding is to meet “one off” capital costs
- The project must be sustainable and able to keep going once the money is spent
- A clear description of what the funding will be used for is required
- The applicant has to explain how they will contribute to the project either financially or by providing labour or goodwill

The fund cannot be used for:

- On-going running costs, utility bills or rental costs
- Projects that do not involve the wider community
- Trips, meals, holidays and expeditions
- Projects that will result in commercial or personal gain
- Donations to charity
- Retrospective funding for projects already under way or completed

How to apply

In the first instance, applicants should contact their Community Action Team (CAT) officer to discuss the idea. Contact details are available on the council’s website. Applications can be made at any time

How the decision is made

Initially, the application will be assessed by a CAT officer who will let the applicant know if the criteria have been met. They will then work with the applicant to complete the application form. The completed application will then be sent to the CAT Chairman and local ward Councillors for their views. A report is then presented to the Executive Leader of the Council for a final decision. Applications for more than £5,000 are presented to a meeting of the Council’s Executive for consideration.

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Public Protection
Subject:	Contaminated Land Inspection Strategy
Report of:	Director of Regulatory and Democratic Services
Strategy/Policy:	Contaminated Land Strategy

Corporate Objective:	A safe and healthy place to live and work Protecting and enhancing our environment
-----------------------------	---

Purpose:

The purpose of this report is to present Executive Members with an updated Contaminated Land Strategy for approval. Local authorities are required to review their inspection strategies on a periodic basis, the previous update was reported to the Executive on 9 November 2009. The fifth revision of the Contaminated Land Inspection Strategy is attached at Appendix A.

Executive summary:

Local Authorities are required to have a Contaminated Land Inspection Strategy that sets out its approach to dealing with contaminated land and for these strategies to be kept under periodic review. This report provides an update on the work that has been undertaken since the previous update, with the latest version of the strategy attached at Appendix A for approval by the Executive.

Part 2A of the Environmental Protection Act (EPA) 1990 came into force in April 2000. It places a mandatory duty on local authorities to inspect their areas to identify contaminated land that is causing unacceptable risks to health or the environment and secure the remediation of that land.

The Council has had a Contaminated Land Inspection Strategy in place since 2001 and this has been updated periodically as required. The Government has recently amended the Statutory Guidance that local authorities are obliged to follow whilst carrying out their duties. As a result the Department of Environment, Food and Rural Affairs (Defra) requires all local authorities to revise their Contaminated Land strategies to take account of these changes.

The purpose of this report is to provide members with an update on the work that has been undertaken in dealing with contaminated land issues and present the revised strategy attached as Appendix A to this report for approval.

Recommendation:

- (a) That the Executive notes the progress that has been made in respect of the identification and data capture of areas of potential contamination, the investigation and remediation of land through the planning regime and via voluntary means; and
- (b) That the fifth revision of the Contaminated Land Inspection Strategy, attached at Appendix A to the report is approved

Reason:

To comply with the statutory requirements of section 78B(1) of part 2A of the Environmental Protection Act 1990 and in accordance with the requirements of the guidance issued by the Secretary of State.

Cost of proposals:

No costs are associated with the preliminary stages of identification and preliminary risk assessment. Costs associated with investigating individual sites will be addressed in separate reports to the Executive as the need arises.

Appendix A: [Contaminated Land Inspection Strategy](#)

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Contaminated Land Inspection Strategy

Briefing by: Director of Regulatory and Democratic Services

Portfolio: Public Protection

INTRODUCTION

1. The Government's long-term aim is to work towards a future where all the contaminated land in England has been identified and dealt with. To achieve this, the Government has three objectives:
 - To identify and remove unacceptable risks to human health and the environment;
 - To seek to bring back damaged land back into beneficial use; and
 - To seek to ensure that the cost burden faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.
2. The Government has a wide range of policies and legislation to achieve these objectives. However, it is most likely that the clean-up of land contamination will occur under the control of three main regimes:
 - Planning and Building Control;
 - Environmental Protection Act 1990 part 2A;
 - Environmental Damage Regulations 2009.
3. Remediation of land may also take place through other legislative powers depending upon the scenario of how the contamination occurred.
4. The preference is that voluntary remediation takes place, either through market driven scenarios such as redevelopment of land or via negotiation with polluters and or landowners. If voluntary remediation is not forthcoming local authorities are required to assess which legislation is most applicable to secure remediation of the land on a case by case basis. To date the Council has made effective use of the planning and building control regimes to address contaminated land issues.

PART 2A OF THE ENVIRONMENTAL PROTECTION ACT 1990

5. Part 2A of the Environmental Protection Act 1990 s.78B places a duty on local authorities to inspect their areas to identify contaminated land and s.78E places an obligation on local authorities to secure the remediation of contaminated land.

6. Contaminated land is defined as:

Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that

- *Significant harm is being caused or there is a significant possibility of such harm being caused; or*
- *Pollution of controlled waters is being, or is likely to be, caused.*

7. All local authorities were required to produce a strategy for inspecting their area to identify and remediate contaminated land. The inspection strategy is required to:

- Be rational, ordered and efficient;
- Be proportionate to the seriousness of any actual or potential risk;
- Seek to ensure that the most pressing and serious problems are located first;
- Ensure that resources are concentrated on investigating in areas where the authority is most likely to identify contaminated land; and
- Ensure that the local authority efficiently identifies requirements for the detailed inspection of particular areas of land.

8. A report detailing the Council's first Contaminated Land Inspection Strategy was reported to and approved by the Health and Environment Committee on 22 May 2001. Three subsequent revisions were approved in 2005, 2007 and 2009. This latest revision is required as a result of recently amended Statutory Guidance.

9. The Contaminated Land Inspection Strategy explains the legislation, the duties placed on local authorities, the inspection strategy for Fareham, identifies priorities, details local circumstances, and sets priority actions for the period 2013-2018.

CHANGES TO THE REGIME

10. The legislation was reviewed by the coalition government and considered to be fit for purpose and necessary. The Statutory Guidance however was deemed to be confusing and failed to provide advice on the legal test that is required to be made when determining land as contaminated land.

11. The new guidance released in April 2012 excludes background concentrations of chemicals in soil from causing land to be contaminated land except in exceptional circumstances. It requires sites to be categorised based on risk. It brings the definition of pollution of controlled waters in line with European directives and adds in a requirement for significant pollution of controlled water. New guidance allows local authorities to be more flexible when determining land and serving remediation notices. Local authorities are now required to provide 'Plain English' risk summaries following determination of land as contaminated land and local authorities must ensure that remedial action results in a net benefit, financially, health wise and environmentally.
12. The Contaminated Land Inspection Strategy attached as Appendix A has been updated accordingly to take account of the changes highlighted above.
13. The Strategy was presented to the Public Protection, Policy, Development and Review Panel on 12 March 2013 where it was AGREED that the revised Contaminated Land Inspection Strategy 2013-2018, as shown in Appendix A to the report, be commended to the Executive.

DETAILED INSPECTION

14. Detailed inspection of the presence of contaminants in soil predominantly occurs via the planning process and this is the main method by which contaminated land issues are addressed. Environmental Health is a consultee of the planning process and each site that it is consulted on is checked for the possible presence of contamination of land and the requirement for conditions is recommended to the planning department as appropriate. Once information in response to the condition is submitted, this information is again sent to Environmental Health for comment; this is usually in the form of a series of reports.
15. Since October 2011, 263 planning applications were consulted upon and 108 recommendations for a condition were made. Approximately 30 sites have been subject to some form of investigation and/ or remediation in the same period. Since the contaminated land regime was introduced approximately 150 sites have been addressed through the planning process.
16. The planning regime has enabled the Council to deal with a number of land contamination issues including a gasworks, petrol stations, an oil depot, laundry site, vehicle repair workshops, haulage yards, landfilled areas, tanneries, a paint and glue factory, industrial land, MOD land, former pubs, oil tanks, hospitals and horticultural nurseries.
17. Future priorities for dealing with potential contaminated land under the planning regime include developments such as those at Daedalus.

18. Every opportunity is taken to fund site investigation and remediation work through external funding. £70,000 has been secured from Defra through Natural England to undertake preliminary investigations at 3 former Council owned landfill sites. This is a joint project with the Eastern Solent Coastal Partnership and the results will be useful under a number of different projects. This highlights how the opportunity to address potential contaminated land issues can be dealt with as part of wider schemes and by working in partnership with other agencies.

CORPORATE CONTRIBUTIONS

19. Environmental Health continues to be consulted on and contribute to planning policy strategies such as the pre submission Development Sites and Policies Plan, as well as supporting and advising the Council's Estates Team in relation to land disposals and purchases where land contamination may be a matter for consideration.
20. Officers within the Council also work corporately in dealing with land that the Council owns, for example, undertaking soil investigations such as on public open space to assist Leisure Services in making decisions about site drainage and site development. In addition, monitoring continues to be undertaken on a former Council owned landfill site to ensure that measures installed in 2001 continue to work effectively for the dispersion of methane gas.

PRIORITISATION

21. In order to determine if contaminants are present, physical investigations of the land have to be undertaken; the Government requires that the most serious sites are investigated first. There is no prescribed process on how local authorities should prioritise sites in their area for detailed inspection; however, the aim should be to ensure that sites that present the greatest risks to health or the environment are inspected before sites that present a low risk. Therefore, a simple assessment of potential hazard and receptor sensitivity has been undertaken to assist in deciding the approximate order of detailed inspections. This is not set in stone and may change over time.
22. Work continues to be undertaken on prioritising sites for detailed inspection, using the extensive data collated and using the principles of risk assessment.

FINANCIAL CONSIDERATIONS

23. Under planning and building control the developer pays for investigation and remediation of the land. This is the main method the Government sees by which potentially contaminated land can be addressed.
24. Under part 2A all investigation costs up to the point of determining land as Contaminated Land must be borne by the Council. In terms of remediation costs: the Council will be required to pay; the polluter will be required to pay; the current landowner/ occupier will be required to pay; or the Council will pay for works in default and will then recover all or part of the costs from the polluter or current owner/ occupiers.

25. Costs are highly dependent upon the site and type of investigation/remediation required, but could range from thousands to hundreds of thousands of pounds. Where this course of action has to be taken and where the costs cannot be met from the existing budget a report will be presented to the Executive requesting the necessary funding.
26. In certain circumstances the Council may be required to fund remediation, for example, if remediation notices are not complied with, or if the polluters and landowners cannot be found or, indeed, where the Council is the polluter or where hardship is claimed and accepted.
27. Local authorities are recommended to have in place a transparent policy for assessing hardship and officers are currently working on this policy, which will be reported for consideration at a future date.
28. The potential cost of dealing with contaminated land has been highlighted in the Council's Finance Strategy, but it is recognised that at this stage a figure cannot be put against this. However, it is clear that the costs the Council may have to meet in dealing with specific contaminated land sites will need to be considered on a site by site basis and where necessary these will be the subject of specific reports to the Executive.

RISK ASSESSMENT

29. There is a high risk that government funding will not be obtained due to the cut in the Defra Contaminated Land Capital Grant Scheme and that investigation and remediation costs under part 2A will need to be financed by Council budgets.
30. There is a potential risk of legal action if remediation causes risks to health and the environment. This will be addressed through risk assessment at the time of any future works.
31. External government funding is not available to address potential contaminated land on sites that have been previously developed since 1994 but which did not use the planning regime to address the contamination.

THE WAY FORWARD

32. The priority actions for the years 2013 -2018 include:
 - Detailed inspections under the part 2A regime should take place in accordance with any agreed programmes;
 - The cost recovery and hardship policy needs to be approved;
 - The corporate contaminated land strategy needs to be updated;
 - Inspections and remediation should continue via the planning and building control regimes where appropriate to encourage market driven solutions;
 - Alternative funding sources and legislation should be used where appropriate to progress detailed inspection and remediation;
 - Voluntary remediation should be encouraged prior to any regulatory action to reduce burdens on local taxpayers.

CONCLUSION

33. Work continues on the Contaminated Land Inspection Strategy; however, this is a long-term strategy and it is important that it is kept up to date and relevant to what needs to be achieved. There could be significant financial implications for the Council depending upon the issues that need addressing, but the emphasis has been on addressing contaminated land through the planning and building control regimes and this has been effective.
34. Complaints or concerns about land contamination are all investigated and are dealt with in accordance with the strategy. Issues are often resolved informally but where necessary and if appropriate a range of enforcement options are available to deal with the problem.

Contaminated Land Inspection Strategy
2013-2018

Contents

	Page
Executive Summary	5
1.0 Introduction	7
1.1 Background	7
2.0 Objectives	8
2.1 Government Objectives of Part 2A of the EPA 1990	8
2.2 Corporate Objectives	9
2.3 Aim of the Contaminated Land Inspection Strategy	9
3.0 Legislation, Statutory and Non Statutory Guidance	10
3.1 Contaminated Land Regime	10
3.2 Interaction with Other Regulatory Powers	11
4.0 Duties, Roles Liaison and Contacts	16
4.1 Department of Regulatory and Democratic Services	16
4.2 Matters Referred to Elected Members	17
4.3 Responsibilities of Other Departments	17
4.4 Fareham Borough Council Land	18
4.5 External Agencies	18
5.0 Risk Assessment	20
5.1 Background concentrations of contaminants	20
5.2 Generic Assessment Criteria	21
5.3 Uncertainty	21
5.4 Risk Summaries	22
5.5 Communicating Risk	22
6.0 Determination of Contaminated Land	24
6.1 Definition of Contaminated Land	24

6.2 Determining that Land is Contaminated Land	24
6.3 Human Receptors	25
6.4 Non Human Receptors	29
6.5 Physical extent of land to be Determined	32
6.6 Making Determinations in Urgent Cases	32
6.7 Formal Notification of the Determination of Contaminated Land	33
6.8 Postponing Determination	33
6.9 Written Record of Determination of Contaminated Land	34
6.10 Reconsideration, Revocation and Variation of Determinations	34
7.0 The Strategy for Finding, Prioritising, Inspecting Potentially Contaminated Land	35
7.1 Strategic Approach to Finding and Inspecting Land	35
7.2 Review of the Strategy	35
7.3 Priority Actions	35
7.4 Local Priorities	35
7.5 Overview of the Strategy of Inspection	37
7.6 Finding and Prioritising Potentially Contaminated Land	38
7.7 Detailed Inspection of Potentially Contaminated Land	38
7.8 Review Mechanisms	39
7.9 Statutory Powers of Entry	40
7.10 Emergency Powers	41
7.11 Grants of Rights of Access	41
7.12 Appointment of Consultants	41
7.13 Special Sites	42
8.0 Liability	44
8.1 Apportionment of Liability	44
8.2 Exclusion from Liability	44
9.0 Remediation of Contaminated Land	46
9.1 Definition of Remediation	46
9.2 Reasonableness of Remediation	46
9.3 Voluntary Remediation	47

9.4 Remediation Notices	47
9.5 Offences	48
9.6 Remediation of Urgent Sites	48
9.7 Local Authority Powers to carry out Remediation	48
9.8 Site Specific Consultations throughout the Inspection and Remediation Process.	48
10.0 Financial Considerations	50
10.1 Costs of Implementing the Contaminated Land Inspection Strategy	50
10.2 Cost Recovery	50
10.3 Hardship	50
10.4 Cost Recovery Considerations in addition to Hardship	50
10.5 Claims for Compensation for Rights of Entry	51
10.6 External Sources of Funding	51
10.7 Costs Associated with Council Liabilities	52
11.0 Information Management, Disclosure and Complaints	53
11.1 Information Management	53
11.2 Information Disclosure	53
11.3 Public Registers	53
11.4 Complaints, Enquiries and Service Requests	54
11.5 Land Charge Enquiries	54
11.6 Requests for Information	55
11.7 Information Received from Members of the Public	55
References	56
Appendix 1	57

Executive Summary

This Contaminated Land Inspection Strategy is intended to explain how Fareham Borough Council will implement the contaminated land regime as required by part 2A of the Environmental Protection Act 1990 over the period 2013-2018. It has been amended to take account of changes made to the Statutory Guidance.

Contaminated land is defined at section 78A(2) of Part 2A of Environmental Protection Act 1990 as:

Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- a) significant harm is being caused or there is a significant possibility of such harm being caused: or*
- b) pollution of controlled waters is being, or is likely to be, caused.¹*

Local authorities are tasked with inspecting their areas to identify contaminated land and securing the remediation of that land.

Assessing whether or not land is contaminated land requires a risk based approach. Risk is the combination of;

1. The likelihood that harm or pollution of water will occur as a result of contaminants in, on or under the land; and
2. The scale and seriousness of that harm or pollution?²

In deciding what constitutes significant harm or pollution of controlled waters the Council will act in accordance with the relevant Statutory Guidance.

The starting point for all land is that despite the potential for contaminants to be present, land is not contaminated land until it has been determined as such by the local authority.

The local authority has sole responsibility for determining whether land is contaminated land. This responsibility cannot be delegated except in accordance with section 101 of the Local Government Act 1972. Local authorities can rely on information or advice provided by another body such as the Environment Agency or a suitably qualified experienced practitioner appointed for that purpose.²

It is likely that the Council will need to undertake detailed inspections to obtain detailed desk based information and soil, water, and gas samples for analysis. The results of which are assessed to establish risk to health and the environment. It should be noted however that there are no legally binding standards to which soil must comply. Each site must be assessed on a site by site basis.

Once the Council has made a determination that land is Contaminated Land it will need to identify who is responsible for paying for remediation. The persons considered liable for these costs are called appropriate persons. The statutory

guidance provides guidance on determining which persons should bear liability for remediation. This will need to be undertaken for each significant pollutant linkage. More than one person may be liable for a significant contaminant linkage; in this instance all those liable are termed a liability group.

If land is determined as contaminated land then the Council must secure remediation of the land. The Statutory Guidance provides guidance on the remediation of contaminated land, Fareham Borough Council will act in accordance with statutory guidance when considering remediation requirements.

All information will be stored, managed, shared and released in accordance with Council policies relating to the Data Protection Act 1998 and the Freedom of Information Act 2000.

The Environmental Information Regulations 2004 (S.I 2004/3391) set out specific provisions with regards to public access to environmental information, refusals to disclose, charging, disclosing and timescales.

The Council has a duty to maintain a register of remediated sites. The register is a public document and can be accessed free of charge in the Department of Regulatory and Democratic Services, Fareham Borough Council, Civic Offices, Civic Way, Fareham during the period of 8:45am till 5.15pm Monday-Friday. The aim is to provide this electronically in the future.

Priority Actions

The priority actions for the years 2013-2018 include;

- Detailed inspections under part 2A regime should take place in accordance with any agreed programmes.
- The cost recovery and hardship policy needs to be approved.
- The Corporate Contaminated Land Strategy needs to be updated.
- Inspections and remediation should continue via the planning and building control regimes where appropriate to encourage market driven solutions.
- Alternative funding sources and legislation should be used where appropriate to progress detailed inspection and remediation.
- Voluntary remediation should be encouraged prior to any regulatory action.

1.0 Introduction

1.1 Background

England has a considerable legacy of historical land contamination involving a wide range of substances. On all land there are background levels of substances, including substances that are naturally present as a result of the varied and complex geology and substances resulting from diffuse human pollution. On some land there are greater concentrations of contaminants often associated with industrial use and/or waste disposal. In minority of cases there may be sufficient risk to health or the environment for such land to be considered contaminated land.²

In many cases land can be investigated and clean up as part of redevelopment, this is based on market forces and the developer pays for the clean up of the land. In some cases redevelopment is not an option and in such cases if there is a potential for significant harm to health or the environment Part 2A of the Environmental Protection Act 1990 can be used to secure the remediation of the land. The Act requires local authorities to inspect their areas to identify areas of contaminated land and secure remediation of that land.²

The legislation came into force in 1st April 2000 and all local authorities were required to have an Inspection Strategy in place by July 2001. The first Inspection Strategy was reported to and approved by the Health and Environment Committee on 22 May 2001. Periodic reviews were carried out in 2005, 2007, and 2009. Following a recent amendment to the Statutory Guidance all local authorities have been asked by Defra to review their strategies to take account of the changes.

This strategy is intended to explain how Fareham Borough Council will implement the contaminated land regime as required by part 2A of the Environmental Protection Act 1990 over the period 2013-2018, it includes amendments resulting from the recent revision of the Statutory Guidance.

The strategy presents objectives, a discussion of the legislation, explains the duties and roles of the Council, explains risk assessment, defines contaminated land, explains the process of determination, details the strategy for finding, prioritising and inspecting potentially contaminated land, discuss liability issues and remediation. It looks at the financial implications and discusses the issues surrounding information management and information disclosure.

2.0 Objectives

2.1 Government Objectives of Part 2A of the Environmental Protection Act 1990

The overarching objectives of the Government's policy on contaminated land and the part 2A regime are:

- a) To identify and remove unacceptable risks to human health and the environment;
- b) To seek to ensure that contaminated land is made suitable for its current use;
- c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.²

Enforcing authorities should only seek to use part 2A of the EPA 1990 where there is no appropriate alternative solution, and should take account of the following;

- Uncertainty in decision making and how to act in these circumstances
- Striking a balance between the risks of the contamination and the benefits of remediation
- The impacts of regulatory intervention including impacts to the following; finance, health, environment, property blight and burdens on affected people.
- A precautionary approach
- Achieving a net benefit following regulatory intervention.²

2.2 Corporate Objectives

The Council has a strong corporate vision which is;

Fareham is a prosperous, safe and attractive place to live and work.

This vision is guided by a set of values;

- Listening and being responsive to our customers;
- Recognising and protecting the identity of existing settlements;
- Enhancing prosperity and conserving all that is good;
- Being efficient and effective and providing value for money;
- Leading our communities and achieving beneficial change.

There are seven corporate priorities.

- Protect and enhance the environment
- Maintain and extend prosperity
- A safe and healthy place to live and work
- Leisure for health and fun
- A balanced housing market
- Strong and inclusive communities
- Dynamic, prudent and progressive Council.³

For each priority the Council has identified a set of required improvements for the local community, these can be viewed in more detail in the Corporate Strategy 2011-2017 on the Council website.³

http://www.fareham.gov.uk/about_the_Council/strategies/keystrategies.aspx

The Contaminated Land Inspection Strategy will take account of the requirements of the Corporate Strategy 2011-2017 and other key Council strategies which can be viewed on the Council website.

2.3 Aim of the Contaminated Land Inspection Strategy

The aim of this strategic document is to identify how Fareham Borough Council will manage risks associated with contaminated land as required under part 2A of the environmental protection Act 1990 and land contamination in a wider sense.

2.4 Objectives of the Contaminated Land Inspection Strategy

- To communicate and comply with the statutory duty placed on this authority.
- To identify local priorities and characteristics
- To identify key roles of the enforcing authorities for the contaminated land regime
- To describe the approach to strategic inspection
- To describe the approach to prioritisation, detailed inspection and remediation
- To describe the broader Council approach to managing risks from land contamination
- To summarise how the authority will minimise unnecessary burdens on the taxpayer, businesses and individuals.

3.0 Legislation, Statutory and Non Statutory Guidance

3.1 Contaminated Land Regime

The contaminated land regime provides a means for local authorities to identify areas of significantly contaminated land and secure the remediation of the land either voluntarily or via enforcement. The regime provides a means to address contamination that occurred historically and is now causing significant harm to health and/ or the environment.

The Government requires that the Contaminated Land regime under part 2A of the Environmental Protection Act 1990 is a last resort and should only be used when there are no appropriate alternative solutions.² The main legislation for the part 2A regime is listed below and in addition there is a summary of other legislation that can be used to mitigate land contamination risks in certain contexts.

3.1.1 Parliamentary Acts and Regulations

The contaminated land regime, inserted into Part 2A of the Environmental Protection Act (EPA) 1990 by s.57 of the Environment Act 1995, was introduced in 1995. It came into force in England on 1st April 2000 following the release of the DETR statutory guidance Circular 02/2000 (circular now withdrawn).

The Radioactive Contaminated land (modification of Enactments)(England) Regulations 2006 (SI 2006/1379), make provision for Part 2A to be extended for the purpose of identification and remediation of radioactive contaminated land where it is causing harm to human health only.

The Contaminated Land (England) Regulations 2006 (SI 2006 No. 1380) elaborate on details of the regime such as definitions of special sites, the contents of remediation notices, appeals and the required contents of public registers.

The Contaminated Land (England) (Amendment) Regulations 2012 (SI 2012 No.263) amends details in relation to pollution of controlled waters.

The Water Act 2003 (Commencement No.11) Order 2012 (SI 2012 No.264) (C.8) amends details in relation to significant pollution of controlled waters.

3.1.2 Statutory Guidance

The statutory guidance has recently been revised and currently resides in the DEFRA publication *Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance*, April 2012.

<http://www.defra.gov.uk/publications/files/pb13735cont-land-guidance.pdf>

In relation to radioactive Contaminated Land, the statutory guidance resides in the DECC publication *Environmental Protection Act 1990: Part 2A Contaminated Land Radioactive Contaminated Land Statutory Guidance*, April 2012.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48325/4472-draft-statutory-guidance-covering-radioactive-cont.pdf

As required by central Government, Fareham Borough Council shall act in accordance with the statutory guidance when implementing this regime.

3.1.3 Non Statutory Technical Guidance

Technical guidance is released by numerous organisations; the statutory guidance requires that when determining land as Contaminated, local authorities must carry out an appropriate, scientific and technical assessment of all the relevant and available evidence.

There are numerous non statutory guidance documents, which can be found on the Environment Agency website.

<http://www.environment-agency.gov.uk/research/planning/33706.aspx>

Some other organisations that may hold appropriate scientific and technical information include, but are not restricted to; DEFRA, The Health and Safety Executive, Food Standards Agency and the Health Protection Agency/ Public Health England. Advisory committees including the Committee on Carcinogenicity (COC), Committee on Mutagenicity (COM), Committee on the Medical Effects of Air Pollutants (COMEAP). European and International Government bodies such as the United States Environmental Protection Agency (US EPA), the Dutch National Institute for Public Health and the Environment (RIVM); The World Health Organisation (WHO), universities and peer reviewed literature may also be of assistance.

Fareham Borough Council will carry out appropriate, scientific and technical assessment when determining land as contaminated land.

3.2 Interaction with other Regulatory Powers

There are a number of other legislative controls that give powers to regulatory authorities to take action to prevent, identify, assess and require remediation of land contamination.

In some cases action is precluded under Part 2A where other controls exist, or action may be quicker or more relevant using other legislation.

The appropriate regulatory control should be assessed on a case by case basis.

3.2.1 Planning and Development Control

Government policy recognises that it can often be more effective, appropriate and less of a burden on local taxpayers if land contamination is dealt with during redevelopment. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Government guidance in the form of the National Planning Policy Framework requires that policies and decisions ensure that

- The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and
- Adequate site investigation information, prepared by a competent person, is presented to the Local Planning Authority.⁴

Developers should be aware that actions or omissions on their part could lead to liability being incurred under Part 2A.

Failure to control contamination through the development control process can lead to property blight, risks to health and the environment, and financial hardships for the public and the Council. The Government expects local authorities to ensure adequate investigation and remediation under the planning regime, if a site has been granted a planning permission since 1994 and land contamination has not been taken into account the Council are unlikely to be able to obtain any funding from the Contaminated Land Capital Projects Programme to assist with investigation costs.⁵

In some circumstances remedial activities may require planning permission; this should be assessed on a site by site basis.

3.2.2 Building Control

The Building Act 1984 is the enabling act under which The Building Regulations 2010 (SI 2010 No 2214), the Building (Approved Inspectors etc.) Regulations 2010 (SI 2010 No. 2215) and The Building (amendment) Regulations 2011 (SI 2011 No. 1515) are made.

The regulations require developers to take reasonable precautions to avoid danger to health and safety caused by contamination on or in the ground covered or to be covered by the building and any land associated with the building.

The technical requirement of the building regulations are broad and The Department for Communities and Local Government (DCLG) publishes guidance on meeting the requirements of the regulations in what are known as Approved Documents. Approved Document C - *Site preparation and resistance to contaminants and moisture* (2010 edition) is the current approved document that provides guidance on land contamination issues.⁶

Developers should be aware that actions or omissions on their part could lead to liability being incurred under Part 2A.

3.2.3 Environmental Damage

The Environmental Damage (Prevention and Remediation) Regulations 2009 (SI 2009 No. 153) came into force on 1st March 2009 recently amended in 2010 (SI 2010 587) they implement the European Environmental Liability Directive 2004/35/EC. They are based on the polluter pays principle requiring those responsible to prevent and remedy damage.

This damage only applies to businesses and only applies to damage that occurs after 1st March 2009.

Environmental Damage has a specific meaning within the regulations and it only refers to;

- Damage to Land
- Damage to Water
- Damage to Ecosystems⁷

In relation to damage to land, local authorities are the enforcing authority for this type of damage, the damage must result in a significant risk of adverse effects on human health. To assist local authorities in making decisions DEFRA have released non statutory guidance entitled *The Environmental Damage (Prevention and Remediation) Regulations 2009*, May 2009.

Operators should inform the relevant enforcing authorities if possible environmental damage occurs, enforcing authorities can require information from operators and serve prevention and/ or remediation notices on operators to require certain action to be taken to prevent damage or remediate damage that has occurred.

There are offences for:

- Failing immediately to take all practicable steps to prevent damage or notify the authority where there is an imminent threat of environmental damage (or of damage that there are reasonable grounds to believe will become environmental damage).
- Failing immediately to prevent further damage or notify the authority where the operator of an activity has caused environmental damage or has caused damage where there are reasonable grounds to believe that the damage is or will become environmental damage’.
- Failing to comply with a notice to prevent damage or further damage;
- Failing to comply with a remediation notice;
- Failing to provide information pursuant to these Regulations required by an authority;
- Failing to comply with instructions given under Regulation 31 (powers of entry etc.);
- Providing false or misleading information to an authorised officer.⁷

Enforcing authorities can recover costs from operators in accordance with the regulations.

Operators of economic activities should be aware that pollution of land may incur a liability under both the Environmental Damage Regulations 2009 and Part 2A of the EPA 1990.

If pollution of the land is observed or there is an imminent risk of pollution occurring this should be reported to the Department of Regulatory and Democratic Services.

3.2.4 Illegal Waste Deposits on Land

Part II of the Environmental Protection Act 1990 (section 59 as amended by the Clean Neighbourhoods and Environment Act 2005 (and the Environmental Permitting Regulations 2007)). This legislation applies to illegal deposits of controlled waste on land, the Environment Agency or Waste Regulation Authority may serve notice on the occupier of the land requiring them to remove the waste and take steps to eliminate or reduce the consequences of the deposit, costs can be recovered in accordance with the legislation. This may be particularly useful in cases of fly tipped hazardous waste that has leaked or spread onto the land.

3.2.5 Industrial Processes

The Environmental Permitting Regulations (England and Wales) 2010 were introduced on 6 April 2010 replacing the previous 2007 regulations, these were amended in 2012 (SI 2012 No 630). They introduce a system for issuing environmental permits and exemptions for industrial activities, waste operations, water discharges, groundwater activities, radioactive substances. They set out the powers, functions and duties of the regulators. Conditions can be applied to permits to control activities and discharges to land, air and water.

Part 2A may not be applicable where authorisations are in place under the Environmental Permitting Regulations.

The Environmental Damage Regulations 2009 places a strict liability on operators of permitted processes with regards to preventing and remedying environmental damage.

3.2.6 Statutory Nuisances

Prior to Part 2A of the Environmental Protection Act 1990 coming into force, Part III of the same Act dealing with Statutory Nuisance was the main mechanism for enforcing remediation of contaminated land. The enforcement controls of this legislation now only apply to land that is not in a contaminated state as specified by Part 2A of the same Act.

3.2.7 The Water Environment

The Water Framework Directive 2000/60/EC, The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003 (SI 2003 No. 3242), The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009 and Anti Pollution Works Regulations 1999 enforced by the Environment

Agency are only some of the legislation aimed at controlling and preventing pollution of controlled waters.

The Environment Agency is a key partner in addressing land contamination issues and in cases of special sites take over from the Council as the enforcing authority. Where water is being polluted by contaminants in, on or under the land the Environment Agency will be consulted by Fareham Borough Council.

4.0 Duties, Roles, Liaison and Contacts

4.1 Department of Regulatory and Democratic Services

Local authorities are the principal regulators under the contaminated land regime.

The key roles and duties of local authorities will be to:

- Prepare and publish an inspection strategy;
- Inspect their areas to identify contaminated land;
- Determine whether any particular site is contaminated land;
- Act as the enforcing authority for all sites except "special sites";
- Transfer "special sites" to the Environment Agency;
- Establish who should bear responsibility for the remediation of contaminated land
- Decide what remediation is required and ensure that remediation takes place;
- Decide who should bear what liability for meeting costs of remediation work
- Maintain a public register of regulatory action.

The Department of Regulatory and Democratic Services has been selected as the principal department at Fareham Borough Council to lead the contaminated land regime. An officer is employed to manage the responsibilities of land contamination issues for the Council.

The designated officer will be responsible for;

- The day to day management and implementation of all duties under Part 2A of the Environmental Protection Act 1990;
- Maintaining and updating the Remediation Register;
- Dealing with contaminated land enquiries and complaints;
- Responding to planning and building control consultations and technical material submitted through these regimes relating to land contamination issues;
- Liaising with and reporting to internal departments and external organisations;
- Maintaining and updating information in relation to land contamination;
- Reporting information to the Environment Agency, Health Protection Agency, Natural England and other statutory or non statutory bodies;
- Reporting to managers, review panels, the Executive and liaising with/ updating Councillors
- Dealing with and/ or assisting other departments as required with land contamination issues via other legislative powers.

The designated Officer will report to a Principal Environmental Health Officer, the Head of Environmental Health and the Director of the Department of Regulatory and Democratic Services, specifically this must happen when;

- Changing and updating policies and strategies;
- Writing committee reports;
- Prior to and during detailed inspections;
- A determination of contaminated land needs to be made;
- Agreement of remediation actions;
- Agreement of voluntary remediation actions;

- Urgent remediation action;
- Assessment of remediation;
- Service of a remediation notice;
- Procurement of services, financial commitments;
- Advice;
- Updates of work activity.

Any complaints, enquiries or information requests should be directed in the first instance to:

regulatory@fareham.gov.uk

Department of Regulatory and Democratic Services
 Fareham Borough Council
 Civic Offices
 Civic Way
 Fareham
 PO16 7AZ

Tel. 01329 236100

4.2 Matters Referred to Elected Members

Certain matters will need to be referred to elected members. This may include but is not restricted to the following;

- Approval of the Contaminated Land Inspection Strategy and updates thereof;
- Detailed Inspection Programmes;
- Where private or Council owned property is determined as contaminated land;
- Where the Council proposes to carry out urgent work or work in terms of remediation;
- Circumstances requiring significant financial commitment of the Council ;
- Where the appropriate person(s) are to be prosecuted/ have been prosecuted.

4.3 Responsibilities of Other Departments

Corporate uptake and understanding of the local authority's responsibilities in terms of land contamination is essential as issues of land quality impact upon other functions within the Council. The development of an integrated corporate approach will ensure that the aims and objectives of the strategy are achieved.

The Corporate Contaminated Land Strategy was approved by the Health and Environment Overview Panel on 18th November 2002 and the Executive on 16th December 2002. The purpose of the document was to raise awareness of developing a corporate approach to managing contaminated land from a landholder and polluters point of view.

It should be recognised that internally a number of Departments support the work of the Department of Regulatory and Democratic Services to ensure that the Council fulfils its statutory duty, manages any existing liabilities and does not take on future

liabilities. A brief overview of how internal departments may become involved with contaminated land issues is listed below;

Business Transformation -Data management support.

Communications - strategies, press releases, media management, site specific communication plans.

Estate and Facilities - Liaison regarding contamination on certain Council owned sites, Land disposals and purchases, land charge enquiries.

Finance and Resources - grant applications, financial assessments, hardship claims, and insurance.

ICT - GIS, data management support.

Legal - Legal support, prosecutions, Council liabilities.

Building Control - Consultations on building control applications.

Planning Development Control - Consultations on planning applications, relating to planning permission and discharge of conditions, planning enforcement.

Planning and Transportation - Policy, land allocations, conservation.

Leisure and Environment - Ongoing maintenance and/ or monitoring costs of remediation, liaison regarding contamination on certain Council owned sites.

Council Housing - Investigation and remediation projects on Council housing land.

Strategic Housing - Building projects on brownfield land.

4.4 Fareham Borough Council Land

As a land owner Fareham Council is required to assess its own land holdings and implement remediation where it is liable for contamination. Throughout the inspection process and remediation of any Council owned Contaminated Land, Fareham Borough Council will:

- Assess its land holdings for potential land contamination
- Take responsibility for the remediation of land contamination where it is liable;
- Assess, investigate and remediate Council owned Contaminated Land in accordance with Statutory Guidance;
- Be open and transparent through out the decision making process;
- Take account of innovative techniques, sustainability issues and climate change;
- Ensure best value in relation to costs.
- Assess each site on a site specific basis.

4.5 External Agencies

4.5.1 The Environment Agency

The Environment Agency is the Government's principal scientific and technical advisor on contaminated land. The Environment Agency produces Government backed non statutory technical guidance and assesses applications made under the contaminated land capital projects programme.

In relation to the contaminated land regime the Environment Agency is a joint enforcing authority with local authorities. The key roles and duties of the Environment Agency will be to:

- Assist and advise local authorities in assessing and investigating contaminated land, in cases where water pollution is involved;
- Provide advice to the local authorities on the remediation of contaminated land;
- Act as the enforcing authority and ensure remediation of “special sites”;
- Maintain a public register of regulatory action for special sites;
- Prepare a national report on the state of contaminated land.⁸

Contacts have been established within the Environment Agency, members of local Environment Agency teams meet with Local Authority representatives at the Hampshire and Isle of Wight Contaminated Land Liaison Group every three months.

The Environment Agency local office will be consulted during preliminary risk assessment stages, prior to and during detailed inspections, prior to submitting applications for DEFRA grants and prior to and during remediation. They will be sent formal notification as required by guidance at appropriate stages. Fareham Borough Council will respond to annual state of contaminated land returns.

The Environment Agency play an active role in providing technical advice to Fareham Borough Council in relation to controlled waters and contaminated land issues arising during redevelopment.

The Contact Details for the Environment Agency are;

Tel 03708 506 506

National Customer Contact Centre
PO Box 544
Rotherham
S60 1BY

Or

South East Regional Office
Kings Meadow House,
Kings Meadow Road,
Reading
Berkshire
RG1 8DQ

Details of other external agencies are listed in Appendix 1.

5.0 Risk Assessment

Assessing whether or not land is contaminated land requires a risk based approach. Risk is the combination of;

1. The likelihood that harm or pollution of water will occur as a result of contaminants in, on or under the land; and
2. The scale and seriousness of that harm or pollution?²

Risk assessments must be based on information that is;

1. Scientifically based;
2. Authoritative;
3. Relevant to the assessment of risks arising from the presence of contaminants in soil;
4. Appropriate to inform regulatory decisions in accordance with part 2A and the statutory guidance.²

The risk assessment should only take account of the current use of the land. Further guidance on this is issued in the Statutory Guidance.

In order to assess whether land should be determined as contaminated land, the local authority must firstly satisfy itself that a contaminant linkage exists in relation to a particular piece of land. A contaminant linkage requires each of the following to be identified:

- A **contaminant** - *a substance with a potential to cause harm or pollution of controlled waters.*
- A **receptor** - *an organism, ecological system or property which can be harmed by a contaminant and/ or controlled waters.*
- A **pathway** - *a route by which a receptor is exposed or could be exposed to a contaminant.*²

There may be numerous contaminant linkages present on one site at any one time.

5.1 Normal Background Concentrations of Contaminants

The Part 2A regime was introduced to help identify and remediate land which poses unacceptable levels of risk. The Government is clear in that Part 2A does not apply to land with levels of contaminants in soil that are commonplace and widespread throughout England; and for which in the majority of cases there is no reason to consider that there is an unacceptable risk. Unless there is a particular reason to consider otherwise, normal levels of contaminants in soil should not result in land being determined as contaminated land. Therefore, if it is established that land is at or close to normal levels of particular contaminants, it should usually not be considered further in relation to the part 2A regime.

The British Geological Society have undertaken a survey across England to establish normal background concentrations of contaminants in soils. A

concentration in soil above a background concentration does not mean that the land is contaminated land.²

In deciding whether contaminant levels are normal, Councils are required to consider the following;

- Is it due to the natural presence of contaminants from geological processes which have not been shown to pose an unacceptable risk to health or the environment?
- Is it a result of diffuse pollution due to common human activity and not as a result of an industrial process?
- Is the concentration typical or widespread throughout the area or are concentrations significantly different?
- Do similar circumstances exist regionally or nationally that display similar soil types, hydrogeology and form of contaminant?
- Is there a reason to consider that concentrations and form of the chemical are likely to pose an unacceptable risk to health, property or the environment?²

Groups of contaminants that behave in the same manner can be treated as a single contaminant linkage if there are scientifically robust reasons for doing so.

Depending upon what information comes out of the risk assessment at various stages local authorities can decide whether or not to continue investigations but should document their decision making.

5.2 Generic Assessment Criteria

With the exception of radioactivity there are no guidelines on what concentration of a chemical in soil constitutes significant harm or significant possibility of significant harm. Local authorities are required to use judgement and expertise on a site by site basis

However, the statutory guidance does recognise the use of generic assessment criteria (GAC) but restricts their use, guidance states they can be used provided;

- Local authorities understand how they were derived and how they can be appropriately used
- They have been produced in an objective, scientifically robust and expert manner by reputable organisations
- They are only used in accordance with part 2A and the Statutory Guidance.

A concentration in soil above a generic assessment criteria does not mean that land is contaminated land.²

Further advice on the use of GACs is given in section 3.29 of the Statutory Guidance.

5.3 Uncertainty

All risk assessments of potentially contaminated land involve uncertainty, for example due to the scientific uncertainty over the effects of substances, and/ or the

assumptions that lie behind predicting what might happen in the future. As required this Council will seek to minimise uncertainty as far as is relevant, reasonable and practical.

The Government recognises that due to uncertainty there is unlikely to be a single correct conclusion on the precise level of risk posed by land, different suitably qualified people may reach different conclusions. Local Authorities are required to use judgement to form a reasonable view of the risks on the basis of robust assessment. Only the local authority can determine land as contaminated land.²

5.4 Risk Summaries

If a site is determined as contaminated land, local authorities are required to produce a risk summary, Government requires that these include the following;

1. A summary of the authority's understanding of the risks, including a description of: the contaminants involved; the identified contaminant linkage(s), or a summary of such linkages; the potential impact(s); the estimated possibility that the impact(s) may occur; and the timescale over which the risk may become manifest.
2. A description of the authority's understanding of the uncertainties behind its assessment.
3. A description of the risks in context, for example by setting the risk in local or national context, or describing the risk from land contamination relative to other risks that receptors might be expected to be exposed to in any case. This need not involve a detailed comparison of relative risks, but the authority should aim to explain the risks in a way which is understandable and relevant to the layperson.
4. A description of the authority's initial views on possible remediation. This need not be a detailed appraisal, but it should include a description of broadly what remediation might entail; how long it might take; likely effects of remediation works on local people and businesses; how much difference it might be expected to make to risks posed by the land; and the authority's initial assessment of whether remediation would be likely to produce a net benefit, having regard to broad objectives of the regime set out in section 2.1 of this document. In the case of land which (if it were determined as contaminated land) would be likely to be a special site, the authority should seek the views of the Environment Agency and take any views into account in producing the description.²

5.6 Communicating Risk

Risk communication is an extremely important aspect of the decision making process. Decisions about contaminated land are not based on purely technical issues. There are a variety of regulatory, commercial, financial, legal, and societal factors that all affect how a site should be managed. This can mean that decisions can cause conflicting views. In addition decisions about land contamination can affect people's health, their family's health, their homes, people's finances, local

businesses and jobs. In order for people and communities to accept decisions made about risk they need to feel included, in the decision making process and need clear information that explains how and why decisions have been made.

All sites investigated under Part 2A of the Environmental Protection Act 1990 will have a site specific communication plan. Communications plans will be developed in conjunction with the Council communications team and Councillors, consultations may also need to take place with relevant external organisations.

6.0 Determination of Contaminated Land

6.1 Definition of contaminated land

The requirements of and the enforcement powers of the EPA 1990 Part 2A will only apply to particular areas of land in accordance with the definitions given in the legislation and statutory guidance.

Contaminated land is defined at section 78A(2) of Part 2A of Environmental Protection Act 1990 as:

Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- c) significant harm is being caused or there is a significant possibility of such harm being caused: or*
- d) pollution of controlled waters is being, or is likely to be, caused.¹*

For radioactive contaminated land the definition is modified slightly;

Contaminated land is any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that

- a) harm is being caused, or*
- b) there is a significant possibility of such harm being caused;¹*

Harm from radioactivity relates to human health only.

6.2 Determining that land is contaminated land

The starting point for all land is that despite the potential for contaminants to be present, land is not contaminated land until it has been determined as such by the local authority.²

The local authority has sole responsibility for determining whether land is contaminated land. This responsibility cannot be delegated except in accordance with section 101 of the Local Government Act 1972. Local authorities can rely on information or advice provided by another body such as the Environment Agency or a suitably qualified experienced practitioner appointed for that purpose.

There are four possible grounds for determination of land as contaminated land (not including radioactivity).

- a) Significant harm is being caused to a human or relevant non-human receptor.*
- b) There is a significant possibility of significant harm being caused to a human or relevant no human receptor.*
- c) Significant pollution of controlled waters is being caused.*
- d) There is a significant possibility of significant pollution of controlled waters being caused.¹*

In deciding what constitutes significant harm or pollution of controlled waters the Council will act in accordance with the relevant Statutory Guidance.

6.3 Human Receptors

6.3.1 Significant Harm - Human Receptors

Guidance states that the following health effects should always be considered to constitute significant harm to human health:

- Death;
- Life threatening diseases (e.g. cancers);
- Other diseases likely to have serious impacts on human health;
- Serious injury;
- Birth defects;
- Impairment of reproductive functions.²

Other health effects on their own or in combination might be considered to constitute significant harm to human health:

- Physical injury (from the chemical),
- Gastrointestinal disturbances;
- Respiratory tract effects;
- Cardiovascular effects;
- Central nervous system effects;
- Skin ailments;
- Effects on organs such as the liver or kidneys; or
- A wide range of other health impacts.²

The local authority should consider:

- The seriousness of the harm in question, including
- The impact on the health and quality of life, of any person suffering the harm;
- The scale of the harm.²

The Government requires that the local authority should only conclude that harm is significant if it considers that treating the land as contaminated land would be in accordance with the broad objectives of the regime as identified in section 2.1.

6.3.2 Significant possibility of significant harm to health (SPOSH)

In some cases significant harm might not be occurring, but it might occur over the long term. In such instances local authorities can consider whether there is a possibility of significant harm to health and whether this possibility is significant. This only relates to substances in, on or under the land and where there is a contaminant linkage.

When assessing the **possibility of significant harm** the local authority should take account of:

1. The estimated likelihood that significant harm might occur to an identified receptor, taking account of the current use of the land in question.
2. The estimated impact if the significant the significant harm did occur for example the nature of the harm, the seriousness of the harm to any person who might suffer it, and where relevant the extent of the harm in terms of how many people might be affected.²

When estimating the likelihood that a specific type of significant harm might occur the local authority should consider;

1. The estimated probability that the significant harm might occur in its current use or if the land is used in a different way (but within the bounds of planning permission) and the strength of the evidence underlying the risk estimate
2. The strength of the evidence underlying the risk estimate, and key assumptions on which the estimate of likelihood is based, and the level of uncertainty underlying the estimate.
3. The timescale that over which significant harm might manifest.²

6.3.3 Deciding whether a possibility of significant harm is significant (human health)

Local authorities should decide whether the risk is sufficiently high that regulatory action is required to reduce it.

In deciding whether a significant possibility of significant harm to health exists local authorities should consider categorising sites according to the Statutory Guidance.

Category 1: Human Health

A significant possibility of significant harm exists in a case where it considers there is an unacceptably high probability, supported by robust based evidence, that significant harm would occur if no action is taken to stop it. Examples of category 1 cases may include;

- a) Similar land or situations are known, or are strongly suspected on the basis of robust evidence, to have caused harm before in the United Kingdom or elsewhere; or
- b) Similar degrees of exposure (via any medium) to the contaminant in question are known, or strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere;
- c) Significant harm may already have been caused by contaminants in, on or under the land, and that there is an unacceptable risk that it might continue or occur

again if no action is taken. There may not be sufficient evidence to be sure of meeting the balance of probability test for demonstrating significant harm or that the time needed to demonstrate such a level of probability would cause unreasonable delay, cost or disruption and stress to affected people.²

Result: A determination of contaminated land is likely to be made.

Category 2: Human Health

These are cases where land is capable of being determined as contaminated land on grounds of significant possibility of significant harm. This should take into account the broad objectives of the regime and that the decision is a positive legal test. Examples of category 2 cases may include;

- a) There is a strong case for considering that the risks from the land are of sufficient concern that the land poses a significant possibility of significant harm. There may be little or no direct evidence of similar land, situations or levels of exposure have caused harm before, but on the basis of evidence, including expert opinion, there is a strong case for taking action under part 2A on a precautionary basis.²

Result: A determination of contaminated land is possible.

Category 3: Human Health

These are cases where land would not be capable of being determined on the grounds of significant possibility of significant harm. This should take into account the broad objectives of the regime and that the decision is a positive legal test. Examples of category 3 cases may include;

On the basis of evidence there is not a strong case for taking action under part 2A, the legal test for significant possibility of significant harm is not met. Risks on site may not be low but regulatory intervention under part 2A is not warranted.²

Result: A determination of contaminated land is unlikely to be made.

For categories 2 and 3, local authorities are required to take into account the following;

- The estimated likelihood of such harm;
- The estimated impact if it did occur;
- The timescale over which it might occur;
- The levels of certainty attached to these estimates.²

If a decision cannot be made local authorities are required to consider the following;

- The likely indirect and direct health benefits and impacts of regulatory intervention;
- Benefits of reducing or removing the risk posed by contamination;
- Risks from contaminants being mobilised during remediation;

- Stress related health effects that may be experienced by affected people;
- Whether health benefits outweigh health impacts;
- An estimate of what remediation may involve;
- How long remediation would take;
- The benefits of remediation;
- Whether the benefits outweigh the financial and economic costs;
- Any impacts on local society or environment from taking action.²

In deciding the above local authorities should make a broad consideration of the above factors, and are not required to quantify the impacts or carry out detailed cost benefit or sustainability analysis. If a decision cannot be made, the legal test has not been met and the site should be placed in category 3.²

Category 4

These are cases where there are no risks or that the level of risk is low. Examples of category 4 cases may include;

- a) Land where no relevant contaminant linkage has been established.
- b) Land where there are only normal levels of contaminants in soil.
- c) Land that has been excluded from the need for further inspection and assessment because contaminant levels do not exceed relevant generic assessment criteria or relevant technical tools or advice.
- d) Land where estimated levels of exposure to contaminants in soil are likely to form only a small proportion of what a receptor might be exposed to through other sources of environmental exposure e.g. in relation to average estimated national levels of exposure to substances commonly found in the environment throughout the course of a normal life.
- e) Following detailed quantitative risk assessment the level of risk posed is sufficiently low.²

Result: A determination of contaminated land is unlikely to be made.

However statutory guidance states that sites falling into b) and d) above may be placed into categories other than category 4, in such instances this should be supported by robust evidence.²

6.3.4 Radioactive Contaminated Land

The radioactive contaminated land regime applies to sites where contamination has resulted from the after effects of a radiological emergency, or past work activities. It does not apply to natural radiation, nuclear sites, MOD nuclear sites or if remediation is to occur under emergency plans. The inspection duty is more limited than for non radioactive contaminated land.

The local authority should regard harm as being caused where lasting exposure gives rise to doses that exceed one or more of the following:

- a) An effective dose of 3 millisieverts per annum;
- b) An equivalent dose to the lens of the eye of 15 millisieverts per annum; or
- c) An equivalent dose to the skin of 50 millisieverts per annum. The skin limit shall apply to the dose averaged over any area of 1cm², regardless of the area exposed.⁹

The term “possibility of harm” should be taken as referring to a measure of the probability, or frequency, of the occurrence of circumstances which would lead to lasting exposure being caused where;

- a) The potential annual effective dose is below or equal to 50 millisieverts per annum; and
- b) The potential annual equivalent dose to the lens of the eye and to the skin are below or equal to 15 millisieverts and 50 millisieverts respectively.

The local authority should regard the possibility of harm as significant if, having regard to any uncertainties; the potential annual effective dose from any lasting exposure multiplied by the probability of the dose being received is greater than 3 millisieverts.⁹

6.4 Non Human Receptors

The types of non human receptors that can be considered under Part 2A of the Environmental Protection Act 1990 are restricted, these are discussed below.

6.4.1 Ecological Systems Receptors

The types of ecological receptors that can be considered under part 2A include;

- A site of special scientific interest (under section 28 of the Wildlife and Countryside Act 1981)
- A national nature reserve (under s.35 of the 1981 Act)
- A marine nature reserve (under s.36 of the 1981 Act)
- An area of special protection for birds (under s.3 of 1981 Act)
- A European site within the meaning of regulation 8 of the Conservation Habitats and Species Regulations 2010)
- Any habitat or site afforded policy protection under paragraph 6 of planning policy statement PPS9 on nature conservation (i.e. candidate Special Areas of Conservation, potential Special Protection Areas and Listed Ramsar Sites); or
- Any nature reserve established under section 21 of the National Parks and Access to the Countryside Act 1949.

6.4.2 Significant harm of ecological receptors

Is predominantly based upon irreversible or substantial adverse changes or endangering the long term population of a species.²

6.4.3 Significant possibility of significant harm to ecological receptors

This should be considered if significant harm is more likely than not and if there is a reasonable possibility that if significant harm occurred it would be practically impossible to restore it.²

For further information on harm to ecological receptors reference should be made to Table 1 on page 24 of the Statutory Guidance.

Fareham Borough Council will consult Natural England in regard to ecological receptors.

6.4.4 Property Receptors

The types of property receptors that are can be considered under part 2A include;

- Crops, including timber;
- Produce grown domestically, or on allotments, for consumption;
- Livestock;
- Other owned or domesticated animals;
- Wild animals which are the subject of shooting or fishing rights;
- Buildings.²

6.4.5 Significant harm of property receptors

Is considered when there is: a substantial diminution of yield; or substantial loss of crops or crop value; if pets die; develop a serious disease or serious physical damage; if a building suffers structural failure, substantial damage or interference with occupation; or if a scheduled ancient monument is damaged to a point that it impairs the reason for which it was scheduled, all as a result of a contaminant linkage.²

6.4.6 Significant possibility of significant harm to property receptors

This should be considered if significant harm is more likely than not and if there is a reasonable possibility if significant harm occurred it would be practically impossible to restore it.²

For further information on harm to property receptors reference should be made to Table 1 on page 25 of the Statutory Guidance.

6.4.7 Controlled Waters Receptors

The types of controlled waters that are can be considered under part 2A include;

Controlled waters are defined by part 3 of the Water Resources Act 1991 and include territorial waters, coastal waters, lakes, ponds, rivers or watercourses and ground waters. However, there is a slight difference in that groundwater, for the purpose of part 2A ground waters refers to water above the saturation zone.

6.4.8 Significant pollution of controlled waters

Significant pollution of controlled waters consists of;

1. Pollution equivalent to "environmental damage" to surface or groundwater defined by the Environmental Damage (Prevention and Remediation) Regulations 2009.
2. Inputs resulting in deterioration of water quality abstracted or intended for human consumption such that additional treatment would be required to enable use.
3. A breach of statutory surface water Environmental Quality Standard.
4. Input of a substance into groundwater resulting in a significant and sustained upward trend in concentration of contaminants (as defined in article 2(3) of the Groundwater Daughter Directive (2006/118/EC)).²

In determining the above, local authorities are required to consider that substances are continuing to enter controlled waters; or that they have already entered the waters and are likely to do so again to the extent that significant pollution occurs.²

Fareham Borough Council will consult the Environment Agency in relation to contamination impacting upon controlled waters.

6.4.9 Significant possibility of significant pollution of controlled waters

In deciding this, as with human health cases the local authority must first decide if there is a possibility of significant pollution of controlled water, before deciding if that possibility is significant.

In making the decision local authorities are required to consider;

- a) The estimated likelihood that the potential significant pollution of controlled waters would become manifest; the strength of evidence underlying the estimate; and the level of uncertainty underlying the estimate.
- b) The estimated impact if significant pollution occurred and whether this would cause a breach of European waters legislation.
- c) The estimated timescale over which this would occur.
- d) An estimate of whether remediation is feasible, what it would involve, the extent to which it provides a solution to the problem; how long it would take; what benefit it would bring; whether benefits would outweigh the costs and the impacts on local society.²

Local authorities must take into account the broad objectives of the regime when making the decision as discussed in section 2.1. In deciding whether a significant possibility of significant pollution of controlled waters exists local authorities should consider categorising sites according to the Statutory Guidance.

Category 1 (water)

Strong and compelling cases with robust science based evidence that indicates that pollution would cause a high impact if nothing is done to stop it.²

Result: A determination of contaminated land is likely to be made.

Category 2 (water)

Strength of evidence as for category 1 does not exist, but scientific and expert opinion is that the risks posed by the land to water are significant.²

Result: A determination of contaminated land is possible.

Category 3 (water)

It might be preferable that risks were not present but the strength of evidence does not indicate that regulatory action under part 2A is required.²

Result: A determination of contaminated land is unlikely to be made.

Category 4 (water)

The local authority concludes there is no risk or the risk is low. For example where there is no contaminant linkage, the pollution is not significant, there are no discernable discharges downstream compared to upstream, contaminants have completely entered the water and no longer (and will not in future) come from the land, the discharge is permitted under the environmental permitting regulations, or pollution that is as a result of "normal" concentrations.²

Result: A determination of contaminated land is unlikely to be made.

Once land has been subject to investigation and a risk assessment a decision will be made as to whether the land falls under one of the grounds for determination and which category of harm it falls under where relevant.

6.5 Physical extent of land to be determined

The local authority will decide the physical extent of the land to be determined. This can be reviewed if information suggests this is necessary. Land can be sub divided depending upon;

- The nature of contamination,
- The degree of risk posed,
- Whether this varies across the land,
- The nature of remediation which might be required,
- The ownership of land,
- The likely identify of those who may bear responsibility for the remediation.²

6.6 Making determinations in urgent cases

If there is urgent need, the determination will be made in a timescale appropriate to the urgency of the situation.

6.7 Formal notification of the determination of contaminated land

When land is determined as contaminated land the Council will notify in writing the Environment Agency, owners of the land, occupiers of any part of the land, any other person who appears to be liable to pay for remediation and adjacent local authorities if the site is within 250m of their boundary. This notification will include the following;

1. The reason why they are being sent the notification
2. A copy of the written record of determination
3. A copy of the risk summary
4. Information on the availability of site investigation data or copies of this information
5. For those people who are liable the reasons why they are considered to be an appropriate person
6. Details of tests for exclusion from, and apportionment of liabilities.²

Consideration should be given to;

- a) Whether to give such persons time to make representations or the grounds for determination, or to propose a solution that avoid the need for formal determination taking into account: the broad aims of the regime; the urgency of the situation; any need to avoid unwarranted delay; any other factor appropriate.
- b) Whether to inform other interested parties, for example owners and/ or occupiers of neighbouring land.²

6.8 Postponing determination

A local authority can postpone determination of contaminated land if;

- a) A land owner or other person undertakes to deal with the problem without determination, and
- b) The local authority is satisfied that remediation will be to an appropriate standard and timescale, any agreement though should not affect its ability to determine land in future.

or

- c) A significant contaminant linkage would only exist if the circumstances of the land were to change in the future, either land use; a more sensitive receptor were to move to site; a pathway is interrupted.²

In above cases local authorities are required to keep the status of the land under review and take reasonable measures to ensure that the postponement does not create conditions under which significant risks could go unaddressed in the future.

Alternatively the local authorities may decide to determine the land but postpone remediation.

6.9 Written record of determination of contaminated land

Local authorities are required to prepare a written record of determination that land is contaminated land which is publicly available and understandable to non specialists. The record should include;

- Clearly and accurately identify the location, boundaries and area of the land in question,
- Make appropriate reference to Ordnance Survey grid references,
- Explain why the determination has been made,
- The risk summary,
- A relevant conceptual model,
- A summary of the relevant assessment of the evidence,
- A summary of why the requirements of the statutory guidance have been satisfied.²

6.10 Reconsideration, revocation and variation of determinations

If information becomes available that significantly alters the basis of the determination, the local authority should decide whether to retain, vary or revoke the determination, written reasons for the decision making process should be maintained. If land is no longer considered contaminated land the local authority should issue a written statement to this effect. Interested parties should be informed of these amendments.

Fareham Borough Council will take into account possible issues of property blight when making decisions.

7.0 The Strategy for Finding, Prioritising and Inspecting Potentially Contaminated Land

7.1 Strategic approach to finding and inspecting land

As required by Government, Fareham Borough Council will take a strategic approach to inspection. This approach will be;

- Rational, ordered and efficient;
- Proportionate to the seriousness of any actual or potential risk;
- Seek to ensure that that pressing and serious problems are located first;
- Ensure resources are concentrated on investigating in areas where the authority are most likely to identify contaminated land;
- Ensure that the authority efficiently identifies requirements for the detailed inspection of particular areas of land.²

The Contaminated Land Inspection Strategy first adopted in 2001 and was subsequently reviewed in 2005, 2007 and 2009. This current version continues to centralise policy for how Fareham Borough Council will inspect its area for the time period 2013-18.

7.2 Review of the Strategy

Statutory guidance requires that local authorities keep their inspection strategies under periodic review; the next review is programmed for 2018.

7.3 Priority Actions

The priority actions for the years 2013-2018 include;

- Detailed inspections under part 2A regime should take place in accordance with any agreed programmes.
- The cost recovery and hardship policy needs to be approved.
- The Corporate Contaminated Land Strategy needs to be updated.
- Inspections and remediation should continue via the planning and building control regimes where appropriate to encourage market driven solutions.
- Alternative funding sources and legislation should be used where appropriate to progress detailed inspection and remediation.
- Voluntary remediation should be encouraged prior to any regulatory action to reduce burdens on local taxpayers.

7.4 Local Priorities

7.4.1 People

People are the main priority in Fareham. Residential properties, schools, children's nurseries and playgroups will be considered to be the most sensitive properties.

There is a public water supply in the North Fareham area at the Maindell pumping station, this is managed by Portsmouth Water. There is also a private water supply in

the north east of the borough; both would be particularly vulnerable should they be affected by contamination.

There are a number of abstractions across the borough authorised by the Environment Agency which are used for farming and horticultural uses, information on their locations is provided by the Environment Agency.

Consultation will take place with the Environment Agency regarding all water abstraction receptors and also Portsmouth Water with regards to public water abstraction at Maindell and the relevant water authority for water affected in the drinking water distribution system. Consultation will take place with those responsible for private water supplies if found to be affected by contamination from land.

7.4.2 Ecosystems

There are a number of ecosystems in the Fareham Borough area that fall within the definition of receptor including;

- Upper Hamble Estuary and Woodlands - SSSI;
- Lee on the Solent to Itchen Estuary - SSSI;
- Titchfield Haven - NNR and SSSI;
- Portsmouth Harbour - SSSI;
- Downend Chalk Pit - SSSI;
- Portsdown Hill - SSSI.
- Solent and Southampton Water - Special Protection Area and Ramsar site
- Solent Maritime Candidate Special Area of Conservation
- Hook with Warsash - Local Nature Reserve
- Kites Croft - Local Nature Reserve

Consultation will take place with Natural England regarding ecological receptors.

7.4.3 Controlled waters

The upper cretaceous chalk that outcrops in the north east of the borough is a primary aquifer and is classed an important water resource.

Streams and rivers can be affected by contamination from land. The rivers Wallington, Meon and Hamble are the main rivers in the Fareham Borough.

Smaller streams are noted throughout the borough including, the streams that feed Brownwich Pond and Lake, Hoeford Lake, Hook Lake and the Gillies

Consultation will take place with the Environment Agency regarding controlled water receptors.

7.4.4 Property

In this group allotment sites are particularly vulnerable to contamination and there are implications in terms of people's health. The majority of allotments in Fareham are owned by the Council but are managed by three allotment associations;

Fareham, Portchester and Western Wards Allotment Associations. The sites are listed below;

- The Gillies, Fareham
- Salterns Lane, Fareham
- Stroud Green Lane, Fareham
- Wickham Road, Fareham
- Red Barn, Portchester
- Roman Grove, Portchester
- Sarisbury Green
- Hunts Pond Road, Titchfield Common
- Lodge Road, Locks Heath
- Warsash Road, Warsash
- Posbrook Road, Titchfield

Two private allotments, one in Titchfield and one in Segensworth are run by Titchfield Allotment Association.

In relation to buildings it is important to consider that if contamination is discovered on land with a scheduled ancient monument or a listed building, their protected status will need to be considered prior to undertaking any investigation.

Scheduled Ancient Monuments in Fareham:

- Titchfield Abbey, Titchfield
- Stony (Anjou) Bridge, Titchfield
- The Tithe Barn at Fern Hill Farm, Titchfield
- Portchester Castle, Portchester
- Fort Fareham, Fareham
- World War II heavy anti aircraft gun site, Monument Farm, Portchester

Listed Buildings

- The borough has nearly 600 listed of buildings of special architectural or historical interest.

Consultation will take place with English Heritage and the Council Conservation Team in relation to historic buildings and ancient monuments.

7.5 Overview of the Strategy of Inspection

The stages of Fareham Borough Councils inspection strategy are listed below;

1. Undertake a strategic desk based inspection of the Borough to identify areas with a potential for contaminants to be present and the locations of potential receptors.
2. Broadly rank the potential hazard of the contaminants and the sensitivity of the receptor.
3. Identify a number of sites for detailed desk top evaluations based on highest priority.

4. Based on the detailed desk top evaluations, identify the highest priority site requiring detailed intrusive site investigation.
5. Obtain funding for detailed intrusive investigation.
6. Undertake detailed intrusive investigation or review any investigation already undertaken.
7. Undertake a risk assessment and a review of all the evidence.
8. Decide if sufficient information is available to make a determination as to whether the land is contaminated land or not contaminated land.
9. Inform interested parties with decision.
10. Decide if further information is required.
11. Repeat any stage of the process as required.
12. Make a Determination and record this.
13. Enter negotiations about remediation of the land.
14. Assign liabilities, exclude any groups and apportion between groups.
15. Secure remediation either voluntarily or via regulatory action.
16. Local authority carry out remediation if required
17. Cost recovery
18. Maintain the public register
19. Repeat the process from stage 4 for remaining sites identified, then repeat from stage 3 for a further batch of sites.

7.6 Finding and prioritising potentially contaminated sites for detailed Inspection.

The strategic desk based inspection of the Borough has been completed in so far as a number of readily available sources of information have been interrogated and areas with a potential for contaminants to be present as a result of a former industrial/ waste disposal use have been identified. This has identified approximately 2500 former uses (some of which are on the same piece of land) and includes everything from small electrical substations right up to large former landfills.

In reality only a small percentage of sites will be investigated under the Part 2A regime, other sites will be investigated during redevelopment, some may not warrant investigation at all. This information is used to respond to enquiries by members of the public or external agencies/ organisations and assist the council in decision making for numerous functions.

In order to determine if contaminants are present, physical investigations of the land have to be undertaken, the Government requires that the most serious sites are investigated first. There is no prescribed process on how local authorities should prioritise sites in their area for detailed inspection, however the aim should be to ensure that sites that present the greatest risks to health or the environment are inspected before sites that present a low risk. Therefore, a simple assessment of potential hazard and receptor sensitivity has been undertaken to assist in deciding the approximate order of detailed inspections. This is not set in stone and may change over time.

7.7 Detailed Inspection of Potentially Contaminated Land

The purpose of detailed inspections is to gather information to determine whether or

not land appears to be contaminated land and whether the site is a potential special site. Further information about special sites is given in section 7.13.

Detailed Inspection may include any or all of the following;

- The collation and assessment of documentary information, or other information from other bodies e.g. historic maps, aerial photographs, previous site investigation reports;
- A visit to the particular area for the purposes of visual inspection and, in some cases, limited sampling (e.g. surface deposits);
- Intrusive investigation of the land (e.g. by exploratory excavations).²

Consultations will take place with relevant organisations prior to carrying out detailed inspections which may include but is not restricted to;

- Health Protection Agency/ Public Health England
- Environment Agency
- Portsmouth Water
- Southern Water
- Natural England
- Food Standards Agency
- English Heritage

Intrusive inspections will be carried out in accordance with appropriate technical procedures to ensure;

- They are effective;
- Do not cause unnecessary damage or harm; and
- Do not cause pollution of controlled waters;
- Appropriate health and safety measures are taken;
- They take account of sustainability and climate change issues.

The Council will seek to encourage voluntary inspections by appropriate persons such as land owners in the first instance, where liability issues appear straightforward.

All inspections will be documented, attention will be given to relevant and appropriate technical guidance, records will be stored in accordance with Council guidelines.

7.8 Review Mechanisms

This document lays the framework for deciding a programme of inspection but in some circumstances detailed inspections will occur outside of this programme.

Certain events may trigger a change to the priority ranking of a site and may require the result of a determination to be changed.

In particular;

- **New Information**

From any source, statutory bodies, owners/occupiers of land, local community, businesses, discovery of significant contamination, strong odours within properties where it appears this could be from the land.

- **Voluntary Remediation**
Lower priority site may wish to pre-empt inspection process.
- **Health Effects**
Reports of localised health effects which appear to relate to a particular area of land.

Other circumstances;

- **Change to contamination**
Accidents, spills, natural attenuation, new scientific assessments.
- **Alteration of pathway**
Disturbance of site, change in groundwater levels, alteration of surface waters, introduction of pipelines.
- **Change to receptor**
New houses, buildings, designation of new ecosystem, persistent trespass esp. by children.
- **Changes to legislation**
Either statutory or case law.
- **Revision of guidance and best practice**
Release of guidance by DEFRA, EA, uptake of particular best practice by other local authorities.
- **Changes in the use of - the land or adjacent land**
Planning applications, changes not requiring planning permission.

7.9 Statutory Powers of Entry

The detailed inspection process will usually require entry onto land, in most instances the Council will discuss the requirements for inspection with landowners and will arrange in writing a convenient time/ date for inspection, giving at least 7 day notice, usually more. Permission will be obtained in writing to carry out any such works

If written approval is not forthcoming then the Council can exercise powers under section 108 of the Environment Act 1995, give reasonable notice and if the consent is not forthcoming, entry to the premises can be secured by a warrant issued by a magistrate.

Before using statutory powers of entry the Council will ensure it is satisfied on the basis of information it holds that;

- There is a reasonable possibility that a pollutant linkage exists on the land
- It is likely that the contaminant is present
- The receptor is present or is likely to be present.²

The Council will not carry out intrusive investigation by using statutory powers of entry where;

- The Council has already been provided with detailed information needed to make the determination, or
- A person offers to provide the necessary information within a reasonable and specified time and provides the information within that time.²

7.10 Emergency Situations

Powers of entry can be exercised without delay if it appears to the Council;

- That there is an immediate risk of serious pollution of the environment or serious harm to human health, or
- That circumstances exist which are likely to endanger life or health², and
- Immediate entry to any premises is necessary to verify the existence of that risk or those circumstances or to ascertain the cause of that risk or those circumstances or to effect a remedy.¹⁰

7.11 Grants of Rights of Access

In some circumstances the Council or The Environment Agency may need to consult with people for the purpose of them granting rights of access to land. This may be prior to detailed investigation or prior to serving a remediation notice. In such cases those people granting rights are entitled to make an application to be paid compensation. Compensation would be paid by those responsible for remediation. Further information is provided in the Contaminated Land (England) Regulations 2006.

7.12 Appointment of Consultants

In the course of carrying out detailed inspections it may be necessary for the Council to employ a suitably qualified person to undertake this inspection. Consultants will be expected to demonstrate or provide the following;

- Experience with similar types of sites or situations
- Qualifications in appropriate disciplines
- Project management capability
- Communication skills
- Reporting skills
- Understanding of appropriate legislation
- Adherence/ adoption of quality assurance systems
- Ability to undertake risk assessment
- Ability to design site investigation programmes
- Knowledge and understanding of health and safety requirements
- Necessary professional indemnity insurance
- References

Strict procurement rules must be followed when procuring consultancy services.

Local authorities have powers under S108 of the Environment Act 1995 to authorise suitable persons to carry out detailed inspections of a site.

7.13 Special Sites

The conditions applicable to special sites are set out in regulations 2 and 3 of the Contaminated Land (England) Regulations 2006 (SI 2006/1380) and Schedule 1.

In short they include;

- Controlled waters intended for drinking water;
- Controlled waters that no longer meet the water quality classification;
- Controlled waters contained within listed rock structures are affected by certain families or groups of substances as listed in the regulations;
- Land contaminated by waste acid tars;
- Land used for the purification of crude petroleum or oil;
- Land used for manufacture of explosives;
- Land used for permitted process (PPC, WML);
- Land within a nuclear site;
- Land being used for naval, military or air force purposes and owned/ occupied by or on behalf of Secretary of State for Defence, Defence Council, international headquarters or defence organisation, service authority of a visiting force;
- Land used for the manufacture, production or disposal of chemical weapons, biological agents or toxins, and biological weapons, equipment or means of delivery;
- Atomic weapons establishments;
- Land to which section 30 of the Armed Forces Act 1996 applies;
- Land contaminated by radioactivity.¹¹

If the local authority has reason to believe that a site falls under the definition of a special site it will seek to arrange with the Environment Agency to carry out the remediation. The Local Authority will authorise a person from the Environment Agency to use powers of entry conferred under s.108 Environment Act 1995.

Land cannot be designated as a special site until it has been determined as Contaminated Land, the local authority must make this determination, but in such cases will take account of any advice/ information provided by the Environment Agency.²

If the Environment Agency agrees that the site is a special site, then the Environment Agency will become the enforcing authority for that site. If the Environment Agency does not agree with the decision that a site is a special site it must notify the Local Authority in writing within 21 days detailing reasons for the disagreement. Any disputes over the issue will be referred to the Secretary of State.²

When a site is designated as a special site the Council will notify in writing:

- The Environment Agency,
- The owner,
- Any occupier of all/part of the land,
- The person(s) responsible for remediation.²

Other parties may also be notified such as local water companies and the Health Protection Agency in the case of affected drinking water.

8.0 Liability

8.1 Apportionment of liability

Once the Council has made a determination that land is contaminated land it will need to identify who is responsible for paying for remediation. The persons considered liable for these costs are called appropriate persons. The statutory guidance provides guidance on determining which persons should bear liability for remediation. This will need to be undertaken for each significant pollutant linkage. More than one person may be liable for a significant contaminant linkage; in this instance all those liable are termed a liability group.²

This procedure of apportioning liability is made up of five stages;

1. Identify potential appropriate persons and liability groups,
2. Characterise remediation actions,
3. Attribute responsibility to liability groups,
4. Exclude members of a liability group,
5. Apportion liability between members of a liability group.²

Fareham Borough Council will undertake "reasonable enquiries" to identify and find appropriate persons. These enquiries might take account of;

- The effort required to obtain the information,
- The cost of obtaining the information,
- The significance of the information sought.²

There are two classes of people who can be liable for remediation costs;

- The polluter or persons who have knowingly permitted contamination to be present - **Class A**.
- Current owners and/ or occupiers - **Class B**.

If class A persons cannot be found the local authority is required to identify all class B persons, unless the significant pollutant linkage relates to pollution of controlled waters which in the absence of a class A liability group would become an Orphan site.

Explanations on the information used to identify liable groups and the reasons why a person is considered liable will be provided in writing during the formal notification of determination.

8.2 Exclusion from liability

There are six tests of exclusion, the details of which are provided in the Statutory Guidance, in short these are;

1. Excluded activities;
2. Payments made for remediation;
3. Sold with information

4. Changes to substances
5. Escaped substances;
6. Introduction of pathways and receptors.²

The Council will act in accordance with the provisions made in the Statutory Guidance when excluding appropriate persons or apportioning costs between appropriate persons. The Council is required to provide details of exclusions and apportionment of liability to appropriate persons; this will be provided during formal notification of determination.

9.0 Remediation of Contaminated Land

Following detailed inspection, if land is determined as contaminated land then the Council must secure remediation of the land.

9.1 Definition of Remediation

The Statutory Guidance provides guidance on the remediation of contaminated land, Fareham Borough Council will act in accordance with statutory guidance when considering remediation requirements.

Remediation is defined in s.78A (7) of the Environmental Protection Act 1990 Part 2A as meaning:

- *The doing of anything for the purpose of assessing the condition of*
 - *The contaminated land in question*
 - *Any controlled waters affected by that land: or*
 - *Any land adjoining or adjacent to that land;*
- *The doing of any works, the carrying out of any operations or the taking of any steps in relation to any such land or waters for the purpose;*
 - *Of preventing or minimising, or remedying or mitigating the effects of, any significant harm, or any pollution of controlled waters, by reason of which the contaminated land is such land; or*
 - *Restoring the land or waters to their former state; or*
- *The making of subsequent inspections from time to time for the purpose of keeping under review the condition of the land or waters.²*

Remediation actions can be grouped into three categories;

- Assessment actions
- Remedial treatment actions
- Monitoring Actions

The broad aim of remediation should be to remove or take measures to remedy the identified significant contaminant linkages, or permanently to disrupt them to ensure they are no longer significant and that risks are reduced below an unacceptable level.²

9.2 Reasonableness of Remediation

Fareham Borough Council will take into account:

- a) The practicability, effectiveness and durability of remediation.
- b) The health and environmental impacts of remedial options.
- c) The financial cost.

- d) The benefits of remediation with regard to the seriousness of harm or pollution of controlled waters.

9.3 Voluntary Remediation

Once a piece of land is determined as being contaminated land, a three month period must elapse to allow consultation with the appropriate person; the owner of the land to which the notice relates; and the occupier of all or part of the land. This is to provide the appropriate person with an opportunity to agree voluntary remedial action.

Voluntary remediation of contaminated land will be encouraged, but requires the formal agreement of remediation schemes or actions between the appropriate person(s) and the relevant enforcing body. The Council and/or the Environment Agency have to be satisfied that voluntary remediation proposals will achieve an appropriate standard of remediation. If proposals are satisfactory a Remediation Statement will be agreed and kept on the public register. If proposals are not satisfactory further discussions will take place to agree additional work, or a remediation notice may be served.

9.4 Remediation Notices

A remediation notice will be served where the Council considers that the remediation actions;

- Have not been, are not being, and will not be carried out without the service of a remediation notice; and
- In respect of which the authority has no power under section 78N EPA 1990 to carry out itself and for which it is not, itself, the appropriate person.²

Prior to serving a remediation notice the Council will make reasonable efforts to consult with; the person on which the notice would be served; the owner of the land; the occupier of the land; any person who needs to grant rights for remediation to take place and any other person as deemed necessary.²

Notices cannot be served until three months after formal notification, unless urgent remediation is required. The information required to be included in a notice is specified in the Contaminated Land (England) Regulations 2006 as are details on appeals. A remediation notice can be revised or revoked if it is reasonable or necessary to do so.

Information on remediation notices served, appeals and offences will be recorded on a public register.

Remediation Notices will not be served if;

- a) There is nothing that can be done by way of remediation.
- b) The appropriate things will be done without the service of a notice - in such cases a "remediation statement" must be prepared by those responsible for the remediation.

- c) The Council caused or knowingly permitted the pollution and is therefore responsible for remediation - in such instances a "remediation declaration" must be prepared by the Council.
- d) The Council has powers to carry out works in default.²

9.5 Offences

It is an offence not to comply with a remediation notice.

Non compliance with a remediation notice may result in prosecution and a fine. The Council or the Environment Agency also has powers in some cases to carry out the necessary works and recover reasonable costs from the appropriate person(s).

9.6 Remediation of urgent sites

Urgent remediation may be required if there is imminent danger of serious harm or serious pollution of controlled waters being caused as a result of a significant pollutant linkage. Under this circumstance the Council is not required to

- Consult with; the person receiving the notice; the owner of the land; the occupier of the land; or any other persons deemed necessary.
- Wait for three months between the formal notification and the service of the remediation notice.²

9.7 Local Authority powers to carry out remediation

Before serving a remediation notice the Council or The Environment Agency must consider whether it has powers to carry out any of the remediation actions itself. Where this applies, the Council and the Environment Agency are precluded from serving a remediation notice requiring anyone else to carry out that remediation action. In general terms the Council has powers to carry out remediation itself in cases where;

- a) Action is needed to prevent serious harm or pollution of controlled waters.
- b) It has agreed in writing with the persons liable for remediation that the Council will carry out the work but at the cost of the liable persons.
- c) A remediation notice has not been complied with.
- d) The liability for a particular contaminant linkage is excluded under the exclusion tests.
- e) The Council has decided not to recover costs, or only to recover part of the costs.
- f) There is no appropriate person to bear responsibility for the action.²

9.8 Site specific consultations throughout the inspection and remediation process.

Site specific consultation will be extremely important throughout the inspection process and particularly at remediation stages, especially if notices are to be served and remedial works need to be specified. Discussions may take place regularly with

the organisations identified below however the need for consultation will be assessed on a site by site basis. Discussions could involve the following issues;

Environment Agency - pollution of controlled waters cases, special sites, landfill gas issues, sustainability issues, climate change issues, standard of remediation, remediation techniques, novel remediation techniques, requirements for other legislative control of the remediation process.

Health Protection Agency/ Public Health England - human health cases, remediation and reduction of significant risk of harm to human receptors, communication of risk, durability of remediation, where harm appears to be occurring and remediation timescales and the impact upon human health.

Natural England - designated ecosystem cases, issues related to the timing of remediation, standard of remediation, appropriate remediation techniques/ methods, novel remediation techniques, requirements for other legislative control of the remediation process. Whether remediation will cause adverse effects in its own right.

English Heritage - sites of archaeological importance, potential damage caused by remediation, requirement of other works/ controls to prevent damage.

Water Authorities - Portsmouth Water and Southern Water will be consulted in all cases where contamination may impact upon the quality of a public water supply.

Internal Departments - will be consulted on a case by case basis.

Hampshire County Council - Consultation will take place with the County Council where required.

Neighbouring Authorities

The Hampshire and Isle of Wight Environment Agency/ Local Authority Liaison Group meet on average every six to eight weeks; it is open to all Hampshire Local Authority and Environment Agency officers. The main function of the group is to:

- Provide a forum for liaison with the Environment Agency
- Provide training and a focus for information exchange
- Share experience of problems by presenting case studies with associated discussion
- Consider contaminated land in a broader context of EPA 1990 Part 2A.

Through this group it has been agreed that local authorities will inform neighbouring authorities should a site within 250m of their boundary be formally determined to be contaminated land, in reality consultation will take place in relation to these sites during initial inspection stages.

10.0 Financial Considerations

10.1 Costs of Implementing Contaminated Land Inspection Strategy

Fareham Borough Council will endeavour to ensure that appropriate finance is in place in order to carry out its statutory duties. In all cases officers will comply with the Councils financial policies and procurement guides.

10.2 Cost Recovery

In some circumstances where the Council or The Environment Agency has carried out remediation itself, it may be entitled to recover reasonable costs it has incurred in doing so.

Cost recovery must be as fair and as equitable as possible and it should be based upon the polluter pays principle. Local authorities have no power to recover any costs they incur in inspecting the land to determine whether it is contaminated land. Fareham Borough Council will have regard to the individual circumstances of each case.

In deciding whether to recover its costs and, if so, how much of its costs, the enforcing authority must have regard to:

- Any hardship which the recovery might cause to the appropriate person, and
- The statutory guidance.²

10.3 Hardship

In general local authorities should seek to recover their full costs wherever possible. However, they should consider whether to waive or reduce costs to avoid hardship and will take into account the considerations in the statutory guidance. Anyone seeking a waiver or reduction in the remediation costs will need to present information to the Council to support this request. This information may include but is not restricted to;

- Bank statements
- Personal/ company accounts
- Land valuations
- Details of company assets

The actual information required will be discussed with each person/ company at the time.

The term hardship is not defined in Part 2A of the EPA 1990, ordinarily it means a hardness of fate or circumstance, severe suffering or privation.

10.4 Cost Recovery Considerations in Addition to Hardship

Hardship is not the only circumstance where the Council should consider reducing or waiving its costs, guidance should be followed when one of the following

circumstances applies;

- Threat of business closure or insolvency;
- Trusts;
- Charities;
- Social Housing Landlords;
- Where other potentially appropriate persons have not been found;
- Costs in relation to land values; and
- Precautions taken before acquiring a freehold or a leasehold interest;
- Owner-occupiers of dwellings.²

Due to the complexities of cost recovery and in order to promote fairness, transparency and consistency Fareham Borough Council will prepare, adopt and make available a policy statement about the general approach it intends to follow in making cost recovery decisions.

This policy will outline the circumstances in which the Council would waive or reduce cost recovery.

10.5 Claims for Compensation for Rights of Entry

In some cases remediation may need to be carried out on land not owned by the liable persons for example because it has been sold on or because contaminants have leaked onto neighbouring land, in this case the new landowner or the neighbour will need to grant the necessary rights for the work to be carried out.

Regulation 6 and Schedule 2 of the Contaminated Land (England) Regulations 2006 set out the codes for compensation claims and payments. It should be noted that grant of rights are not required where remediation has been carried out voluntarily and a remediation notice has not been served.

The above may be important in circumstances where the Council has to carry out works in default where a remediation notice has not been complied with or in instances when the Council is required to grant rights for access to Council owned land.

10.6 External Sources of Funding

10.6.1 DEFRA Grants

Local authorities can apply to Defra for a grant under the Contaminated Land Capital Projects Programme (CLCPP) to assist with costs associated with detailed inspection and remediation. This programme has a limited budget, all applications are assessed according to risk and there are strict eligibility criteria that have to be complied with. Currently local authorities are invited to apply for funding during time restricted funding windows in autumn and summer. There are no guarantees that applications will be successful.

Grants will not be awarded for investigation or remediation work on sites that have been redeveloped under the planning system since 1994 and remediation work has

not been sufficient to remove significant risks to health, the environment or resolve pollution of controlled waters.

10.6.2 Alternative Funding Programmes

Fareham Borough Council will consider alternative funding programmes and where such funding is obtained may inspect sites outside of planned programme if it is appropriate and in accordance with broad strategic approach and helps to reduce the burden on local taxpayers.

10.7 Costs associated with Council Liabilities

Apart from costs arising from implementing the inspection strategy the Council may become liable for costs related to either the investigation or remediation of land as a result of acts or omissions in other areas of responsibility this may include;

- Causing or knowingly permitting the presence of contaminants, historically or currently e.g. pre 1974 waste disposal;
- Purchasing or taking possession of land that may be contaminated;
- Leasing land that becomes contaminated as a result of a actions by the tenant(s);
- Failing to require remediation of land through the development control process.

Appropriate action in accordance with the Statutory Guidance should be taken to address Council owned contaminated land, all investigations and remediation should be documented, with justifications documented in a transparent manner. Any Council owned contaminated land will be reported to department Directors and necessary Panels/ Executive. Further information is provided on Council owned land in section 4.4.

Steps should be taken to manage liabilities, these could include;

- Pre purchase assessments and due diligence checks prior to purchasing land and buildings;
- Due diligence checks prior to accepting gifted land;
- Reviews of leases and applications of appropriate conditions on tenancy agreements;
- Appropriate planning and building control consultations and use of planning conditions and
- Use of enforcement powers during the development control process where appropriate.
- Undertaking investigation and remediation in accordance with relevant guidance;
- Maintenance checks and environmental audits for chemical storage and fuel storage areas on Council land holdings.

11.0 Information Management, Disclosure and Complaints

11.1 Information Management

Information will be stored and distributed electronically where possible to reduce paper. Information will be stored in a manner so that;

- Information about a site can be linked to a geographic area or property address,
- Site information is easily accessible, and
- Site information is referenced to enable retrieval of disparate information related to one particular site.

A geographic information system will be used to manage spatial data.

11.2 Information Disclosure

All information will be stored, managed, shared and released in accordance with Council policies relating to the Data Protection Act 1998 and the Freedom of Information Act 2000.

The Environmental Information Regulations 2004 (S.I 2004/3391) set out specific provisions with regards to public access to environmental information, refusals to disclose, charging, disclosing and timescales.

11.3 Public Registers

The Council has a duty to maintain a register of remediated sites, the contents of which are specified in the Contaminated Land (England) Regulations 2000 but in summary will include details of:

- Remediation Notices,
- Appeals against remediation notices,
- Remediation declarations,
- Remediation statements,
- Appeals against charging notices,
- Designation of special sites,
- Notification of claimed remediation,
- Convictions for offences under section 78M of EPA 1990,
- Guidance issued under section 78V(1) EPA 1990,
- Other environmental controls.¹¹

The Statutory Guidance states that there are some instances where information can be excluded from the Register on the basis that:

- Inclusion would be against the interests of national security;
- The information is commercially confidential

The register is a public document and can be accessed free of charge in the Department of Regulatory and Democratic Services, Fareham Borough Council, Civic Offices, Civic Way, Fareham during the period of 8:45am till 5.15pm Monday-

Friday.

Charges can be made for copies of the register.

The public register is not be a list of contaminated land, the information contained on the register is associated with the process of remediation. The aim will be to also provide this register electronically in future.

11.4 Complaints, Enquiries and Service Requests

All complaints/ enquiries will be dealt with according to the existing procedures of the Department of Regulatory and Democratic Services. All complaints/ enquiries will:

- Have the details of the complaint/ enquiry recorded;
- Record the address or site reference of the property/land being complained/enquired about;
- Record the address and contact details of the complainant/ enquirer;
- Be assigned to the appropriate officer.

As with all other services the Department of Regulatory Services aims to respond to public complaints and requests for information and correspondence promptly and efficiently. Existing targets are that;

- A response is given within 2 working days to service requests
- A holding reply is provided within 5 working days
- A detailed reply is provided within 10 working days
- Investigations are concluded within 60 working days or at the conclusion of prosecution process

Due to the complexity of the work, some cases may take longer than 60 days to conclude especially during the remediation phase of sites. Action taken will be completely site specific as the circumstances affecting contamination at one site is unlikely to be similar to that of any other site therefore it is difficult to put exact time limits to investigations. As voluntary action will be preferred to formal enforcement action a prosecution may not conclude an investigation.

11.5 Land Charge Enquiries

Under Con 29 Land Charge Searches the Council is required to provide answers to the following queries;

“Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

- a) *A contaminated land notice;*
- b) *In relation to a register maintained under section 78R of the Environmental Protection Act 1990:-*
 - i) *A decision to make an entry; or*
 - ii) *An entry; or*

- c) *Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?"*

More frequently the Council is requested to provide over and above the standard information requested under con 29 land charge questions, any additional requests should be made in writing to Land Charges, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ. Requests for Con 29 land searches can be made by emailing landsearches@fareham.gov.uk or calling 01329 824499.

There is a fee for land charges.

11.6 Requests for Information

Questions relating to land contamination issues arising from land/ property sale transactions or the redevelopment of a piece of land need to be made in writing to the Contaminated Land Officer, Department of Regulatory and Democratic Services, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ or emailing regulatory@fareham.gov.uk. Questions should be clearly stated and accompanied by a plan of the area with the boundaries of the required search area clearly marked. Charges are made for this service and it is advised that individuals requiring questions relating to land contamination to be answered contact the contaminated land officer for details of current charges.

- An initial response should be given within 2 working days
- A detailed reply should be provided within 10 working days

Answers to queries will be restricted to factual data. Interpretation of this data and the making of comments concerning potential risks to the development or financial liabilities will not be provided by the Council.

11.7 Information received from members of the public

The Council welcomes input from members of the public, as it is likely that long term residents have knowledge of the area they live in and the activities that have taken place there. Should members of the public wish to discuss land contamination issues they can contact the Department of Regulatory and Democratic Services via telephone or an office visit during office hours or send an email regulatory@fareham.gov.uk.

References

- 1 Environment Act 1995 part II section 57, Part IIA Contaminated Land
<http://www.legislation.gov.uk/ukpga/1995/25/section/57>
- 2 DEFRA, (2012). Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance. HMSO, London
<http://www.defra.gov.uk/publications/files/pb13735cont-land-guidance.pdf>
- 3 Fareham Borough Council, (2011). Corporate Strategy 2011-2017
http://www.fareham.gov.uk/pdf/about_the_council/vision.pdf
- 4 DCLG, (2012). National Planning Policy Framework. Crown Copyright. London.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- 5 EA, (2011). Contaminated Land Capital Grant Guidance Note for 2012-13. March 2012.
http://www.environment-agency.gov.uk/static/documents/Research/Guidance_Notes_Mar_2012.pdf
- 6 DCLG, (2010). Approved Document C - Site preparation and resistance to contaminants and moisture. Crown Copyright. London.
http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partc/document_c
- 7 DEFRA, (2009). The Environmental Damage (Prevention and Remediation) Regulations 2009. Guidance for England and Wales. Crown copyright. London.
<http://archive.defra.gov.uk/environment/policy/liability/pdf/indepth-guide-regs09.pdf>
- 8 EA, (2013). The Environment Agency Briefing Note. http://www.environment-agency.gov.uk/static/documents/Leisure/100209_External_FAQ_FINAL.pdf
- 9 DECC, (2012). Environmental Protection Act 1990: Part IIA Contaminated Land Radioactive Contaminated Land Statutory Guidance. The Stationary Office. London.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48325/4472-draft-statutory-guidance-covering-radioactive-cont.pdf
- 10 Environment Act 1995 s.108
<http://www.legislation.gov.uk/ukpga/1995/25/section/108>
- 11 The Contaminated Land (England) Regulations 2006
<http://www.legislation.gov.uk/uksi/2006/1380/contents/made>

Appendix 1

Other Contacts

DEFRA

The Department for Environment, Food and Rural Affairs oversees contaminated land legislation and policy associated with it. DEFRA runs the contaminated land capital projects programme. The contact details are as follows;

Contaminated Land Branch
Department for Environment, Food and Rural Affairs
Area 3C, Nobel House
17 Smith Square
London
SW1P 3JR
Tel: 0207 238 6285
Email: contaminatedland.enquiries@defra.gsi.gov.uk

DECC

The Department of Energy and Climate Change produce the statutory guidance for radioactive contaminated land. The contact details are as follows;

3 Whitehall Place
London
SW1A 2AW

Tel: 0300 060 4000
Email: correspondence@decc.gsi.gov.uk

CLG

The Department for Communities and Local Government oversee the planning system and policy on the development of brownfield land and land affected by contamination. The contact details are as follows;

Eland House
Bressenden Place
London
SW1E 5DU

Tel: 030 3444 0000
Email: contactus@communities.gsi.gov.uk

Health Protection Agency/ Public Health England

The HPA is the Governments principal scientific and technical adviser on the health effects of toxic substances. It works closely with the Environment Agency and the

Food standards Agency on producing technical guidance on contaminated land and provides advice to local authorities on specific cases of land contamination. Local Health Protection Units act as points of contact for local authorities. On request they will offer comments on risk assessments and will provide support to the Council for public meetings and informing members of the public.

Hampshire and Isle of Wight Health Protection Unit
Unit 8
Fulcrum 2
Solent Way
Whiteley
Fareham
Hampshire
PO15 7FN

Tel: 0845 055 2022
Fax: 0845 504 0448
Email: hiowhpu@hpa.org.uk

From 1st April 2013 the HPA will be part of Public Health England.

Natural England

Natural England is a non departmental Government body which aims to conserve and enhance England's natural environment. It can provide advice on the impacts of land contamination on biodiversity and the natural environment.

Natural England
2nd Floor
Cromwell House
15 Andover Road
Winchester
Hampshire
SO23 7BT

Tel: 0300 060 2514
Email: enquiries@naturalengland.org.uk

Food Standards Agency

The Food Standards Agency is an independent Government department whose aim is to protect the public's health and consumer interests in food. It can provide advice with regards to contaminants in the food chain.

Food Standards Agency
Aviation House
125 Kingsway
London
WC2B 6NH

Tel: 020 7276 8829

Email: helpline@foodstandards.gsi.gov.uk

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio: Strategic Planning and Environment
Subject: Draft New Community North of Fareham Plan
Report of: Director of Planning and Environment
Strategy/Policy: Fareham Borough Local Plan

Corporate Objective: To protect and enhance the environment
 Maintain and extend prosperity
 Leisure for health and fun
 A balanced housing market
 Strong and inclusive communities
 Dynamic, prudent and progressive Council

Purpose:

To seek endorsement and approval of the Fareham Borough Local Plan - Part 3 New Community North of Fareham Plan for a 6 week public consultation.

Executive summary:

The New Community North of Fareham (NCNF) Plan is the third part of the development plan for Fareham Borough and covers the policies and issues associated with the development of a new community. It builds upon the policy contained in the Core Strategy and will be used in decision making on any associated future planning applications.

This Plan develops the options work undertaken during 2012 now providing a draft policy plan and a single development proposal for the site. The Plan is based on detailed evidence studies a key element of which is a concept masterplan and other associated documents and information including the sustainability appraisal, habitat regulations assessment, public consultation comments from July 2012 and the Council's Standing Conference. The framework for the Plan is provided by the National Planning Policy Framework.

The NCNF Plan has been developed through a series of Member Working Group meetings and is now being recommended for the approval of the Executive to publish for a 6 week period of public consultation.

The public consultation document will incorporate the new name for the settlement to be agreed by the Executive at this meeting.

Recommendation:

That the following be approved:-

- (a) That the New Community North of Fareham Plan as set out in Appendix A to this report be published for a 6 week consultation, together with supporting documents including the Sustainability Appraisal Options Assessment and Habitat Regulation Assessment Screening Report (Appendix B).
- (b) That the Director of Planning and Environment, in consultation with the Executive Member for Strategic Planning and Environment be authorised to make any necessary minor amendments to the documents, including the provision of appendices provided these do not change the overall direction, shape or emphasis of the document and do not raise any significant new issues.

Reason:

To undertake consultation in the preparation of the draft New Community North of Fareham Plan as required under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to provide an up to date Development Plan.

Cost of proposals:

The cost of undertaking publication and consultation, including materials, hire of exhibition venues and staffing is covered within existing budgets.

- Appendices A:** [Draft NCNF Plan](#) (printed as separate document)
[Appendix D.1 Constraints Plan](#)
[Appendix D.2 Concept Masterplan](#)
[Appendix D.3 Green Infrastructure Plan](#)
[Appendix D.4 Green Infrastructure Uses Plan](#)
[Appendix D.5 Pedestrian and Cycle Links](#)
[Appendix D.6 Landscape and Habitat Plan](#)
- B:** [Sustainability Appraisal Options Assessment](#) and [Habitat Regulation Assessment Screening Report](#) (printed as separate document)

Background papers:

1. Assessment of the Demographic Structure of the North of Fareham SDA (2011)
2. Draft Paper on Employment and Workspace (2013)
3. Dynamic Demographic Analysis of the North of Fareham SDA (2012)
4. Fareham Retail Study - NCNF Supplementary Retail Paper (2012)
5. HRA Screening Statement (2013)
6. Infrastructure Position Statement (2012)
7. NCNF Archaeological Review (2012)
8. NCNF Concept Masterplan Options Study Report (2012)
9. NCNF Concept Masterplan Preferred Option report (2013)
10. NCNF Concept Masterplan report (including Landscape, Economic and Transport Strategies) (2013)
11. NCNF Eco-Opportunities Study (2012)

12. NCNF Housing Needs Assessment (2012)
13. NCNF Indoor and Outdoor Sports Facilities Assessment (2012)
14. NCNF Infrastructure Delivery Plan Stage 1 (2013)
15. NCNF Landscape Study (2012)
16. NCNF Site Specific Housing Market Assessment (2013)
17. Smarter Choices and Parking Study (2012)
18. Sustainability Appraisal for the New Community North of Fareham Plan – Options Assessment (2013)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Draft New Community North of Fareham Plan

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The draft New Community North of Fareham (NCNF) Plan is the third part of the Local Plan for Fareham. Together with the adopted Fareham Core Strategy and the Development Sites and Policies Plan these documents will provide the long term overall planning framework for Fareham.
2. The draft NCNF Plan covers planning policy relating to the development of the new community. It follows its own timetable and is undertaking separate public consultation. It is supported by a Sustainability Appraisal options assessment and a Habitats Regulations Assessment Screening Statement. The Plan will be subject to public consultation over a six week period commencing on 29th April and finishing on 10th June. Five exhibitions will be held at locations close to the site of the new community to give an opportunity for surrounding communities to reflect on the issues, discuss with officers and to give their views. Given the new settlement will adjoin Knowle and Wickham, as in the earlier rounds of consultation, exhibitions will be held in these adjoining communities and Winchester City Council has been informed of this. The exhibitions will be held at:-
 - 7 May Ferneham Hall, Fareham (2-7pm)
 - 8 May Funtley Social Club (2-7pm)
 - 14 May Knowle Community Centre (4-7pm)
 - 21 May Ferneham Hall, Fareham (4-7pm)
 - 23 May Wickham Community Centre (4-7pm)
3. Following consultation, the NCNF Plan will be reviewed in light of the comments made, together with on-going evidence collection and Government policy to produce a final formal Pre-Submission Plan for the Examination in Public which is expected to be held during June 2014.

4. The NCNF Plan has been subject of discussion and member review from meetings of the NCNF Plan Member Working Group and the NCNF Design Member Working Group. Comments from the member working groups have been incorporated in the Plan chapters which form Appendix A of this report.
5. The policy context within which the Plan has been prepared is set out, including in particular the wider South Hampshire Strategy prepared by PUSH and the National Planning Policy Framework. Also, the NCNF Plan has taken into account the Duty to Co-operate and national policy on planning across local authority boundaries. The NCNF Plan sets out the key facets of the `concept masterplan` which is one of the key documents supporting it.
6. The Plan is based upon extensive evidence studies. The studies are referenced throughout the Plan and where they are completed, are available on the Council's website. The Plan reflects discussions with major parties such as Natural England and the Highways Agency and the two major landowner parties during the development of the concept masterplan. Over the period of its preparation, account has been taken of the landowner positions as expressed to the Council to try and address significant issues.

THE NEW COMMUNITY NORTH OF FAREHAM (NCNF) PLAN

7. The NCNF Plan set out in Appendix A, consists of twelve chapters plus appendices. These are
 1. Introduction and Planning Context
 2. Vision, Objectives and Development Principles
 3. The NCNF Site
 4. Urban Design and Character Areas
 5. Economy and Self Containment
 6. Transport Access and Movement
 7. Homes
 8. Open Space, Outdoor Recreation and Biodiversity
 9. Energy, Water and Waste
 10. Landscape and Heritage
 11. Delivering the New Community
 12. Monitoring and Review

The key policy direction taken in each of the chapters is set out below. The NCNF Plan should be read alongside the draft Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which are set out in Appendix B of this report. The purpose of the SA is to ensure that sustainability has been taken into account in the decision-making process and has helped to inform it. The purpose of the HRA is to ensure that the development will not affect the ecological integrity of internationally protected habitats.

Introduction and Planning Context

8. Policy CS13 in the Fareham Core Strategy has set the framework for the preparation of the NCNF Plan. It requires a development of between 6,500 - 7,500 dwellings, plus supporting employment and community facilities. The approach taken in the NCNF Plan is to set out the aspiration for the development to its 'finished state' reflecting a requirement of Policy CS13 that the area should be planned in a comprehensive way, that is linked to the delivery of key infrastructure. The clear intention is that the area should be planned as a whole rather than a series of incremental development parcels.
9. The NCNF Plan is accompanied by a Concept Masterplan which identifies the key elements of the new community including the development boundary, the extent of the built development, the location of key access points, the location of the secondary school and district and local centres.

Vision, Objectives and Development Principles

10. The vision for the NCNF largely reflects that set out in the Core Strategy, updated to reflect the development of the evidence base. The original vision has now been supplemented with a Vision Statement to help encapsulate the core overall vision for the development.

“A distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting.”

This emphasises the nature and future identity of the new community as an individual place but with strong connections with the rest of Fareham Borough. The vision is supported by a number of development principles which provide the direction for the planning policies in this document. The full text can be found in Chapter 2 but broadly encompasses achieving high standards of sustainability; up to 78,650 sqm of employment floorspace including a principal employment area close to junction 10 and A32; a connected network of Strategic Green Infrastructure, open spaces and recreational facilities; a net gain for biodiversity and mitigation of any potential adverse effects on nationally and internationally protected sites; green buffers with Knowle, Wickham, Funtley and Fareham; access via junction 10 of the M27 and high levels of self containment; supporting social and physical infrastructure including a secondary school; 30-40% affordable housing; a Sustainable Drainage System; and creating an attractive place with distinctive character drawing on 'Garden City' principles.

The NCNF Site

11. The area covered by the New Community North of Fareham Plan is bounded by a solid red line. This area comprises approximately 370 hectares and comprises the following elements.

West of the A32 (Wickham Road) this represents the main body of the development.

Fareham Common an important area of linkage between the new community and Fareham.

East of the A32 (Wickham Road)

Pinks Timberyard

12. The site identified is allocated to accommodate approximately 6,500 dwellings, up to 78,650sqm of employment floorspace and associated supporting uses. For clarity, the land outside of the site allocation will be subject to countryside protection.
13. The new community site is in close proximity to four settlements, Fareham, Funtley, Wickham and Knowle. The separate identity of each of these settlements will be protected by a series of settlement buffers between these existing communities and the new development.

Urban Design and Character Areas

14. Following a detailed consideration of options that were subject to public consultation during July 2012, a concept masterplan has been developed providing a preferred spatial framework to guide the future development of the new community. It establishes the boundaries and broad disposition of the different land uses but remains a high level plan. The detailed masterplan will be the responsibility of the proposers of the site who will be required to prepare a comprehensive masterplan to cover the whole of the development site that reflects the principles of the concept masterplan.
15. The new community will derive its character and identity from the landscape characteristics of the site it occupies and the countryside surrounding it and will be defined by four distinctive character areas:
 1. the woodland character area, which includes the tree cover to the north of Knowle Road
 2. the downland character area which includes the open land underlain by chalk in the central part of the site with its extensive views
 3. the meadow character area which includes lower lying, wetter land close to the M27
 4. campus area to the east of the A32.
16. Within each of these there will be sub areas each with their own identity, for example, the district and local centres and a central park area.
17. The main vehicle for providing design guidance for the development and the general design principles, will be a Strategic Design Code which will be prepared and adopted by this Council as a Supplementary Planning Document. The Strategic Design Code will illustrate how the future development will relate to the main components of the concept masterplan and this will be developed alongside the main NCNF Plan.

Economy and Self Containment

18. The employment strategy seeks to provide a range of jobs to meet the needs of local people and to support the economic growth of South Hampshire. A key aspect of the strategy is that economic development at the NCNF should support self-containment through co-location of homes and jobs to give an opportunity for residents to live and work in close proximity. It will also seek to complement economic activities at the Solent Enterprise Zone.
19. In addition, other employment opportunities will be provided by a range of uses including shops and services in the district and local centres, health facilities, schools, leisure and community facilities. Current trends also show a significant number of residents are likely to work from or at home. Policies within this plan seek to support homeworking, with the provision of flexible office and meeting-room space, a vibrant district centre for informal working, and installation of high speed fibre optic broadband across the site.
20. The main focus of employment development will be in two employment areas located east and west of the A32, close to Junction 10 of the M27 motorway, as shown in the Concept Masterplan.
21. A new district centre will support a mix of retail, employment, residential and community uses. It is proposed that the district centre will be located at the southern part of the site, close to the A32 between the residential and employment uses and provide range of social and community facilities, including community buildings, health facilities, a range of shops, including a supermarket. The size of centre proposed is not considered to pose undue threats or competition to Fareham town centre.
22. Two smaller centres will support other areas of the new community. One of these will be located north of Knowle Road and the other will be situated to the west of Dean Farm. These centres will provide a range of small scale retail, employment and community uses to support everyday needs.

Transport Access and Movement

23. The overall transport strategy has a number of key principles. These are to:
 - achieve high levels of self containment
 - reduce travel through providing a range of transport options
 - develop Bus Rapid Transit (BRT) as a key component of the access strategy
 - develop access via the A32 and junction 10 of the M27
 - link the rate of development to the funding and provision of the transport infrastructure
 - minimise the traffic impacts on the local and strategic road network and mitigate environmental impacts.

The concept masterplan is based upon an all-movements operation at Junction 10. However, more detailed design proposals will be required to be developed by the site promoters to show in detail how a suitable junction would work.

24. The transport strategy seeks to provide local access to facilities, enhance alternative modes of travel and implement a wide ranging package of traffic management measures to prioritise bus services, including BRT. A number of road junctions have been identified that are likely to require traffic management and upgrading measures as a direct result of traffic generated by the NCNF. These are identified in chapter 6 of the Plan.
25. Any planning application for the site will need to be supported by a Transport Assessment to assess the phasing of the development against the implementation of various off-site highway improvements, including the works to the M27 and A32 and any other primary or secondary links or junctions to minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts.
26. The BRT service at the new community is proposed to provide access to the main district and neighbourhood centres. This will be supplemented by local bus services. The potential for a rail halt in the longer term is allowed for in the Plan and would be explored through a public transport plan. A potential site is identified on the concept masterplan. Development at the new community shall provide a network of strategic pedestrian and cycleway routes, supplemented by good quality, local pedestrian and cycleway links to be agreed as part of the detailed consent for each land parcel.

Homes

27. The 6,500 dwellings to be provided at the development will provide a wide range and mix of dwellings, including Lifetime Homes, private rented and self build housing. The focus will be to achieve a significant proportion of family housing.
28. Delivering new affordable housing is a key priority for the new community and the document seeks between 30% and 40% of new homes to be affordable homes. Affordable homes encompass affordable rented properties, access to the private sector with housing benefit and intermediate housing such as shared ownership. The Council is progressing work to identify and secure additional funding in a study on infrastructure funding which is progressing alongside the preparation of this Plan.
29. The Core Strategy identifies a Housing Trajectory for the new community. It should be highlighted that this replaces the one set out in the Core Strategy which provided an indicative trajectory, pending further more detailed work to be carried out in preparing the NCNF Plan. The further work undertaken on infrastructure, viability and market housing assessment identifies that residential units are likely to start construction on site from 2016, in line with the South Hampshire Strategy. The trajectory in this Plan therefore represents a more informed and updated position on the likely pattern and timing of housing provision.

Open Space and Outdoor Recreation and Biodiversity

30. The Green Infrastructure (GI) strategy underpins the concept masterplan. It sets out the types and amount of GI required to meet the vision for the new community and avoid or mitigate the potential risks to the internationally protected sites along the Solent. It is supported by three framework plans, which set out the broad location of the different open space uses; the landscape and habitat framework; and the interconnecting movement network linking the GI within the new community and adjoining countryside.
31. The new community is located in close proximity to the internationally protected sites along the Solent, and there is a requirement to provide measures which will either avoid or mitigate any potentially adverse impacts. The policy position reflects discussions with Natural England and requires the provision of around 100 hectares of linked natural greenspace immediately adjoining the site. This would include the land at Fareham Common, the triangle of land adjoining Knowle, and the woodland/fields at Ravenswood and to the north of the site. Both of the latter pieces of land are within the Winchester District, but the recently adopted Winchester Local Plan Part 1 identifies this land as natural green infrastructure to support the new community. The policy also makes the provision for a financial contribution towards implementing the Solent Disturbance and Mitigation Strategy.
32. It is an essential element in planning for GI to ensure that adequate provision is made for its maintenance. Policy therefore requires the submission of a GI implementation, phasing and management plan which sets out how the GI will be delivered, who will have ownership of it and how it will be managed.

Landscape and Heritage

The landscape setting was key to developing the concept masterplan and identifying the component character areas. Policy seeks to strengthen the landscape character by structural planting, particularly in the early phases of the development.

33. There is limited historic interest present on the site itself. However, early desk top studies suggest that there is evidence of human activity on the site which go back to Neolithic times, although such finds do not suggest remains of national importance. However the protection and enhancement of the historic environment is an important aspect of building a new community and the historic assets should be explored to aid understanding of how this area has developed over time. A full archaeological assessment of the site will be required prior to the development commencing.

Energy, Water and Waste

34. A large scale development provides opportunities to achieve high levels of sustainability. Developers will be required to produce an energy strategy to support any planning applications to show how energy efficiency will be optimised and to identify renewable sources of energy. A combined heat and power or district heating network will be required on part of the site, as well as a proportion of houses built to Passivhaus standards. Sustainable energy can be provided in a number of ways and the policy is not prescriptive given the context of changing Government advice and standards.
35. Water policies cover water efficiency, supply and disposal; water quality and aquifer protection; and flooding and the Sustainable Drainage System. The development will be required to incorporate a Sustainable Drainage System (SuDS) to ensure that there is no increase in the risk of flooding either on site or elsewhere. The SuDS will be expected to meet Environment Agency standards and contribute towards the green infrastructure on site, incorporating the large drainage ponds to the south of the site. SuDS will need to be managed and maintained in the long term.
36. The section on waste sets out the infrastructure and design considerations required to ensure waste arising from the site is managed appropriately. A new Household Waste Recycling Centre (HWRC) is proposed at Pinks Sawmill. A site of 0.8 hectares is required to provide for recycling for homes and non-domestic buildings on site. Also, home composting areas and small green waste area providing composting within each allotment area will be needed. A Site Waste Management Plan will be required prior to the development phase in order to limit and manage waste derived from the construction of the new community.

Delivering the New Community

37. The Plan sets out the Council's approach to implementation and delivery of this development. An important aspect of this is the phasing of development. This is covered through a draft phasing plan and housing trajectory that divide the development into four broad 'strategic phases'. At this stage of the plan, only a general idea of the level of development and infrastructure that will be delivered at each strategic phase can be provided. Further work on infrastructure planning and viability, including an exercise to prioritise infrastructure, will provide the basis for a more detailed phasing plan to be presented at the Pre-Submission NCF Plan stage.

The initial viability work that has been undertaken is outlined and it is noted that viability will need to be kept under review through the development process. A review of the Community Infrastructure Levy (CIL) will take place alongside the development of the NCF Plan.

RISK ASSESSMENT

38. The key risk to the Plan arises from the potential volume and nature of the comments arising from public consultation. This has implications for the length of time needed to process these and if the issues raised, generate the need for further research and evidence or any discussions and negotiations to resolve them.
39. There are ongoing studies and research particularly in relation to infrastructure, viability and phasing which will help to provide further evidence for the NCNF Plan.

FINANCIAL IMPLICATIONS

40. The costs in undertaking this consultation and the remaining stages of the NCNF Plan are included in existing budgets.

CONCLUSION

41. The draft NCNF Plan has been developed from consideration of the options presented for public consultation undertaken in July 2012. The responses received together with the evidence work have helped to shape the document which is now being considered. The document in Appendix A, together with the changes to the Proposals Map (page 35) represents the Plan that the Executive should wish to approve for consultation.

Reference Papers:

Studies and other plans and strategies comprising the evidence base for the NCNF Plan are referenced in the NCNF Plan.
NCNF Options Consultation Report

Appendix A Draft New Community North of Fareham Plan

Appendix B Sustainability Appraisal and Habitat Regulation Screening Report

Fareham Local Plan - Shaping Fareham's Future

**Local Plan Part 3:
New Community North of Fareham Plan
April 2013**

- Issues and Options
- **Draft Plan**
- Pre-submission
- Adopted

Important Notice

To help you respond to this document a form is available from the Fareham web site at www.fareham.gov.uk/ldf, or paper copies are available at the Civic Offices and all local libraries in the Borough. If you would like to be sent a paper or electronic copy of the form please contact the Planning Strategy Team at planningpolicy@fareham.gov.uk or on 01329 236100.

Further Information on this Plan and Contacts

Information on the New Community North of Fareham Draft Plan process and updates on the wider progress on Fareham's Local Development Documents and current consultations, is available at the following website: www.fareham.gov.uk/ldf.

If you have any questions regarding Fareham's Local Plan, including this document, please contact a member of the Planning Strategy Team at Fareham Borough Council.

Telephone: 01329 236100

Email: planningpolicy@fareham.gov.uk

Address: Planning Strategy & Environment
Department of Planning and Environment
Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO16 7AZ

For more detailed information and guidance on the planning system, visit the Department for Communities and Local Government website at <http://www.communities.gov.uk>.

This document and all other Local Plan documents are available in large print and other languages. Please call 01329 236100 for further information.

Contents

	Page
Schedule of Policies	4
Schedule of Figures	5
Schedule of Tables	5
Abbreviations	6
Chapter 1 Introduction and Planning Context	8
How to Respond to this Consultation Draft Plan	8
Fareham's Development Plan	9
The Purpose of the Plan	9
Local Planning Context	10
Wider Planning Context	11
Concept Masterplanning process	12
Other Evidence Studies	13
Policies Map	13
The Comprehensive Masterplan and Process for Determining Planning Applications	14
Sustainability Appraisal and Habitats Regulations Assessment	14
Consultation Process and Next Steps	15
Chapter 2 Vision, Objectives and Development Principles	17
Review of the NCFN Vision	17
Additional Vision Statement and Objectives	19
Review of the Development Principles	22
Additional Development Principles	24
Sustainable Development	25
Chapter 3 The New Community Site	26
Site and Setting	26
Constraints, Capacity and Opportunities	28
Overall Quantum of Development	32
Alternative Development Options	33
The Plan Boundary	34
Allocation of Land and the Comprehensive Approach	36
Existing Properties within the Plan Boundary	37
Area of Search Outside of the Plan Boundary	37
Maintaining Settlement Separation	37
Chapter 4 Urban Design and Character Areas	42
High Level Design Principles	42
Comprehensive Masterplan	42
Character Areas	43
Character Sub-areas	45
Strategic Design Code	47

Chapter 5 Economy and Self-Containment	49
Self-containment	49
The Economy and Employment	49
Social and Community Facilities	55
The District Centre	55
The Village and Local Centres	62
Education	64
Pre-School Provision	65
Primary Schools	65
Secondary School	67
Chapter 6 Transport, Access and Movement	71
Policy Background	71
Road Transport and Access	73
Public Transport	79
Encouraging Sustainable Choices	81
Cycling and Pedestrian Linkages	82
Chapter 7 Homes	85
Market Housing	85
Affordable Housing	87
Private Rented Housing	91
Housing Provision for Older People	93
Chapter 8 Green Infrastructure and Biodiversity	97
The Green Infrastructure Strategy	97
The Quantum and Type of Green Infrastructure	99
Avoiding or Mitigating the Potential Impacts of the Development on Internationally Protected Sites	101
Conserving and Enhancing Biodiversity	104
Green Corridors and Connections	105
Governance and On-going Maintenance	107
Chapter 9 Energy, Water and Waste	109
Energy Supply and Generation	109
Water	111
Water Supply and Disposal	112
Water Quality and Aquifer Protection	114
Flooding and Sustainable Drainage Systems	115
Waste Management and Recycling	117
Chapter 10 Landscape and Heritage	120
Landscape	120
Structural Landscaping	121
Detailed Landscaping	122
Historic Environment	122

Chapter 11 Delivering the New Community	125
Phasing of Development	125
Draft Phasing Plan	126
Further Infrastructure Phasing and Prioritisation Work	128
Housing Trajectory	128
Development Deliverability	129
Developer Contributions	131
Development Construction Strategy	131
Local Skills	132
Quality Control	132
Chapter 12 Monitoring and Review	134
The Monitoring Framework	134
Triggers for a Review	134
Glossary	136
Appendices	
A Review of the High Level Development Principles within Policy CS13 of the Core Strategy	150
B NCNF Masterplan Options: Summary of Evaluation	159
C List of Evidence and Background Documents	171
D Maps and Diagrams:	174
D.1 - Constraints Plan	
D.2 - Concept Masterplan	
D.3 - Combined Green Infrastructure Plan	
D.4 - Green Infrastructure Uses (Open Space Framework Plan)	
D.5 - Pedestrian and Cycle Linkages (Movement Framework plan)	
D.6 - Landscape and Habitats Framework Plan	

Schedule of Policies		Page
NC1	High Level Development Principles	22
NC2	Additional Development Principles	24
NC3	Allocation of Land	36
NC4	Comprehensive Approach	36
NC5	Maintaining Settlement Separation	40
NC6	Comprehensive Masterplan	42
NC7	General Design Principles	46
NC8	Strategic Design Code	48
NC9	Employment	54
NC10	The District Centre	59
NC11	District Centre Community Building	61
NC12	District Centre Healthcare Services	62
NC13	The Village and Local Centres	63
NC14	Primary and Pre-School Provision	66
NC15	Secondary School Provision	69
NC16	Transport Principles for the NCNF	72
NC17	Road Transport and Access	78
NC18	Public Transport	80
NC19	Encouraging Sustainable Choices	82
NC20	Cycling and Pedestrian Linkages	84
NC21	Market Housing Mix and Flexibility	86
NC22	Affordable Housing	90
NC23	Private Rented Housing	93
NC24	Extra Care Provision	96
NC25	On-site Green Infrastructure	100
NC26	Avoiding and Mitigating the Impact on Internationally Protected Sites and Off-Site Green Infrastructure	103
NC27	Conserving and Enhancing Biodiversity	105
NC28	Green Corridors and Connections	107
NC29	Governance and Maintenance of Green Infrastructure	108
NC30	Energy	111
NC31	Water Efficiency, Supply and Disposal	114
NC32	Water Quality and Aquifer Protection	115
NC33	Flooding and Sustainable Drainage Systems	116
NC34	Waste Management and Recycling	119
NC35	Structural Landscaping	121
NC36	Detailed Landscaping	122
NC37	Protection and Enhancement of the Historic Environment	123
NC38	Implementation, Phasing and Construction	133

Schedule of Figures		Page
1.1	The Fareham Development Plan (The 'Local Plan')	9
3.1	Area of Search for the New Community North of Fareham	27
3.2	NCNF Developable Area	29
3.3	NCNF Policies Plan	35
5.1	NCNF District Centre Indicative Layout	57
6.1	Possible Access to the Strategic Highway Network	75
6.2	Off-Site Highway Improvements	77
6.3	Approach to Pedestrian and Cycle links Within and Through the Site	83
Appendix D:-		
D.1	Constraints Plan	
D.2	Concept Masterplan	
D.3	Combined Green Infrastructure Plan	
D.4	Green Infrastructure Uses (Open Space Framework Plan)	
D.5	Pedestrian and Cycle Linkages (Movement Framework plan)	
D.6	Landscape and Habitats Framework Plan	

Schedule of Tables		Page
5.1	Jobs per dwelling and total employment	50
5.2	Non 'B Use Class' jobs	50
5.3	Use Class job scenarios	51
5.4	Indicative requirements for the main community building	61
11.1	Housing Trajectory for Strategic Phase 1	129
11.2	Housing Trajectory for Strategic Phase 2	129
11.3	Housing Trajectory for Strategic Phase 3	129
11.4	Housing Trajectory for Strategic Phase 4	129

Abbreviations

AEI	Area of Ecological Importance
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment Method
BRT	Bus Rapid Transit
CDE	Construction, Demolition and Excavation
CHP	Combined Heat and Power
CS	Core Strategy
DCLG	Department for Community and Local Government
EA	The Environment Agency
ESCo	Energy Services Company
ETS	Emerging Transport Strategy
FBC	Fareham Borough Council
GI	Green Infrastructure
GP	General Practitioner
HCC	Hampshire County Council
HRA	Habitats Regulation Assessment
HWRC	Household Waste Recycling Centre
LDF	Local Development Framework
LLFA	Lead Local Flood Authority
LTP3	Local Transport Plan 3
LTSIP	Long Term Strategic Implementation Programme
MUGA	Multi Use Games Area
MUSCo	Multi-Utility Services Company
NCNF	New Community North of Fareham
NHS	National Health Service
NPPF	National Planning Policy Framework
PCT	Primary Care Trust
PDL	Previously Developed Land
PTP	Personalised Travel Plan
PUSH	Partnership for Urban South Hampshire
R&D	Research and Development
RSPB	The Royal Society for the Protection of Birds
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SANGS	Suitable Alternative Natural Green Space
SD	Sustainable Development

SDA	Strategic Development Area
SDC	Strategic Design Code
SDMP	Solent Disturbance and Mitigation Project
SEA	Strategic Environmental Assessment
SEERA	South East England Regional Assembly
SEP	South East Plan
SINC	Sites of Importance for Nature Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SRTM	Sub-Regional Transport Model
STPC	Sustainable Travel Plan Co-ordinator
STW	Sewage Treatment Works
SuDS	Sustainable Drainage Systems
SWMP	Site Waste Management Plan
TAP	Town Access Plan
TfSH	Transport for South Hampshire
WCC	Winchester City Council
WDA	Waste Disposal Authority
WDLPP1	Winchester District Local Plan Part 1
WRAP	Waste Resources Action Programme
WWTW	Waste Water Treatment Works

Chapter 1

Introduction and Planning Context

How to respond to this Consultation Draft Plan

- 1.1 Your views on this Draft New Community North of Fareham (NCNF) Plan are important. They are part of the process for creating the final NCNF Plan. The involvement of the community is essential to help shape the future distribution of land uses and development in the plan area. It will enable informed decisions that can best suit the needs of the community as a whole.
- 1.2 This draft of the NCNF Plan as well as the draft Sustainability Appraisal and the evidence base that has informed the objectives and policies within this NCNF Plan can all be viewed online at http://www.fareham.gov.uk/have_your_say/.
- 1.3 A Response Form is available in both electronic and paper format. In making comments or answering questions, it is helpful if you explain the reasons for your choice or comments. It is important that you make views known by responding to this consultation. If you wish to send any comments to the Council, then please complete the Response Form available online or return a copy to the Planning Strategy Team at:

Department of Planning and Environment
Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO16 7PU

- 1.4 The consultation commences on Monday 29 April 2013 and will conclude on Monday 10 June. All comments must be received no later than **5pm** on **Monday 10 June 2013**.
- 1.5 Throughout the consultation period exhibitions will be held in areas near to the new community site. These will provide the local community and other interested parties the opportunity to view the proposals and to discuss any issues. Paper response forms will be available at the exhibitions. The programme of exhibitions is as follows:
 - Tuesday 7 May, Ferneham Hall, Fareham (2-7pm)
 - Wednesday 8 May, Funtley Social Club (2-7pm)
 - Tuesday 14 May, Knowle Community Centre (4-7pm)
 - Tuesday 21 May, Ferneham Hall, Fareham (2-7pm)
 - Thursday 23 May, Wickham Community Centre (4-7pm)

Fareham's Development Plan

- 1.6 Fareham's Development Plan (known as the 'Local Plan') is the Statutory Development Plan for the Borough of Fareham and is an important document for the future planning of the area and provides the basis for determining planning applications. The Local Plan has three parts, of which this New Community North of Fareham Plan (NCNF Plan) is the third part (see Figure 1 below).
- 1.7 The other parts of Fareham's Local Plan are:
- **Local Plan Part 1 (Core Strategy)**¹ - This is already in place, having been adopted by the Council in August 2011 and sets out the vision, objectives and overall development strategy for the Borough up to 2026 and;
 - **Local Plan Part 2 (Development Sites and Policies)**² - This is currently being prepared in 'Pre-Submission Draft' and will be published for representations later in 2013. This part of the Local Plan sets out the Council's approach to managing and delivering the development in the rest of Borough, outside of the New Community North of Fareham, for the period to 2026.

Figure 1.1: The Fareham Development Plan (The 'Local Plan')



- 1.8 The New Community North of Fareham Plan is a site-specific plan which sets out how a new community to the north of the M27 Motorway at Fareham should take shape over the period to 2041. Once adopted, the NCNF Plan will form a part of the Council's Statutory Development Plan. This Plan should be read and interpreted as a whole and alongside the other parts of the Local Plan.

The Purpose of the Plan

- 1.9 The purpose of the NCNF Plan is to establish a policy and delivery framework which provides clear and consistent guidance to ensure that the Council's vision and objectives for the New Community North of Fareham are achieved, and that the Plan is consistent with the established approach in the adopted Core Strategy (Policy CS13). It does this by providing policy guidance and

¹ http://www.fareham.gov.uk/planning/local_plan/adoptedcorestrat.aspx

² http://www.fareham.gov.uk/planning/local_plan/draftdevsitepolplan.aspx

targets on the wide range of issues that relate to developing a new place.

- 1.10 The Core Strategy established the new community as a Strategic Development Area (SDA) within a broad location called the 'area of search', but did not allocate the site for development or establish firm policy boundaries. These aspects form an integral part of this Plan.

Local Planning Policy Context

- 1.11 The policies within this NCNF Plan have been prepared within the framework of the adopted Core Strategy Policy CS13 (North of Fareham Strategic Development Area), which sets out the overarching policy approach and a set of high level development principles for the new community.
- 1.12 Within Policy CS13 a development range of between 6,500 - 7,500 dwellings was set as the target for the new community and this has been the starting point for the development of the NCNF Plan. This overall level of development was considered to be deliverable based on evidence presented within a range of studies that supported the Core Strategy. However, it was recognised at the time that the final number of dwellings would depend on:
- The extent to which constraints present on the site could be mitigated;
 - The extent to which any significant impacts on designated European and nationally designated conservation sites could be fully mitigated;
 - The extent to which all the land identified within the area of search is made available and;
 - The average density of the development.
- 1.13 Policy CS13 sets out the need for the new community to provide environmental, social and physical infrastructure, retail and employment floorspace to support the development and to contribute towards meeting the development objectives of the South Hampshire Sub-Region. The aim was established that the new community should be as self-contained as possible, whilst complementing and supporting the established town centre of Fareham and the adjoining settlements.
- 1.14 A clear position was set out in Policy CS13 that other locations in the Borough would not be developed in lieu of the development of the new community, regardless of the eventual capacity or the phasing of the development.
- 1.15 The policies within the Core Strategy have informed the preparation of this NCNF Plan and the Council has ensured that the Plan, as presented here, is consistent with the Core Strategy. In preparing this plan, it has been necessary to undertake a formal review of the vision for the new community and the high level development principles within Policy CS13. The outcome of this review is presented in Chapter 2 below. A detailed reasoned justification for the changes proposed to Policy CS13 is set out in Appendix A.
- 1.16 The Council has also ensured that the approach and policies within this Plan are consistent with the emerging Local Plan Part 2 (Development Sites and

Policies). It has identified, with reasons, where any of the development management policies within that document are not intended to apply to the New Community North of Fareham.

Wider Planning Context

1.17 *South East Plan (2009) and the Localism Act 2011*

The South East Plan (the Regional Strategy) was formally cancelled on 25 March 2013, following the enactment of the Localism Act 2011 and the conclusion by the Government of a Sustainability Appraisal process. The South East Plan no longer forms a part of the Statutory Development Plan for Fareham nor is it a material consideration for the determination of planning applications.

1.18 *South Hampshire Strategy (2012)*³

Fareham is a member of the Partnership for Urban South Hampshire (PUSH). The original driving force behind the North of Fareham Strategic Development Area (SDA) was the evidence submitted in 2005 by PUSH to the South East Regional Assembly (SEERA), which was at the time responsible for producing the South East Plan. The proposal for the North of Fareham SDA was taken forward by SEERA as part of the South Hampshire Sub-Regional Strategy within the South East Plan. Although that plan has been cancelled by the Government, the New Community North of Fareham remains an important component of the South Hampshire Strategy which was updated and endorsed by the PUSH authorities in October 2012. This update did not give rise to any proposed change to the housing or employment floorspace targets for the new community during the South Hampshire Strategy plan period to 2026.

1.19 The updated South Hampshire Strategy is not part of the Statutory Development Plan. It guides PUSH authorities in the preparation of their development plans and provides a framework within which cross-boundary issues of strategic significance can be explored. Consequently, the New Community North of Fareham Plan has been informed by the South Hampshire Strategy (2012).

1.20 *National Planning Policy Framework (NPPF)*

The National Planning Policy Framework sets out national priorities and policies for planning and supersedes the suite of national Planning Policy Statements. The policies within the NPPF cover a number of key themes which include a presumption in favour of sustainable development and planning for strong, vibrant and healthy communities. There is an onus on sustainable local growth, particularly economic growth.

1.21 The NPPF requires this NCNF Plan to be consistent with national policy. Consequently, the New Community North of Fareham Plan has been prepared in accordance with the currently adopted National Planning Policy Framework (March 2012).

³ http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm

1.22 The Duty to Cooperate

The Localism Act 2011 sets out a duty for local authorities and other bodies prescribed by the Secretary of State to cooperate with each other in the preparation of local planning documents where there are cross-boundary issues to be resolved. This duty relates to sustainable development and land use matters that have a significant impact on one or more neighbouring authorities or on Hampshire County Council. The duty is reinforced by policies within the NPPF and requires local authorities to actively engage with each other on an ongoing basis and to seek to reach agreement where possible. Although the duty requires on-going constructive engagement to be undertaken, it does not require an agreement to be reached or compel an authority to compromise on any particular issue where there is a good reason for the approach taken.

- 1.23 The New Community North of Fareham Plan has been prepared through a process that is consistent with the Duty to Cooperate and the national policy on planning strategically across local boundaries. Throughout the NCNF Plan production process engagement has been undertaken with relevant neighbouring authorities, the County Council and other bodies subject to the duty, such as the Environment Agency and Natural England. The process through which the Council has met the duty is set out in a background paper that supports this NCNF Plan⁴.

The Concept Masterplanning Process

- 1.24 The New Community North of Fareham Plan has been strongly influenced by the NCNF Concept Masterplan⁵, which is a background evidence document supporting the Plan. The concept masterplan has been tested at key stages with site landowners, community representatives and other relevant bodies and organisations at masterplanning workshops. It was also tested with the local community at public exhibitions and through an online public survey in July 2012.
- 1.25 The aim of preparing the Concept Masterplan was to build an understanding of the character, capacity and constraints of the site to inform the distribution of land uses and the extent of the site area necessary to provide the required scale of the development. In this way, the concept masterplan shows how the policy and principles in Policy CS13 of the Core Strategy can be achieved. The concept masterplan also provides a clear basis for a more 'comprehensive masterplan' that will be developed by the site promoters to accompany future planning applications.
- 1.26 The concept masterplan includes a series of 'parameter plans' which show how various layers of evidence which have informed the concept masterplanning will apply across the new community development. These parameter plans have been included within the NCNF Plan and collectively establish:
- The broad location of a range of important land uses (such as the District

⁴ This paper is not yet complete and will be available to support the Pre-Submission NCNF Plan.

⁵ NCNF Concept Masterplan Options Report (LDA Design, August 2012) and the NCNF Concept Masterplan Preferred Option Report (LDA Design, March 2013)

- Centre, the Local and Village centres, the secondary school and employment areas);
- A proposed movement framework for all travel modes;
 - The principal character areas of the site.
- 1.27 The parameter plans presented in this NCNF Plan are indicative and do not fix the exact spatial elements of the development, for example, the precise location of the Local and Village centres. This is important to provide flexibility in approach over the long build-out period required for the new community. Nevertheless, this approach provides a robust basis for the policy approach within this NCNF Plan. It also provides a suitable level of detail to inform the comprehensive masterplanning that will need to accompany any planning applications made within the plan boundary.
- 1.28 The approach taken by the concept masterplan and the NCNF Plan sets out the aspiration for the development of the whole of the new community to its 'finished state'. This reflects the requirement of Policy CS13 of the Core Strategy that the area should be planned in a comprehensive way that is linked to the delivery of key infrastructure. This approach is important as the development of the new community will continue past the end date of the adopted Core Strategy (2026). The clear intention is that the area should be planned as a whole rather than a series of incremental development parcels.

Other Evidence Studies

- 1.29 National policy requires that a plan is justified and supported by evidence to show that the most appropriate strategy is chosen when considered against other reasonable alternatives. The NCNF Plan is supported by an extensive and up-to-date evidence base that has been developed over a number of years. This has been used to test the opportunities and constraints presented by the site and the options for taking forward the development in a way that reflects the vision and aspirations of the local community.
- 1.30 The result of this evidence work includes: a detailed understanding of the area's capacity for development; the likely characteristics of the new community; the infrastructure requirements; and the level of development required to meet the aims set by the Core Strategy. Collectively, this evidence base has helped to define and test the options that formed the basis of the approach in the NCNF Plan and has informed the development of the policies set out below. A full list of the evidence and background documents which support the NCNF Plan is provided within Appendix C.

Policies Map

- 1.31 The NCNF Plan includes a Policies Map (Figure 3.3) which, once the Plan is adopted, will become an inset to the Local Plan Policies Map for the whole Borough, updating that map to reflect the policies within the NCNF Plan. Unlike the 'parameter plans' referred to above, the Policies Map 'fixes' key elements of the new community development. These elements include; the extent of the plan boundary and therefore where the policies in this NCNF Plan apply; the

location of the secondary school; the location of the settlement buffers and; Sites of Importance for Nature Conservation.

The Comprehensive Masterplan and Process for Determining Planning Applications

- 1.32 As outlined above, the concept masterplan provides the framework for the more detailed 'comprehensive masterplan' to support the planning applications which will be submitted in the future. This will be needed to establish the finer grain of detail in the form and layout of the new community that is not appropriate to provide within the NCNF Plan. This distinction is an important one, consistent with the Council's flexible approach to planning the new community given the very long build-out period anticipated. The comprehensive masterplan will be produced by the site promoters and will be required to be consistent with the policies set out in the NCNF Plan and agreed with the Council before a planning application can be determined.
- 1.33 Planning applications within the NCNF Plan boundaries will need to comply with the policies set out within this Plan. All supporting text contained within the NCNF Plan which justifies the vision, objectives and policies should be considered 'reasoned justification' for the purposes of interpreting the policy approach when planning applications are submitted. In addition, planning applications will also need to comply with other adopted parts of the Fareham Local Plan and with any other 'saved' policies. Finally, planning applications should be consistent with any relevant guidance provided by adopted Supplementary Planning Documents that support the Fareham Local Plan, including the Strategic Design Code for the new community⁶. These will be material considerations in the determination of planning applications.

Sustainability Appraisal and Habitats Regulations Assessment

- 1.34 A statutory requirement of plan-making is to undertake a Sustainability Appraisal (SA), incorporating the Strategic Environmental Assessment, of the policies and proposals in an emerging plan. These combined assessments, which are referred to as the 'SA process', are designed to ensure that the social, environmental and economic effects of plans and policies accord with the aims of 'sustainable development'.
- 1.35 The SA process for the New Community North of Fareham Plan has undergone a number of stages to date, including publication of an updated Sustainability Appraisal Scoping Report in July 2012⁷ and an Options Assessment Report in March 2013⁸. This latest report presents the results of a high level assessment of the key masterplanning and policy options that were considered during the preparation of this draft of the NCNF Plan. The report is being made available for public comment alongside the NCNF Plan. Further detailed testing will be

⁶ See Chapter 4: Urban Design and Character Areas for details about the Strategic Design Code.

⁷ The [North of Fareham Sustainability Appraisal Scoping Report \(Urban Edge, May 2012\)](#) updated a previous version of the [SA Scoping Report for the new community](#) that was published in July 2009.

⁸ Sustainability Appraisal for NCNF: Options Assessment (Urban Edge, March 2013)

undertaken at the next stage of the plan and a full Sustainability Appraisal will be published alongside the Pre-Submission NCNF Plan.

- 1.36 Habitats Regulations Assessments (HRA) need to be undertaken for all Development Plan Documents to assess the possible effects of the plans on the nature conservation objectives of 'European sites' which have been designated under the European Union's Habitats Directive and the Birds Directive. These European sites include Special Areas of Conservation and Special Protection Areas and Ramsar sites, which are given the same level of protection. An updated HRA Baseline Evidence Review was published in July 2012, and this first draft of the New Community North of Fareham Plan has now been 'screened' for its impact on these sites. The screening report⁹ is available for public comment alongside this draft NCNF Plan.
- 1.37 Where a land use plan, either on its own or in combination with other plans or projects is likely to have a significant effect on the European sites, an 'Appropriate Assessment' must be made of the implications of the plan for the site's integrity. This assessment is underway and will seek to identify avoidance and mitigation measures where necessary. The full HRA report will be available at the Pre-Submission Draft stage of the NCNF Plan.

Consultation Process and Next Steps

- 1.38 The Council is committed to consulting with and involving the local community, statutory bodies and all those who have an interest in the new community. Public consultation on the new community pre-dates the preparation of the NCNF Plan, forming part of the Core Strategy preparation process. Since the start of 2012 the focus of engagement has been on the development of this NCNF Plan. Details of the engagement opportunities that have been provided since this time are available in the Interim Consultation Statement¹⁰ which accompanies this draft NCNF Plan. In summary, these include:
- A public survey on options relating to housing, open space, community facilities and sustainable energy generation in February 2012;
 - Visits to various local primary schools and engagement with the Fareham Youth Council during spring 2012;
 - A series of five public exhibitions and a public survey on the masterplanning and other development options in July 2012.
- 1.39 These and other opportunities provided interested parties, developers, residents and landowners the chance express their views on the issues and options that emerged during the early concept masterplanning work and the initial stages of preparation of the NCNF Plan. Following each of the consultation opportunities referred to above, the comments made were carefully reviewed and have been used to inform this draft NCNF Plan. Throughout this process the Council has ensured that it has complied with its adopted Statement of Community Involvement¹¹.

⁹ Habitat Regulations Assessment for NCNF: Screening Statement (Urban Edge, March 2013)

¹⁰ NCNF Interim Consultation Statement (FBC, March 2013)

¹¹ http://www.fareham.gov.uk/planning/local_plan/statementcomminv.aspx

- 1.40 This first draft NCNF Plan is now being published for comments. Following the consultation period the draft plan will be refined and amended to take account of the comments made and any new evidence that emerges. The revised draft NCNF Plan will then be made available for a six week period of representations. Following this the NCNF Plan, together with the supporting evidence, the sustainability appraisal and the representations, will be submitted to the Secretary of State for independent examination. Following examination and publication of the Government Inspector's report, the New Community North of Fareham Plan will be adopted as Part 3 of Fareham's Local Plan.
- 1.41 The dates for all the future stages in this and all other Local Development Documents can be found in the Local Development Scheme¹². A copy of this document can be found on the Borough Council's website and paper copies are available for inspection at the Civic Offices and local libraries.

¹² http://www.fareham.gov.uk/planning/local_plan/localdevsch.aspx

Chapter 2

Vision, Objectives and Development Principles

Review of the NCNF Vision

- 2.1 The current vision for the New Community North of Fareham is set out in paragraphs 5.73 to 5.78 of the Core Strategy. The vision represented the views and aspirations of Fareham Borough Council at the time the Core Strategy was adopted and was informed by extensive community engagement¹³. This vision has influenced and guided the preparation of this NCNF Plan.
- 2.2 However, the NCNF Plan is being prepared over a year after the Core Strategy was adopted and nearly three years after the vision first emerged in early 2010. The national and local planning context has changed during that time. It has therefore been necessary to review and update that vision in the light of this and in light of new evidence that supports this Plan.
- 2.3 The review was undertaken as part of the Concept Masterplanning work¹⁴ and took account of the recent evidence base for the new community. It also reflected on a wide range of local and national factors that have influenced the planning context and the Council's aspirations for the new community. The review concluded that almost all of the existing vision continues to provide an appropriate basis for planning the new community. The review recommended that the vision text should remain unchanged, with two exceptions where a change was required to ensure that the vision continued to be achievable, as follows.
- 2.4 Self-containment
The existing vision states, in paragraph 5.73, that the development “...will have a high level of self-containment with a significant proportion of its inhabitants’ life needs being accessible within a main centre and smaller neighbourhood centres.” However, the NCNF Economic Development Strategy¹⁵ makes it clear that although the new community can be designed to provide for residents’ needs, there will be other needs that can only be met by travelling outside of the site. The review recommended that the sentence should be changed to “*It will encourage self-containment with a significant...*” which reflects the continued aspiration for promoting self-containment that has informed this plan.

¹³ See Paragraph 5.79 of the Core Strategy

¹⁴ NCNF Concept Masterplan Preferred Option Report (LDA Design, March 2013)

¹⁵ See the draft Paper on Employment and Workspace (HJA, February, 2013)

2.5 Exemplar of energy efficient design

Paragraph 5.77 states that the new settlement “...will be an exemplar of energy efficient design.” This aspiration related to the inclusion of the new community within the second wave of the former Eco-Towns programme in spring 2010. The review of the vision considered this in light of the shift in national policy away from Eco-Town standards and towards the less prescriptive 'Garden Cities' approach¹⁶.

2.6 In addition, the Council has examined the potential for this aspiration to be achieved at the new community. The evidence¹⁷ suggests that achieving this would be technically feasible but would represent a significant financial burden on the development. Such a burden, in light of the many other infrastructure and development costs (such as schools, open space and the Bus Rapid Transit link) would impact on development viability. Given the emphasis in national policy towards unlocking growth by enabling proposed development to be economically viable, it was considered that this statement in the existing vision should be deleted. However, energy efficiency is still expected to be a key feature of the development.

2.7 Outcome of the vision review

Taking these two changes into account, the vision for the new community within paragraphs 5.73 to 5.78 of the Core Strategy is superseded by the following:-

2.8 *"The New Community North of Fareham will create a diverse and well integrated new community. It will encourage self-containment with a significant proportion of its inhabitants' life needs being accessible within a main centre and smaller neighbourhood centres. It will contain a mix of dwelling types which meet the needs of the increasing numbers of single person households, families, and the needs of an aging population. There will be a range of accessible new jobs created which contribute towards meeting the employment needs of this diverse new community.*

2.9 *It will have an integrated movement system connecting it with its surrounding settlements and destinations. It will incorporate footpaths, cycle ways, and vehicular traffic in a way that encourages walking and cycling, provides excellent public transport, and feels comfortable and safe to use.*

2.10 *The development will have a distinctive character. Its layout and design will complement local topography, landscape features and historic structures to produce a place that is distinctive whilst responding to its wider context. It will encourage contemporary design in a manner that is flexible and is capable of accommodating change.*

2.11 *It will have an integrated and linked green network of multi-functional open spaces, civic spaces, public open spaces, private outside space, and green routes. The green network will incorporate the site's natural features,*

¹⁶ See Paragraph 2.14 below.

¹⁷ NCNF Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, 2012)

hedgerows, tree lines, and woodlands to provide habitat, recreational facilities, to frame new development and to link to the wider countryside.

- 2.12 *It will take advantage of natural features, such as hedges/green corridors/woods; it will maximise orientation; incorporate Sustainable Drainage (SuDS); and provide opportunities for local food production. It will aim to meet its own renewable energy needs in a viable fashion, and deal effectively and sustainably with waste. Buildings will be thermally and water efficient. Access to services and a high quality public transport system all within easy walking distance of homes will reduce the need to travel by car.*
- 2.13 *Socially and economically the New Community North of Fareham will complement rather than compete with the surrounding settlements and it will allow existing residents to benefit from the new facilities."*

Additional Vision Statement and Objectives

2.14 Garden city principles

The Plan for New Community North of Fareham has been strongly influenced by the principles of the garden city movement, which emerged in the late 19th and early 20th century and was responsible for the development of Letchworth and Welwyn Garden City amongst others. However, given the current economic and social contexts, which are completely different from those prevailing a century ago, it would not have been possible, or desirable, to replicate the underlying paternalistic philosophy which guided the original movement. It was therefore essential that the concept masterplanning process thoroughly examined and understood the guiding principles which underpinned the spatial qualities which give the garden cities their important place in town planning. The intention in doing this is to help create a unique garden community north of Fareham. This has resulted in a concept masterplan in which:

- The new community is directly linked with the natural environment, which is brought into the heart of a new community through a network of linked green spaces, so that each new neighbourhood provides its residents with the opportunity to experience the natural environment on a daily basis;
- The character of each of the different neighbourhoods which make up the new community is derived from an analysis of their landscape setting;
- The provision of formal and informal sports facilities, allotments, community orchards, good cycling and walking routes will all contribute towards encouraging healthier lifestyles;
- The new community will be able to meet most of its daily needs within walking distance from home, by providing a range of employment opportunities together with supporting community infrastructure, to help develop a socially diverse but coherent community; and
- The concept of a modern garden community will be developed further through the preparation of a Strategic Design Code, which will ensure that

the principles of the garden city movement are embedded into the detailed design of the new community.

2.15 The concept masterplanning process has provided more clarity about what kind of place the new community actually will be. This has been expressed as the creation of a new garden community. This will be a 21st century interpretation of the long-established garden city principles that redefines them in a contemporary way and provides a response to the unique locality of the site.

2.16 To reflect this expression of what the new community will be like, a new vision statement capturing the essence of the new community and supporting objectives are set out below. These are wholly compatible with the reviewed vision for the new community presented above, but provide more definition and a clearer understanding that is based on the most recent evidence base, including the concept masterplan itself.

2.17 Vision Statement

“A distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting.”

2.18 The vision statement identifies the new community as a place with its own individual identity. It is also a reminder that the new community will have strong connections with the rest of the Borough. The two communities will be connected by transportation, workplace destinations, higher order shopping, and the entertainment, arts and culture that Fareham provides. The relationship is also two-way. In the other direction, the New Garden Community will also act as a draw to the wider community in Fareham, providing attractive places, parks, woodland and open spaces to visit and high quality long distance recreational routes.

2.19 Objectives

The objectives are specific to the new community and emerged from the concept masterplanning and vision review process. They are the fundamental things that need to be achieved if the vision for the new community is to be delivered. The four objectives are stated below, along with an explanation of what they mean for the new community and its neighbours:-

1. The New Community will be a diverse, balanced, integrated and interacting community:

- A diverse mix of uses and interactions between them that create and sustain a functional, successful and active community;
- A layout of uses, buildings, spaces and connections that are designed specifically to support an active, vibrant, inclusive and cohesive community;
- A mix of land uses, types, sizes, tenures and governance that meet the needs of a thriving community at each phase of development;

- A range of employment provision that provides opportunities for residents and, along with community services and facilities, encourages self-containment within the New Community;
 - Flexibility of land and building use that allows adaptation to changing needs and opportunities over time.
- 2. The New Community will respond positively to its distinctive and diverse landscape setting and surrounding countryside:**
- A strong sense of place and community identity that reflects the qualities of the landscape in which it sits;
 - A place that draws heavily on its setting for design inspiration and urban form;
 - A community that uses its setting and identity to support its commercial success and long term economic viability;
 - Access to a wide range of natural assets will be one of the fundamental appeals of the New Community, achieved through a network of interconnected multi-functional green links and spaces that serve the whole community and provide links to wider green networks.
- 3. The New Community will be distinct from other settlements, but connected to them physically and functionally:**
- The New Community will be designed as a separate, standalone settlement with a distinctive identity and physical buffers that distinguish it from Fareham, Wickham, Funtley and Knowle;
 - There will be direct, safe and attractive connections between the New Community and those settlements by sustainable transport modes;
 - The A32 will remain the most important physical connection between the New Community and Fareham and will be the principal route for the BRT, buses and other vehicles, supplemented by a choice of pedestrian and cycle connections;
 - The scale and type of retail and leisure provision in the New Community will be compatible with and complementary to existing retail centres in Fareham and Wickham.
- 4. The principles of sustainability will be embedded in every aspect of the New Community:**
- The development will be built upon the principles of sustainability and resource efficiency, and will minimise water consumption and carbon emissions arising from operational energy use in new and existing buildings and infrastructure, including transportation;
 - A Sustainable Drainage System will be fully integrated into the network of open space;
 - The distribution of uses and network of places and connections will

ensure that important day to day destinations, and sustainable transport links, are set within easy walk distances from home and work, to discourage unnecessary use of the car.

Review of the Development Principles

- 2.20 Policy CS13 of the Core Strategy contains high level development principles that were intended to provide some clarity over certain important aspects of the new community development. These development principles have guided the preparation of the NCFN Plan. However, in light of the technical evidence work, review of the vision and the consultation that supported the preparation of the NCFN Plan, these principles have needed to be reviewed. In addition to technical evidence, this review has taken into account the engagement to date with the local community, neighbouring authorities, the promoting landowners and others.
- 2.21 The resulting revised set of development principles is set out below and will replace the current set of development principles within Policy CS13. Appendix A, at the end of this plan, sets out the new principles alongside the current ones and provides a reasoned justification for each of the changes that have been made.

NC1 - High Level Development Principles

The high level development principles contained within Policy CS13 of the Core Strategy are superseded as follows:

- **The new development will create an inclusive and sustainable community that incorporates high standards of sustainable design, and resource efficiency and is resilient to climate change. Development will minimise energy usage, water consumption and carbon emissions;**
- **The development will provide up to 78,650 sq.m of employment floorspace, in a range of highly accessible employment opportunities which reduce the need for commuting and contribute towards self containment;**
- **The layout will create a connected network of Strategic Green Infrastructure, open spaces and recreational facilities that respects and enhances the landscape qualities of the area and meets the needs of the new community; and avoids or mitigates the potential ecological impacts of the development, and provides a net gain in biodiversity in the area. The Green Infrastructure Strategy is based on the need to conserve and enhance the existing landscape, historic and ecological features on the site and adjacent areas, whilst linking new and established green spaces within the built environment and connecting the urban area to its wider rural hinterland;**

- **The provision of Green Infrastructure to meet the recreational needs of additional residents, to contribute to the access networks to the natural environment and BAP targets to achieve a net gain for biodiversity, to make a positive contribution towards implementing the Partnership for Urban South Hampshire Sub-Regional Green Infrastructure Strategy, and to ensure that any potential adverse effects on nationally and internationally protected sites identified through the HRA work are avoided. Where adequate mitigation or avoidance measures cannot be achieved on site through the provision of Green Infrastructure a financial contribution will be sought to provide off-site mitigation measures such as managing access to nationally or internationally important sites or the provision of off-site Green Infrastructure;**
- **Green buffers will be incorporated into the layout to prevent coalescence with Knowle, Wickham, Funtley and Fareham.**
- **Based on the revised Transport Strategy, the following key principles apply in relation to transport:**
 - **To support the sustainability of the new community, the aim will be to create high levels of self containment;**
 - **The development will address a significant proportion of trips through the development of robust reduce and manage policies;**
 - **Bus Rapid Transit (BRT) will form a key component of the access strategy;**
 - **Access will be via the A32 and junction 10 of the M27;**
 - **The rate of development will be linked to the funding and provision of the necessary transport infrastructure;**
 - **Carefully designed transport interventions will minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts;**
- **The development will incorporate a balanced package of measures to encourage smarter transport choices to meet the needs of the new development, and maximise the opportunities for sustainable travel; including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; connection to the Bus Rapid Transit system; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network;**
- **The development will provide supporting social and physical infrastructure; including a range of convenience and comparison shopping, local employment, health, community and leisure facilities centred around a new district centre, together with provision for pre-school, primary and secondary education. Up to three local centres will be provided to act as neighbourhood hubs for the provision of social infrastructure and local employment opportunities;**

- Each phase of the development will provide for a range of housing types, sizes and tenures, including affordable housing, to meet the needs of the community. The overall aim is to deliver between 30-40% affordable housing, subject to development viability and funding being available;
- Each main phase of the development will fully integrate Sustainable Drainage Systems into the network of open spaces, to mitigate potential flood risk, allowing the new community to adapt to climate change whilst providing biodiversity benefits and enhanced recreational opportunities. The development must also provide for both on-site and off-site sewerage infrastructure;
- Each phase of the development will be well designed and incorporate development at a range of densities and building heights to create a series of attractive places with different and distinctive characters and that contribute overall to the creation of varied but cohesive new community with strong sense of place.

Additional Development Principles

- 2.22 In addition to revising the high level development principles within the Core Strategy, the review process highlighted the need for the following five additional development principles. These are required to cover important high level and strategic aspects of the new community, such as character areas and the overall distribution of land uses that were not covered in Policy CS13.

NC2 - Additional Development Principles

- The identity and character of the New Community will reflect the objectives of a 21st Century Garden City as set out in the Vision. The character and identity of the built and natural environment will draw on surrounding landscape influences and will be reflected in four distinct Character Areas. Within each there will be common elements that provide cohesion and consistency of character, but there will also be sub-areas with their own distinctive qualities.
- The development will have a strong urban form, with a clear hierarchy of places formed around a continuous network of public spaces, parks and green corridors. These places will reflect the identity of their Character Area and will be enclosed or marked by key buildings and local landmarks. The district and local centres will be arranged around useable public space and will be very well connected into the wider public realm network. The nature of the road space will reflect the urban form, hierarchy and character.
- Land uses will be located and distributed across the New Community to support a sustainable development and strong community

interaction. The principal employment area will be located in the southern part of the New Community, close to Junction 10 and the A32. There will be additional smaller scale employment space provision within the development located at the district and local centres and within existing retained facilities. There will be a clustering of education provision to the east of the A32, including the Boundary Oak School, a new secondary school and a primary school. Two further primary schools will be located to the west of the A32.

- The largest and most important green space will mark the heart of the New Community and will be open and expansive in character with extensive views to Portsdown Hill and south to the coast. This central space may consist of a range of green infrastructure types and uses and will be easily accessed from all areas of the development through a connecting network of green lanes, smaller parks and natural spaces in between. The landscape proposals for the land east of the A32 will provide some screening and a mature backdrop to soften the potential impact of new built development on the sensitive landscape beyond.
- The New Community will be designed to encourage activity and interaction by creating a diverse network of appealing, functional, safe and convenient places in which to socialise, and numerous interconnecting routes that provide different options for moving between places. The New Community will have a strong focus on outdoor recreation and outdoor sport as part of its identity.

Sustainable Development

- 2.23 At the heart of the National Planning Policy Framework is the presumption in favour of sustainable development and the policies contained within this NCNF Plan are consistent with this approach. Proposals within the NCNF Plan policy boundary that are sustainable and which accord with the NPPF and the policies within the Fareham Local Plan (including this NCNF Plan once adopted) will be approved.
- 2.24 The draft version of Part 2 of the Fareham Local Plan (Development Sites and Policies Development Plan Document) includes Policy SD1 (Sustainable Development) which sets out how the Council will comply with the presumption in favour of sustainable development. Once Local Plan Part 2 is adopted¹⁸, this policy will be relevant in the determination of planning applications within the NCNF Plan boundary area.

¹⁸ Local Plan Part 2 is programmed to be adopted in July 2014, shortly ahead of the adoption of the NCNF Plan.

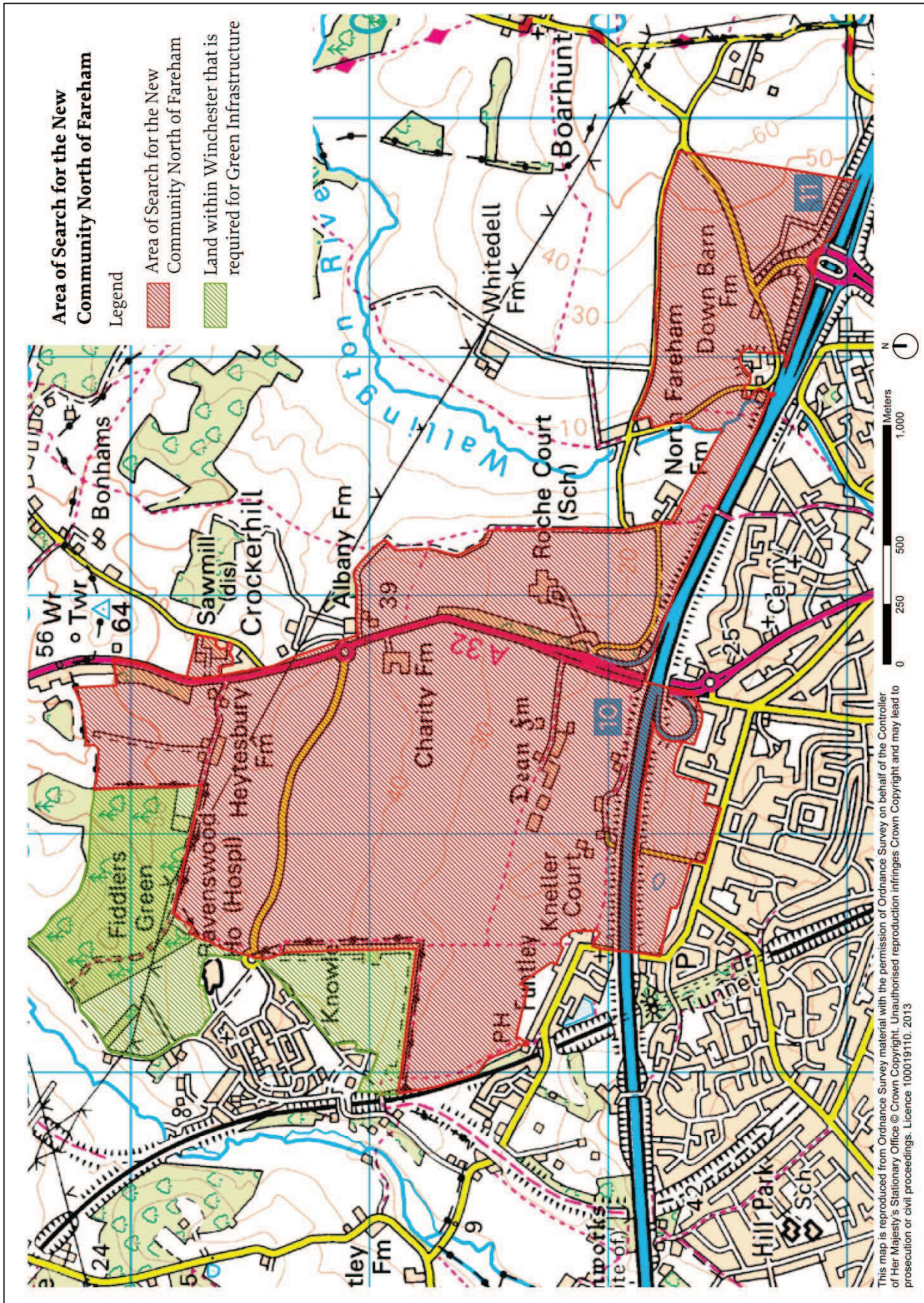
Chapter 3

The New Community Site

Site and Setting

- 3.1 The Core Strategy established a broad 'area of search' within which the New Community North of Fareham would be located. This area covers approximately 442 hectares of mainly open countryside located to the north of the existing urban area of Fareham. The village of Funtley lies to the south west, with the village of Knowle to the west, and Wickham a mile to the north. There is also 77 hectares of land immediately adjoining the site in Winchester City Council's area which is considered for its role in providing green infrastructure. The area of search for the new community and the land in Winchester City Council's area are outlined in Figure 3.1 below.
- 3.2 The site is currently predominantly used for arable farming with some light industrial and commercial buildings, and a small park and ride at Junction 11 of the M27 motorway. There are also farmsteads, a few isolated residential properties and an independent preparatory school, called Boundary Oak School, at Roche Court.
- 3.3 The site's broad landscape context is defined by the valley of the River Meon to the west and by the heavily wooded 'Forest of Bere' landscape to the north. The east is defined by the rolling, chalk downland landscape of Portsdown Hill and the valley of the Wallington River, whilst the M27 motorway and the urban area of Fareham define the south. In general, the site slopes down towards the south, with the lowest lying land adjacent to the motorway. The highest point on the site is marked by a ridge to the north of Heytesbury Farm, with land further north falling away towards Wickham.
- 3.4 The vast majority of the area of search is north of the motorway with the exception being the open land known as 'Fareham Common' which is located between the M27 motorway and Kiln Road in Fareham. There are two motorway junctions adjacent to the site – Junctions 10 and 11. Junction 11 at the eastern edge of the site is the main strategic access to Fareham. Junction 10 only has east facing slip roads and therefore does not allow traffic to join the westbound carriageway or exit from the west. The A32 runs north-south through the site connecting Gosport and Fareham through junction 10 to Wickham and rural areas to the north. Knowle Road is a relatively new link that connects the expanded Knowle village to the A32 and it is the only means of vehicular access to the village. There are a number of rural lanes and farm accesses within the area of search. The Portsmouth to Eastleigh railway line passes the western edge of the site and the nearest station is at Fareham to the south.

Figure 3.1: Area of Search for the New Community North of Fareham



- 3.5 In a wider context, the site is situated between two major cities, being approximately 15 miles from Southampton to the west, and 8 miles from Portsmouth to the east. It is one mile south of the closest part of the South Downs National Park and about 15 miles east of the New Forest National Park. The nearest part of the coast at Cams Bay, part of Portsmouth Harbour, is within one mile and other locations along the Solent coastline are within a few miles.

Constraints, Capacity and Opportunities

- 3.6 The area of search for the new community has a number of features on and adjoining the potential site, which ultimately affect the developable area (or built footprint) and development capacity. The constraints are illustrated on the 'Constraints Plan' in Appendix D.1 and these have been taken into account in determining the overall developable area which is shown in Figure 3.2 below.

3.7 Utilities infrastructure

An existing high-pressure gas pipeline running diagonally across the site necessitates development free areas along both sides of the entire length. Due to Health and Safety standards, no development can take place within a 6 metre zone above the gas pipeline. Furthermore, high occupancy facilities which are difficult to evacuate in an emergency such as schools and hospitals cannot be developed within a 195m exclusion zone of the gas pipeline¹⁹.

- 3.8 High-voltage overhead power lines traverse the site to the north of and broadly parallel with the Knowle Road. Although there is no health and safety exclusion zone associated with these, they do provide a building height and density constraint to ensure that the lines can be safely accessed for repair.

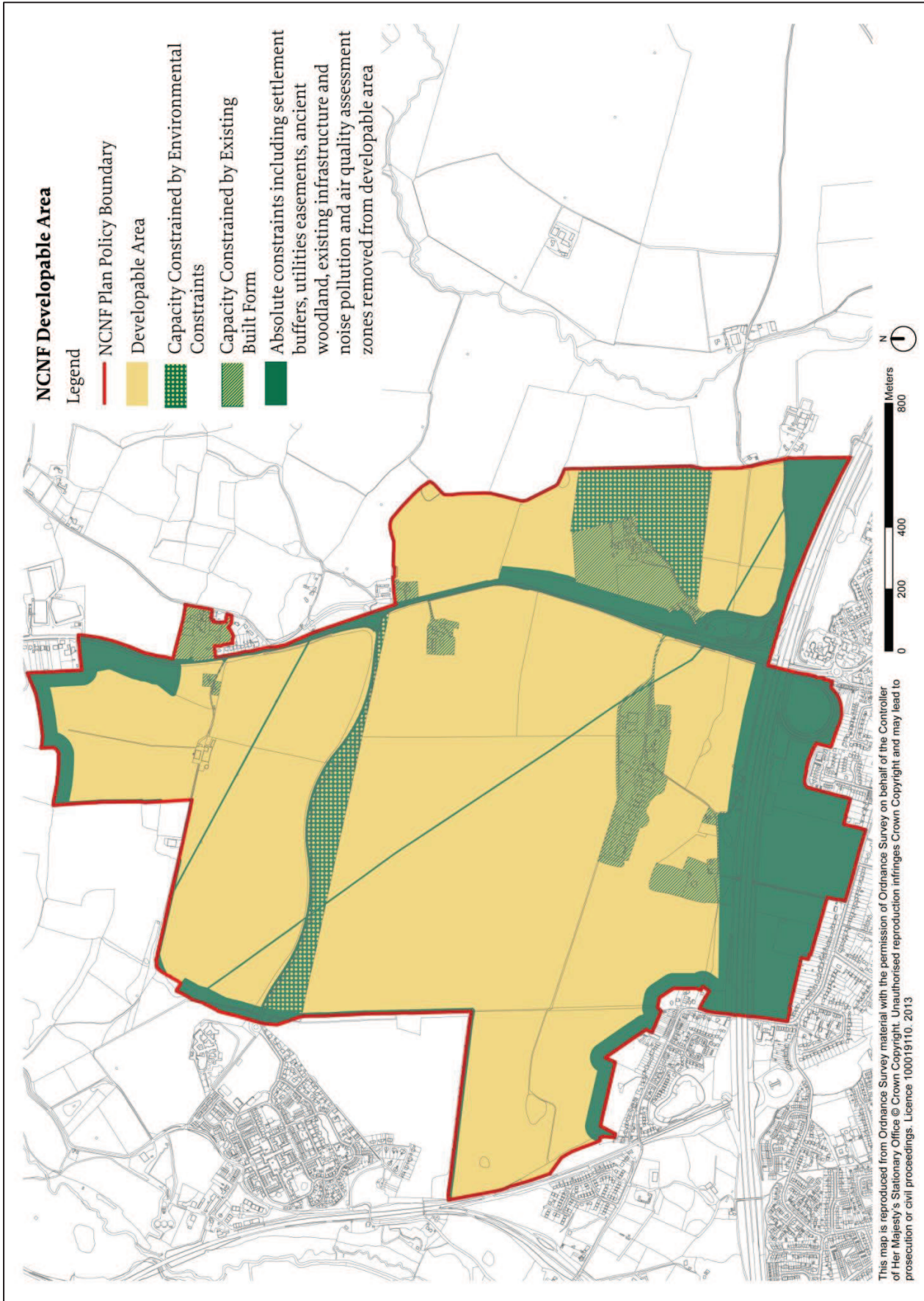
- 3.9 High pressure water mains also run through the area of search, principally just west of the A32. These will either need to be avoided through the careful layout and design of the new community or diverted. The concept masterplan has assumed that these will not impact on site capacity.

3.10 Motorway noise and air quality

The M27 motorway runs along much of the southern boundary of the area of search which means that traffic-derived noise and air quality issues pose a development constraint to the adjoining land. The concept masterplan recommends that a minimum buffer of 40 metres should be maintained in addition to mitigation measures that are likely to be needed to minimise noise and air quality issues for new residents in the southern parts of the site. While this constraint will restrict residential development within the area subject to high noise levels, this would not restrict other land uses, including employment and green infrastructure.

¹⁹ PADHI, HSE's Land Use Planning Methodology (Health and Safety Executive, 2011)

Figure 3.2: Developable Area of the New Community North of Fareham



3.11 Flooding and groundwater

The River Wallington flows through a small section of the eastern part of the area of search. Although a limited amount of land immediately adjoining the river has been identified by the Environment Agency as flood zones 2 and 3, the majority of the site is at very low risk of fluvial flooding. The land within flood zones 2 and 3 is therefore considered unsuitable for development.

3.12 There is also a groundwater source protection zone (SPZ) in the eastern half of the area of search. Public drinking water is supplied from an aquifer covered by the SPZ and zone 1 is the inner protection zone where groundwater travels most quickly to the source. Therefore, surface water run-off cannot be discharged in this area to ensure that water quality can be maintained. However, run-off can be discharged through the use of sustainable drainage systems (SuDS) in zones 2 and 3 of the catchment.

3.13 Woodland and hedgerows

Within the area of search, there are several areas of woodland including some ancient woodland between Boundary Oak School and the A32 and at Blakes Copse. These areas of woodland are not developable and will require buffers to the edge of new built development. There are also substantial woods to the north-west of the site outside of the plan boundary, some of which are ancient woodland. Other constraints include some significant hedgerows and individual trees which will need to be retained and incorporated into the development.

3.14 Areas of Ecological Importance

There are two Areas of Ecological Importance within the area of search comprising one north immediately of Funtley and one adjacent to the M27 motorway, east of Junction 10. Areas of Ecological Importance are not a designation, but indicate areas where previous surveys have indicated the presence of important ecology. By preference these areas should be integrated into the green infrastructure network in order to enhance biodiversity. However, where development needs to occur within these areas, appropriate ecological mitigation will be necessary.

3.15 Heritage

There are a number of listed buildings within the area of search including Roche Court which is a Grade II Listed Building located to the east of the A32, a Grade II* Listed farmhouse at Dean Farm and a Grade II Listed farmhouse called 'Downbarn' at Junction 11. The concept masterplanning has taken these assets into account and has assumed that it will be possible to protect their character and setting within the landscape structure of the relevant areas.

3.16 A buffer around Roche Court will be needed to protect its landscape setting and allow the Listed house, gatehouse and lodge to retain an association with the parkland character of land within the Wallington Valley. There are also a number of Listed Buildings which fall outside of the area of search, but in close proximity to it, mainly to the east of the A32. In addition the Grade II Listed church of St. Francis immediately adjoins the western edge of the site

at Funtley. This edge forms part of the historic landscape setting of this church and will need to be retained in some form. The potential impacts of the new community on the character and setting of these heritage assets will need to be considered at the planning application stage.

3.17 The known archaeological assets within the area of search have been assessed through preliminary desk-top and archive research by the Hampshire County Council Archaeology Service²⁰. This research has suggested that there is unlikely to be any significant archaeology within the area of search which would constrain development. However, more detailed site investigations will be required at the planning application stage to understand the nature of the assets present within the area proposed for development. These detailed studies may point to mitigation measures which will need to be implemented before development commences.

3.18 Areas of high landscape sensitivity

The area of highest landscape sensitivity is located at the extreme north of the site (north of Heytesbury Farm)²¹. This area could still accommodate some development but its inherent sensitivity to change means that the nature and form of development is constrained and will require specific design responses.

3.19 There are two Scheduled Ancient Monuments which are located outside the area of search to the east. The first of these is the Victorian Fort Nelson site and the second is a World War II Heavy Anti Aircraft Gun placement site at Monument Farm, between Fort Nelson and the area of search. The presence of these sites of national significance reinforces the need for a detailed sensitive design response within the area of search closest to these monuments.

3.20 Settlement buffers

A number of settlement buffers have been identified within the area of search to protect the individual identity of surrounding settlements and prevent coalescence. Green infrastructure provided at Fareham Common will provide a green buffer to Fareham. There will be a green buffer between the new community and the northern and eastern edges of Funtley. Green infrastructure on the land west of the area of search (within Winchester City Council's area) will provide for separation between the new community and the village of Knowle. This buffer will be extended within the new community boundary northwards to Dash Wood. A landscaped buffer will be enhanced between the new community and the existing residential properties extending south of Wickham along the A32. Blakes Copse, located alongside the A32 will contribute to this buffer. In addition, the ridge to the northern most point of the site is significant as it provides visual separation between urban areas of Wickham and Fareham so development will be set back from this ridge.

²⁰ NCNF Archaeological Review (Hampshire County Council, February 2012)

²¹ NCNF Landscape Study (LDA Design, July 2012)

Overall Quantum of Development

3.21 Defining the developable area

The concept masterplan work, building on earlier capacity work at the Core Strategy stage²² identified the key constraints, outlined above, which have a direct effect on the capacity of the area of study. The effects of the constraints on potential land use were identified through a review of the Core Strategy evidence documents and on-going work with landowners and others. Absolute constraints on development, such as utilities easements and buffers to existing settlements were removed from the developable area. Remaining constraints, such as the groundwater source protection zone and areas of high landscape sensitivity, served to influence decisions on proposed land uses and potential residential densities.

3.22 Establishing the land use mix

Consistent with the Core Strategy, the concept masterplan was developed with the intention of establishing a balance between the number of homes and employment floorspace, open space provision and community facilities in order to promote sustainable development and maximise opportunities for self-containment. The assumptions used to determine the quantity of land required for each land use was based on the emerging Economic Strategy and the Green Infrastructure Strategy and input from interested parties²³. The quantity of land required for each of these land uses was subtracted from the developable area - the residual area was therefore identified as suitable and available for appropriately scaled residential development.

3.23 Applying residential densities

Once the residential development area was established, residential densities in the form of dwellings per hectare (dph) were applied. At the masterplanning options stage²⁴, a range of average site-wide densities was used to test the potential capacity of the option sites identified. Following selection of the preferred option, a more detailed application of residential densities was applied in the form of a residential Density Framework Plan²⁵. This resulted in a range of residential densities being used across the site to balance place-making, energy generation, public transport and development viability considerations as well as ensuring efficient use of land. The densities used take into account input from interested parties including the landowners, on creating quality places, local density studies and the reviewed vision for the new community which embraces 21st Century garden city principles.

3.24 Overall residential capacity

In the period since the July 2012 options consultation, a preferred concept masterplan option was selected through analysis of the consultation

²² Refining the Fareham SDA Capacity Analysis Study (David Lock Associates, July 2009)

²³ These assumptions are set out in detail in the NCF Concept Masterplan Options Report (LDA Design, August 2012) and in Chapters 5: Economy and Self-Containment and Chapter 8: Green Infrastructure and Biodiversity.

²⁴ Culminating in the Options Consultation held in July 2012.

²⁵ See NCF Concept Masterplan Preferred option Report (LDA Design, March 2013)

responses, the available evidence including the draft Sustainability Appraisal and the review of the vision for the new community. The capacity of the preferred option development was then refined further in the light of more detailed information on site constraints including: exclusion zones for power lines; environmentally sensitive sites; land requirements for infrastructure (such as Junction 10 improvements); and a minor redistribution of land uses (such as the need for one less primary school than previously allowed for).

- 3.25 Through the process outlined above, the capacity of the new community site was identified as 6,500 homes with 78,650 square metres of employment floorspace. At this stage, an exercise was undertaken to ensure that the site was delivering a suitable quantity of housing to meet local housing needs and sub-regional targets set out in the South Hampshire Strategy²⁶. This exercise reconfirmed the constraints on development and explored the residential density as well as the size and distribution of the strategic green infrastructure corridors. It also assessed the impact of locating more employment land to the east of the A32. This exercise concluded that each of these further sub-options risked compromising the ability of the new community to achieve the reviewed vision, including the ability of the new community to be developed according to 21st Century Garden City principles.

Alternative Development Options

- 3.26 As part of the process of determining the overall quantum of development, set out above, a number of alternative options for development were considered and were subject to sustainability appraisal, as set out in the Sustainability Appraisal Options Report²⁷. These alternatives related to the options consultation that was undertaken in July 2012²⁸. A summary of the assessment undertaken on these various options is provided in Appendix B below. The main alternative options considered included:

- Development including land west and east of the A32 and land at Junction 11 of the M27 Motorway with a link road from Junction 11 to the A32 (Option 1);
- Development as above, but with no link road between Junction 11 and the A32 (Option 2) and;
- Development to the west on the A32 only (Option 4).

- 3.27 In addition to the main development options, a number of other minor alternatives were considered. The assessment presented in Appendix B covers the two most significant of these sub-options; the four alternative locations for the district centre and the two alternative locations for the secondary school.

²⁶ South Hampshire Strategy (Partnership for Urban South Hampshire (PUSH), August 2012)

²⁷ Sustainability Appraisal for NCF: Options Assessment (Urban Edge, March, 2013)

²⁸ http://www.fareham.gov.uk/planning/new_community/optionsconsultationjul12.aspx

- 3.28 The technical work that has been undertaken, together with consultation with the local community to date and with other interested parties has provided sufficient evidence for the Council to conclude that the development locations proposed within this draft NCNF Plan are appropriate within the area of search.

The Plan Boundary

- 3.29 The area covered by the New Community North of Fareham Plan is shown in the Fareham Policies Map and on Figure 3.3, bounded by a solid red line. This area comprises approximately 370 hectares. The boundary has been drawn to include the following areas that were previously included within the 'area of search':

3.30 West of the A32 (Wickham Road)

This represents the main body of the area of search, stretching from the existing properties at Hoads Hill in the north, to the M27 Motorway in the south. The northernmost boundary from Martin's Copse to the Fareham-Eastleigh railway line also forms the boundary with Winchester City Council's area.

3.31 Fareham Common

This area south of the M27 Motorway and north of Kiln Road forms an important linkage between the new community and Fareham whilst also providing separation between the two settlements and part of the open space for new and existing residents.

3.32 East of the A32 (Wickham Road)

The area from Albany Farm in the north to the M27 Motorway in the south is included as originally shown in the area of search, but including land only as far east as North Fareham Farm.

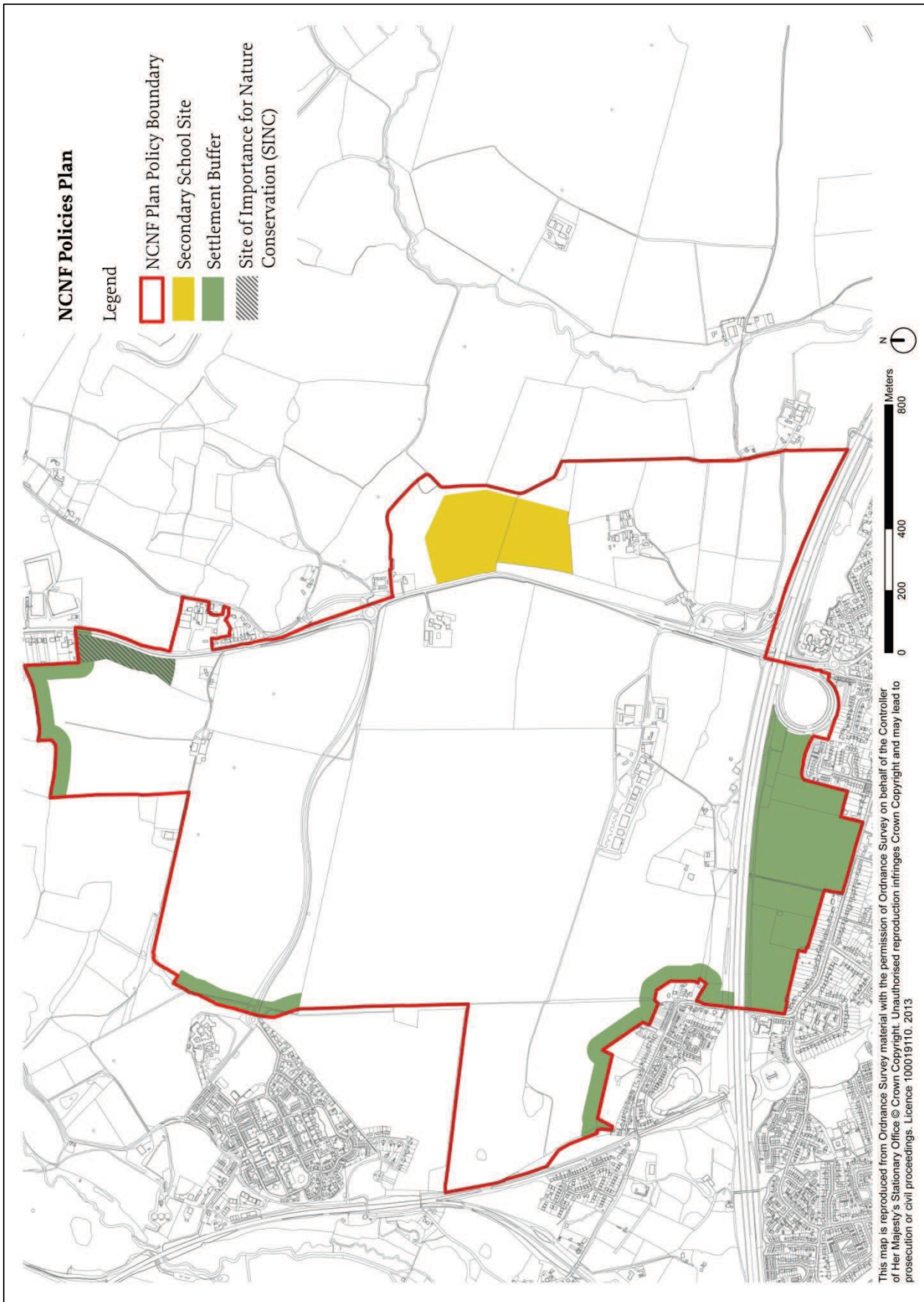
3.33 Pinks Timberyard

The small area of land in existing industrial use to the east of the A32 is also included within the boundary and is located between the A32 and Forest Lane.

3.34 Area of search excluded from the plan boundary

The NCNF Plan boundary does not include the eastern portion of the area of search adjacent to Junction 11 of the M27 Motorway. However, the evidence that underpins the NCNF Plan has considered the potential impacts of the new community development on this area, including any appropriate mitigation required.

Figure 3.3: NCNF Policies Plan



Allocation of Land and the Comprehensive Approach

- 3.35 The Fareham Core Strategy indicated that permission will be granted for the development of a Strategic Development Area, comprising a new community to the north of Fareham. The site described in the section on the Plan Boundary above and identified on the Fareham Policies Map is considered to be the most appropriate location for this new community development.

NC3 - Allocation of Land

Land to the north of Fareham, east and west of the A32, as set out on the Fareham Policies Map and in Figure 3.3 of this NCNF Plan, is allocated to accommodate a new community which will comprise approximately 6,500 dwellings, up to 78,650 sq. metres of employment floorspace and associated uses and is programmed to enable completion by 2041.

The following areas of land within the Plan Boundary are allocated for specific forms of development as set out on the Fareham Policies Map and Figure 3.3 of the NCNF Plan:

- i. Land to the east of the A32 and north of Roche Court is allocated for a secondary school to serve the new community in line with Policy NC15; and**
- ii. Land between the new community and existing settlements of Fareham, Funtley, Knowle and Wickham is allocated as settlement buffers for use as generally open green infrastructure in line with Policies NC5 and NC25.**

- 3.36 The detailed form and layout of the new community will be determined through comprehensive masterplanning that will accompany all planning applications within the plan boundary. This will be guided by and should be consistent with the policies set out within this NCNF Plan. The development of the new community should be taken forward on a comprehensive basis that accords with the New Community North of Fareham Concept Masterplan, which illustrates the intended location of specific uses.

NC4 - Comprehensive Approach

The development of the new community should be taken forward on a comprehensive basis in accordance with the principles of the New Community North of Fareham Concept Masterplan.

All significant development proposals within the plan boundary will be accompanied by a comprehensive masterplan for the whole site that has been agreed with the Council. Each such proposal will indicate how the development proposed will contribute to delivering the new community.

Existing Properties within the Plan Boundary

- 3.37 There are a number of existing private residential properties and small landholdings which fall within the NCNF Plan boundary and which are known not to be under the 'control' of the promoting landowners. These existing properties are assumed to remain and the NCNF Plan and concept masterplan reflect their continued presence in the proposals set out.
- 3.38 The flexibility exists, if these properties become available for development, to enable their contribution to the wider development. However, this does not mean that these areas are necessarily suitable in principle to accommodate new development. Proposals will be judged on their own merits through the planning application process. Such proposals will be expected to accord with the policy approach proposed within this NCNF Plan and other relevant parts of the Fareham Local Plan.

Area of Search Outside of the Plan Boundary Area

- 3.39 The area of search for the new community has been identified for a number of years. The purpose of the area of search was to provide a context and to help in defining the area to accommodate the new community. It is important to note that the area of search was not formally defined on the Fareham Policies Map and only with 'fuzzy' boundaries within the Core Strategy Key Diagram.
- 3.40 For clarity, the land that was within the area of search, but is outside of the allocation for the new community (see Policy NC3 and Figure 3.3) will remain as part of the Fareham's countryside. This area will be shown as countryside on the Fareham Policies Map and will continue to be subject to countryside protection and to the controls on development provided by:
- Policy CS14 of the Core Strategy (Development Outside Settlements) and;
 - Policies C1, C2 and C3 of the draft Local Plan Part 2: Development Sites and Policies.

Maintaining Settlement Separation

- 3.41 The new community site is in close proximity to three settlements, in addition to Fareham. Funtley is situated just north of the Motorway to the south west of the new community site. In Winchester City Council's area, Wickham and Knowle are situated to the north and west of the site respectively. The separate identity of each of these settlements and indeed of Fareham is highly valued by the local community and there is understandable concern that the development of the new community will undermine the identities of the smaller settlements.
- 3.42 To protect the separate identity of these settlements, the South East Plan set out a requirement for areas of open land to be identified and maintained between the new community and adjoining settlements.

- 3.43 In considering how the separate identity of Knowle and Wickham can be effectively maintained, the Council has taken account of the relevant policies within Winchester City Council's adopted Local Plan Part 1²⁹. Winchester City Council has defined a 'settlement gap' between the plan boundary of the new community site (which is also the boundary between Fareham and Winchester) and both Wickham and Knowle.
- 3.44 Fareham
It is important for many in the Fareham community that Fareham maintains a separate identity from the new community. Though the new community will have links to Fareham, particularly facilities in Fareham town centre, it will be functionally and physically a separate entity due to its location and the distinct character of the development.
- 3.45 Physical separation will exist from both the M27 Motorway and from Fareham Common which will be kept free of any new development that threatens the open and undeveloped character of the area.
- 3.46 In addition to acting as a settlement buffer, Fareham Common constitutes an essential part of the green infrastructure, both for the new community and for the existing community of north Fareham. The role that Fareham Common will play in providing green infrastructure is set out in Chapter 8 of this Plan and within the green infrastructure framework plans found in Appendix D.
- 3.47 Funtley
In order to maintain the separate identity of Funtley a settlement buffer will be required between the properties on the north side of Funtley Road and the new community development. Some of the land to the north of Funtley already serves as open space for the village and this area is not included within the NCNF Plan boundary.
- 3.48 The extent of the buffer that will be maintained within the plan boundary is necessarily a compromise between the Funtley community's aspiration for a large buffer and the need to provide the required level of development and its supporting facilities. The concept masterplanning work recommends a minimum buffer width of 50 metres should be maintained around Funtley. This would result in a buffer that is considerably wider than 50 metres for much of Funtley due to the existing open space outside of the new community site.
- 3.49 The minimum buffer identified on Figure 3.3 and on the Fareham Policies Map is consistent with the approach established in the concept masterplan. However, before setting the precise development layout of the new community as part of a comprehensive masterplan and planning application, two factors will need to be resolved in order to establish the precise width of the buffer:

²⁹ Policy SH4 (North Fareham SDA) and Policy CP18 (Settlement Gaps) of the [Winchester Local Plan Part 1](#)

- The two fields to the north of Funtley recreation ground have been identified as an 'Area of Ecological Importance'³⁰ and proposals to utilise any portion of this area for development will require appropriate mitigation to be agreed with the Council;
 - The sloping topography and the clay soils of the land to the north of Funtley have led to localised flooding on a number of occasions which has impacted on some residents in Funtley Road and Stag Way. Proposals for the precise location of development north of Funtley must take into account the potential effect of this on local drainage patterns and avoid increasing the likelihood of local flooding in Funtley through the use of appropriate mitigation which may include suitable sustainable drainage systems.
- 3.50 The Funtley buffer will be an important part of the green infrastructure for both the new community and the residents of Funtley and it will need to provide suitable opportunities for recreation as set out in Chapters 4 and 8 of the Plan and within the green infrastructure framework plans found in Appendix D.
- 3.51 *Knowle*
The former mental hospital at Knowle was redeveloped some years ago and now forms a new village of some 700 dwellings. Ravenswood House Hospital, a specialist NHS mental health facility, is still operational to the north west of Knowle. The separate identity and semi-rural character of Knowle is very important to its community and this has been reflected within Winchester City Council's Local Plan Part 1, which has defined the open area between Knowle and the NCNF Plan boundary as a 'settlement gap'. The Winchester Local Plan sets out that within this settlement gap the open and undeveloped rural character of this land will be retained and development which would threaten this will be resisted.
- 3.52 Both Winchester City Council and Fareham Borough Council agree that the triangular-shaped open land within Winchester City Council's area, situated between Knowle and the plan boundary³¹, will form part of the semi-natural open space required to support the new community and benefit the residents of Knowle. Chapter 8 of this plan and the green infrastructure framework plans in Appendix D set out the green infrastructure role this land is anticipated to play. Both councils will continue to work together to ensure that the land can fulfil its dual role of green infrastructure and settlement separation.
- 3.53 Ensuring that the separate identity of Knowle can be maintained will also require development in the far north west of the development site to be sensitive to its impact on both the entrance to Knowle and Ravenswood House Hospital. To ensure this can be achieved, development will be expected to maintain a 50 metre buffer from the edge of the development to

³⁰ This is shown on the New Community North of Fareham Constraints Plan (Appendix D.1)

³¹ This is shown in green on Figure 3.1 above.

the plan boundary. This will extend from south of the Knowle Road roundabout northwards to the edge of Ravens Wood. This is shown on Figure 3.3 and on the Fareham Policies Map.

3.54 Wickham

The small historic market town of Wickham is located half a mile to the north of the new community site. However, some ribbon development extends south from Wickham along the A32 (Hoads Hill) until the northernmost part of the plan boundary. This ribbon development gives rise to the risk of a perceived coalescence of the new community and Wickham. In order to reduce this and to support the perception of separation, the existing wooded buffer, known as Blakes Copse, extending south of the existing development along the A32 will be maintained as a visual buffer as shown on Figure 3.3.

3.55 The New Community North of Fareham Landscape Study³² identified the northernmost part of the site as being of high landscape and visual sensitivity. The land at the north of the site climbs towards a ridge, north of the 50 metre contour line. This feature is significant as it provides visual separation between the main built up areas of Wickham and Fareham. The concept masterplan has proposed that development at the north of the site is set back from the ridge to maintain this visual separation. The concept masterplan proposed that an open landscaped buffer, corresponding with the part of the ridge that is important for visual separation, would be appropriate and this is shown on Figure 3.3.

3.56 To the south of the landscaped settlement buffer, it will be important that development is sensitive to the need to maintain visual separation between Wickham and the new community. Consistent with the landscape character zones set out within NCNF Landscape Study, development in this part of the site should be no more than two stories high and should be set within a wooded landscape as set out in Chapter 4.

NC5 - Maintaining Settlement Separation

Development will be expected to respect and maintain the physical and visual separation of the new community and its adjoining settlements (Fareham, Funtley, Knowle and Wickham) to protect the individual character and identity of each of these settlements.

Where settlement buffers are allocated, as set out below, these are shown on Figure 3.3 and on the Fareham Policies Map. Development on land included within the settlement buffer allocations will only be permitted where:

- i. It is consistent with the green infrastructure role of that area set out in Chapters 4 and 8 of the NCNF Plan and;**
- ii. It does not visually or physically diminish the separation between the new community and the adjoining settlement.**

³² NCNF Landscape Study (LDA Design, 2012)

Fareham Common

Land comprising Fareham Common, between the M27 Motorway and the rear of existing properties on Kiln Road and Potters Avenue, is allocated as a settlement buffer between the new community and Fareham.

Funtley

Land within the NCNF Plan boundary adjacent to Funtley and 50 metres in width is allocated as a settlement buffer. Development within the NCNF Plan boundary adjacent to this settlement buffer will only be permitted where:

- i. It maintains the integrity of the allocated settlement buffer; and
- ii. Appropriate environmental mitigation for the loss of any portion of the 'Area of Ecological Importance' has been agreed with the Council and;
- iii. The potential impact of development on local drainage patterns has been assessed and any appropriate mitigation has been agreed with the Council to prevent increasing the likelihood or severity of local flooding.

Knowle

Land within the NCNF Plan boundary, adjacent to Knowle and Ravenswood House Hospital and 50 metres in width, is allocated as a settlement buffer. Development within the NCNF Plan boundary adjacent to this settlement buffer will only be permitted where it maintains the integrity of the allocated settlement buffer.

Wickham

Land within the NCNF Plan boundary comprising Blakes Copse, the rear of properties on Hoads Hill and the northernmost edge of the NCNF site (to a width of 50 metres) is allocated as a settlement buffer. Development north of Heytesbury Farm, will only be permitted where:

- i. It maintains the integrity of the allocated settlement buffer; and
- ii. The density, heights and landscaping proposed are consistent with the 'Woodland' character area as set out in Chapter 4 and the NCNF Concept Masterplan.

Chapter 4

Urban Design and the Character Areas

High Level Design Principles

- 4.1 The high level design principles set out in the adopted Core Strategy Vision for the New Community North of Fareham formed the basis for analysing the landscape character of the area, and were influential in developing the concept masterplan. The Vision requires that:

"The development will have a distinctive character. Its layout and design will complement local topography, landscape features and historic structures to produce a place that is distinctive by responding its wider context. It will encourage contemporary design in a manner that is flexible and is capable of accommodating change."

Comprehensive Masterplan

- 4.2 Following a detailed consideration of options a concept masterplan has been prepared to provide a spatial framework to guide the future development of the new community, by establishing the boundaries and broad disposition of the different land-uses. As required by the above Vision the concept masterplan has been derived from a thorough analysis of the landscape characteristics of the site and the various constraints on or adjoining the 'area of search'.
- 4.3 By necessity the concept masterplan remains a high level plan, and does not seek to prescribe a high level of detail. Providing the required level of detail in respect of the final layout, development blocks, access arrangements and circulation within the new community will be the responsibility of the proposers of the site, who will be required to prepare a comprehensive masterplan to cover the whole of the development area in accordance with these design principles.

NC6 - Comprehensive Masterplan

Before any development commences on site for of all or part of the New Community, any planning application whether in outline or full, must be accompanied by a comprehensive masterplan, for approval by the Local Planning Authority. The comprehensive masterplan should build on and develop the concept masterplan which supports this Plan. The comprehensive masterplan should be developed along the principles of the Garden City movement to clearly demonstrate how a new garden community can be developed north of Fareham.

Subsequent phases of the development will be required to be accompanied by a Design Statement which clearly sets out how that phase of the development accords with the design principles set out in this NCNF Plan, including the concept masterplan, and an approved comprehensive masterplan.

The comprehensive masterplan should include;

- i. A detailed layout of the whole site, including the location of the required land uses, social and physical infrastructure;**
- ii. The quantum type and location of the Green Infrastructure, on and adjoining the site, including the SuDS (Sustainable Drainage System);**
- iii. All means of vehicular, cycle and pedestrian access to the site and movement within the development area; and**
- iv. The network of primary, secondary and tertiary routes and links through the site, including the proposed BRT route.**

Character Areas

- 4.4 The new community will derive its unique character and identity from the landscape characteristics of the site it occupies and the countryside adjoining it. The most prominent features that surround the site include the extensive woodland to the north, the open and prominent chalk downland to the east at Portsdown Hill, and the underlying chalk geology that characterises the central part of the site. To the south, lower lying land that connects into the two river valleys that lie to the west, along the Meon, and to the east of the site along the Wallington.
- 4.5 The new community will therefore be defined by four distinctive character areas:
- i. The Woodland Character Area, which includes the tree cover and enclosure to the north of Knowle Road;
 - ii. The Downland Character Area which includes the open land underlain by the chalk in the central part of the site with its extensive views;
 - iii. The Meadow Character Area which includes the lower lying, wetter land close to the M27; and
 - iv. The Campus Character Area to the east of the A32.
- 4.6 The Green Infrastructure (GI) Strategy prepared in parallel with concept masterplan (see Chapter 8) provides the context and framework for the future pattern of development, and establishes the relationship between the new community and the wider natural environment.
- 4.7 The mosaic and pattern of river valleys, farmland, woodland and open countryside make a huge contribution to the attractiveness of this part of Hampshire. The four character areas were defined to ensure that the importance of these areas to the wider landscape is reflected in the layout and design of the new community.

- 4.8 The main qualities of each character area which will need to be developed further in the comprehensive masterplan and strategic design code, can be summarised as follows:
- 4.9 **The Woodland Character Area** - with its woodland cover and enclosure, which extends north from Knowle Road to the northern perimeter of the new community. The strong woodland band which stretches along the northern edge forms a visually dominant and enclosing landscape feature of this part of the site. The opportunity here is to create a whole series of neighbourhoods and places that are predominantly wooded in character. This sets up the opportunity for creating assorted neighbourhoods in woodland clearings, or places marked by orchards or coppices, or retaining visual relationships with the surrounding areas of woodland. This in turn highlights the possibilities for a distinctive architectural language which reflects the woodland setting.
- 4.10 The high percentage of woodland cover in this part of the site will limit capacity and might suggest some lower density typologies, but it might conversely also create opportunities for some high density typologies closer to Knowle Road and located within a newly planted woodland setting. There will be great opportunities to link up and extend woodland walks and cycleways from the wider network and provide opportunities for woodland recreation and play, and informal local food growing.
- 4.11 **The Downland Character Area** - with its extensive views and underlying landscape typology of open chalk grassland which is typified by Portsdown Hill. The great challenge here is how to create any sense of openness when the area is to be largely built upon. The best solution to this is to carve out of the developed area a large open area in the centre, big enough in scale to create a sense of openness with extensive long views beyond the site to make it feel airy and expansive. For this to succeed there will need to be relatively high density development surrounding the park with tight knit streets and spaces that suddenly open out into a downland park to emphasise the sense of openness.
- 4.12 The central parkland or 'Downs' should also form an edge to the District Centre, potentially punctuating or marking one end of the new 'high street'. The opportunity here is also to recreate a very rich chalk downland as a bio-diverse enclosed centrepiece to the new community which is not crossed by any proposed roads.
- 4.13 **The Meadows Character Area** - with its lower lying, wetter land close to the M27 motorway forms the southernmost band across the site. It is characterised by a mosaic of wetlands, meadows, water bodies and tree cover that reflect its low lying topography, enclosed character and the need to accommodate flood attenuation in this part of the site. This area provides the natural drainage connection to both the Meon Valley and the Wallington Valley and the opportunity for linking watercourses, both man-made and natural, and water-bodies to the much bigger water catchment network and the coast. There is a great design opportunity to incorporate water, meadow, wetlands, water storage and water recycling as part of the design language

for this part of the site.

- 4.14 **Campus Character Area** - the landform in this part of the site falls gently eastwards towards the Wallington River valley, which along with the strong tree belt along the western edge create a strong sense of separation from the rest of the new community. The design response will therefore need to exploit its semi rural location, respect Roche Court and its exposed parkland setting and create a strong and defensible edge to the new community, whilst at the same time include measures to ensure that this part of the site is properly integrated with the new community.

Character Sub-areas

- 4.15 Within each of the above character areas there will be a series of sub-areas, the principal ones being:

- The district centre and local centres, containing a mixture of uses which act as hubs for economic and social activity;
- Dean Farm, and the employment area to the east of the A32, which offers the opportunity to create a development which incorporates and exploits the need to provide sustainable drainage and water features;
- The Downs or central park, which offers the opportunity to create a multi functional green heart for the community, providing for formal or informal recreation and a place for the whole community to come together;
- Fareham Common, which provides an opportunity to create a green space which is attractive to both the new community and the adjoining community in North Fareham;
- The edges and landscape buffers, which define and limit the outward growth of the new community and provide an attractive and firm edge to the development.

- 4.16 Each of these areas will form the basis for developing more detailed design guidance, setting out how the different characteristics might be developed and contribute towards creating a new community with its own distinctive character. The landscape led approach to identifying these areas will ensure that the eventual layout and design of the new community will develop and incorporate the underlying principles of the Garden Cities movement to provide a bespoke 21st century Fareham model of a garden community.

- 4.17 The National Planning Policy Framework seeks to encourage high standards of design, and establishes the fundamental principle that good design is a key aspect of sustainable development, and is indivisible from good planning.

- 4.18 In bringing forward development proposals there will be a need to demonstrate how the various constraints and opportunities identified on the

site have been addressed, including the issue of noise from the adjoining motorway. This will necessitate each phase of the development being accompanied by a Design Statement setting out how the various constraints and opportunities on the site have influenced the proposed design solutions.

- 4.19 To achieve the objective of creating a distinctive community with its own identity, the basic principles of good urban design, as set out in the Core Strategy Policy CS17, will need to be closely adhered to³³. This will help develop a quality place where residents chose to live, which is attractive to employers and employees, together with the visitors who chose to come to the new community to enjoy the range of retail and leisure activities. In this respect it is essential that the layout and design incorporates the principles of both legibility and permeability to ensure that everyone can move freely and confidently through the area. The principle of serendipity should be encouraged to create a network of quality spaces, which continuously surprise and delight all users of those spaces.
- 4.20 While ensuring that the new community is laid out in a permeable manner to encourage walking and cycling to all the main facilities, the network of routes must be laid out in a way that creates a safe environment, and reduces the opportunities to commit crime. In this respect early discussions with the local crime prevention officers will be strongly encouraged.
- 4.21 The new community will not only be built out over a long period of time, but the completed development will be expected to endure in perpetuity. This means that the buildings and spaces should be designed to be sufficiently flexible to respond to changing circumstances.

NC7 - General Design Principles

Each phase of the development will be accompanied by a Design Statement which will set out how the:

- i. Proposals have responded to the landscape setting and character area within which it sits, and identifies the urban design principles which have directly influenced the design and layout of the proposals and how they contribute towards creating a unique Fareham garden community;**
- ii. Various constraints and opportunities on the site have influenced and been addressed in the design proposals;**
- iii. Layout and design will help to create safe well connected neighbourhoods; and**
- iv. Scheme has been designed to ensure that the new buildings and spaces are flexible and adaptable to accommodate changes in technology, and personal or family circumstances.**

³³ The principles of urban design within Policy CS17 were informed by "By Design" (DETR 2009), and by the "Urban Design Compendium" (English Partnerships, 2007).

Strategic Design Code

- 4.22 The main vehicle for providing the required level of design guidance, and developing in more detail the general design principles set out above, will be a Strategic Design Code to be prepared and adopted by the Council as a Supplementary Planning Document. The rationale for this is that the development is expected to take place over a long period of time and there will be the need to constantly review and up-date the Code in the light of changing technologies and emerging opportunities.
- 4.23 It is both the timescale for completing the development together with the fact that over time there will be any number of developers and house builders building out the development that gives rise to the need to ensure a level of design consistency throughout the lifetime of the development. It is also essential that the Council explicitly sets out the expected standards of design and performance in a comprehensive but flexible document.
- 4.24 The Strategic Design Code will illustrate how the future development relates to each of the main components of the concept masterplan. For example, how the main streets and spaces, green infrastructure, water/SuDS features are all integrated into a single design strategy. The Strategic Design Code will provide a degree of certainty as to the nature of the main structuring elements of the plan and informed by the concept masterplan will identify blocks and plots for development.
- 4.25 The Code will need to clearly demonstrate how the streets will be designed to achieve the anticipated level of traffic flow and accommodate an effective public transport network including the integration of an appropriate level of parking and how any conflicts between disparate design requirements or standards will be resolved sufficiently to ensure that the technical requirements placed on each of these main structuring elements can be achieved without compromising the overall design quality.
- 4.26 The Strategic Design Code will also set out the principles which will ensure that the relevant parts new community are developed along the lines of a traditional Hampshire Market Town, but with a distinctive 21st Century character, as recommended by the Standing Conference. In practice this does not mean trying to slavishly copy existing market towns, but to develop some of their urban and spatial qualities such as sense of enclosure, multi functional nature of much of the public realm, and integration of mixed uses.
- 4.27 The Strategic Design Code will include:
- The general design principles and standards that will apply across the whole development;
 - The design specifications for each character area setting out the key requirements which will ensure each area, including the sub-areas, defined by the concept masterplan are distinctive and how they will be differentiated from the other character areas. This will provide guidance

and set the required standards for materials, landscape, the public realm including lighting, and street furniture for each character area;

- The design and performance specifications for the main circulation routes through the site, including the design of the principal streets, setting out how the plot boundaries, footpaths and cycleways, parking strategy, landscaping and SuDS should be incorporated into a cohesive and holistic design;
- Illustrations of how the functional requirements such as bin storage, metering and underground services will be incorporated into the overall design;
- Illustrative material to show how the built form relates to the main open spaces and GI resources including property boundaries, access-ways, and landscaping;
- Indicative elevations to show how edges of blocks should relate to the main structuring elements of the plan in terms of height, scale, rhythm, enclosure and materials;
- Plans which identify the existing landscape features in each character area which will need to be retained, such as hedgerows and trees and illustrations of how they might be incorporated into the overall design, and protected during the development process.

NC8 - Strategic Design Code

The Council will prepare a Strategic Design Code, which will be adopted as a Supplementary Planning Document. Planning permission will be granted for proposals which are in accordance with the design principles set out in the Strategic Design Code. Applications for planning consent should be accompanied by a Design Statement which clearly sets out how the relevant sections of the Code have been complied with.

The Code will be subject to review and revision throughout the course of the development to ensure that it remains up to date and relevant. The first review will be undertaken upon the completion of the first phase of the development.

Chapter 5

Economy and Self-Containment

Self-containment

- 5.1 The daily needs of the new community's residents will be catered for through the provision of a mix of services and employment opportunities which are easily accessible from where they live. The close co-location of homes with jobs, retail, services, education and recreation in the new community will help to encourage self-containment. This chapter sets out the policies which will ensure the provision of these facilities and contribute to self-containment.

The Economy and Employment

5.2 Principles

There are three key principles which underpin the economic role of the NCNF:

1. The aspiration is to create a 'balanced community.' This means providing a range of jobs which will meet the needs of local people and will not generate significant net in or out commuting. This is in contrast to a 'dormitory settlement' with little employment which would lead to net out-commuting or an 'employment hub' which would generate net in-commuting.
2. The NCNF must support the economic growth of South Hampshire. This means targeting growth in a range of the sub-region's priority sectors; respecting the 'Cities First' policy; and complementing the economic activities at Solent Enterprise Zone.
3. Economic development at the NCNF should support the principle of self-containment through close co-location of homes and jobs so that the opportunity to live and work in close proximity is provided.

5.3 Quantum and mix of employment floorspace

The NCNF will include 78,650 sq. metres of B Use Class employment floorspace providing a wide range of jobs to cater for its residents. This amount of employment floorspace has been calculated based on reducing the Core Strategy requirement of 90,750 sq. metres proportionally in line with the reduced level of housing. Achieving a good balance between the number of dwellings and the number of jobs will help to maximise self-containment, whilst avoiding competition with other employment locations in the sub-region. A range of different scenarios have been considered including:

- a target based on the old eco-town standard (1 job per dwelling);
- a refined target of one job per resident worker (which equates to 1.1 jobs

per dwelling);

- a level of employment in keeping with the current ratio of dwellings to jobs in Fareham (1.15 jobs per dwelling).

Table 5.1: Jobs per dwelling and total employment

Jobs per dwelling	Total employment
1.00	6,500
1.10	7,150
1.15	7,500

5.4 Therefore NCNF will aim to provide appropriate floorspace to create between 6,500 and 7,500 jobs on site in total when the development matures. Whilst the Council aspires to meet these employment targets to encourage self-containment, it is very difficult to accurately estimate the number of jobs that will be created in the long-term at the new community.

5.5 In addition to designated employment sites, employment opportunities will be provided in a range of 'non B Use Class' locations which play a complementary role to the housing that is planned to come forward. These include shops and services in the district and local centres, health facilities, schools, leisure and community facilities. Also, current trends show that a large number of residents are likely to work from or at home.³⁴ This includes the employed and self-employed who mainly work at home, as well as those who are based at home for some of the time but will travel to jobs in different locations. Policies within this plan support homeworking, including the provision of a balance of homes to accommodate homeworking, the provision of flexible communal office and meeting-room space, a vibrant district centre for informal working, and installation of high speed fibre optic broadband across the site.

Table 5.2: Non 'B Use Class' jobs³⁵

	Number of Jobs ³⁶
Working at/from home ³⁷	1,650
Retail	500
Residential care	150
Civic (incl. health and education)	600
TOTAL NON B CLASS	2,900

5.6 Total non B class employment could account for up to 45% of the total jobs target for the NCNF as set out above. This leaves a residual demand for between 3,600 and 4,600 jobs in B Use Class workspace to meet the total employment target for the NCNF.

³⁴ Current rates of homeworking in the South East are 15.4% and have been increasing in recent years. (Draft Paper of Employment and Workspace, HJA, Feb 2013)

³⁵ HJA Modelling (February 2013)

³⁶ Numbers are rounded to the nearest 50.

³⁷ Based on current rates of homeworking (15.4%) and allowing for an increase based on recent trends to 22.2% by 2050. (Draft Paper on Employment and Workspace, HJA, Feb 2013).

- 5.7 In order to retain flexibility within the employment areas, the NCNF will not prescribe exact quantities of each use class to be developed, but give a steer as to the split between B1 (offices) and other uses including B2 (manufacturing), B8 (storage and distribution), and other industrial type uses not classified by the Use Classes Order, referred to as 'industrial'.
- 5.8 Different types of employment floorspace can accommodate varying numbers of workers. As a general rule, there are more employees working in the equivalent area in offices than in industrial floorspace. Technical work indicates that at least 49% (in line with the PUSH key sites study) of the new floorspace created needs to be offices in order to accommodate 4,000 jobs. This falls at the lower end of the target jobs range. If up to 56% of the B Use Class floorspace was offices (in line with the PUSH Preferred Growth Scenario), then the total number of B Use Class jobs would be around 4,400, which is towards the upper end of the target jobs range.

Table 5.3: B Use Class job scenarios

	Scenario 1³⁸ (based on the PUSH preferred growth scenario)	Scenario 3 (based on the PUSH key sites study)
Office (%)	56	49
Office workspace (sq m)	44,000	39,000
Industrial (%)	44	51
Industrial workspace (sq m)	35,000	40,000
Office jobs	3,600	3,100
Industrial jobs	800	900
TOTAL B USE CLASS JOBS	4,400	4,000

- 5.9 Consequently, the policy for employment will require between 49% and 56% of the floorspace to be offices. This equates to between 39,000 sq. metres and 44,000 sq. metres of office floorspace. The remainder of the total 78,650 sq. metres will be provided as B2, B8 or other employment generating floorspace.
- 5.10 Location of employment floorspace
There will be opportunities to work in different locations across the NCNF including working at home, in the schools, district and local centres. However, the main focus of employment development will be in two employment areas located east and west of the A32, close to Junction 10 of the M27 motorway, as shown on the Concept Masterplan (Appendix D.2).
- 5.11 Design and layout of the employment areas will reflect the character areas that they are in. The employment area to the west of the A32 is within the 'Meadows' character area, near to the District Centre, and adjacent to residential development. It would therefore lend itself towards a campus type

³⁸ The scenario numbers relate to the Draft Paper on Employment and Workspace (HJA, Feb 2013)

- layout. Therefore, the focus should be on delivering offices in this location which will help to support the viability of the District Centre. However, an element of industrial floorspace could be accommodated where it is compatible with adjoining residential properties.
- 5.12 The employment area to the east of the A32 falls within the 'Campus' character area. It should be the focus for industrial floorspace due to its good access to Junction 10 and its separation from residential areas. It is further from the District Centre, but it will be linked by the green corridor network to provide a link for pedestrians and cyclists.
- 5.13 Employment provision at Dean Farm will remain in at least the initial phase of development, although it may be redeveloped and intensified in the middle and later parts of the plan period. Redevelopment needs to be sensitive to the listed building Dean Farmhouse, and reflect the 'meadow' character area. Pinks Sawmill will remain in employment use during the initial phase of development. The site will be redeveloped in the mid phase of the NCF development to accommodate a Household Waste Recycling Centre and redeveloped employment provision. Redevelopment needs to be, sensitive to the listed building Mill House, and reflect the 'woodland' character area.
- 5.14 *A different employment offer*
The employment floorspace in the NCF needs to provide a differentiated offer to what is available elsewhere in the sub-region. It will build on locally specific opportunities and encourage specialist employment which supports the growth of the PUSH priority sectors. A range of economic sectors have been identified which should be encouraged on site in order to meet these objectives.
- 5.15 Target sectors for the sub-region include high value added sectors such as advanced manufacturing, marine, aerospace and environmental technologies. The NCF provides a suitable location to deliver key activities which cut across and feed into these sectors such as R&D, innovation, consultancy and prototyping. Employment provision at the NCF should complement existing and planned economic development at the Solent Enterprise Zone by focusing on the lighter industrial elements of these sectors, as the Enterprise Zone is more suited in locational terms to the heavier industrial activities.
- 5.16 The NCF will also target sectors with potential for major employment growth such as financial and business services which could complement larger scale development in Southampton and Portsmouth. Business services include a wide range of activities including real estate, computers, legal, accounting, consultancy, architectural and engineering services. The NCF aims to target knowledge based business services that support or link with the sectors above.
- 5.17 Entrepreneurship and small businesses will be key elements of the employment offer at the NCF. A range of flexible accommodation that can be adapted to meet the needs of small businesses will be provided to encourage small and new start businesses to locate in the NCF and to be

supported as they grow. A Business Incubation Centre should be developed to provide office space, technology and business support for start-up companies. A suitable site will be identified in either the District Centre or in the employment area west of the A32 in close proximity to the District Centre. Working at home is often an important first step for start-up businesses, and this will be facilitated through the provision of high speed fibre optic broadband as well as through design principles for housing which will be set out in a design code, alongside this plan.

5.18 Developers will be expected to explore building links between education and business on site. In particular, there is potential for the NCF to act as a test-bed for construction research and skills development because of the significant levels of construction being proposed and the sustainable aspirations for the settlement. Employment arising from the business development at the new community should aim to take advantage of the local skills pool. Training opportunities should also be provided to enhance skills and help to meet businesses' needs.

5.19 Accessibility and parking

High quality public transport and sustainable travel links will be a key feature of the NCF and will serve the employment areas. A network of sustainable green routes will be developed in accordance with the green infrastructure strategy. This will ensure that existing employment at Dean Farm will become connected to the District Centre by direct and attractive walking and cycling routes early in the development so that workers can access the new shops and facilities. As the employment areas are developed, these links from the District Centre will be extended along existing and new routes. The employment areas will have good access to the Bus Rapid Transit (BRT) system which will connect to Fareham, and to Portsmouth.

5.20 Employment development needs to be accessible by a range of transport modes in order to attract business investment, including access by vehicular transport. The two designated employment areas are adjacent to Junction 10 of the M27 motorway and the A32 so are well served by the strategic and local road networks in all directions. Accessibility to the west will be improved throughout the development period as Junction 10 is upgraded to facilitate all moves. The two employment areas will be accessed from the A32 and will need to be capable of allowing freight movements. This is particularly important for the eastern employment area due to the proposed industrial uses.

5.21 The Council will prepare a parking strategy for the new community, which will include the approach to parking provision in the employment areas, taking into account the need to be attractive to businesses, together with issues such as sustainability and road safety.

5.22 Phasing

The delivery of employment floorspace must take place alongside the delivery of housing to support the growth of the residential population. This will provide the maximum opportunity for residents to work within the new

community and will encourage self-containment. The District Centre is likely to provide the main employment opportunities in the early phases, as well as working from home. The two new employment areas and the potential redevelopment of Dean Farm will follow in later phases.

Policy NC9 – Employment

Planning permission will be granted for up to 78,650 square metres of new employment floorspace primarily located at the two employment areas adjacent to Junction 10 of the M27 motorway, east and west of the A32, as shown on the Concept Masterplan (Appendix D.2).

Within the total maximum of 78,650 square metres:

- **Between 39,000 and 44,000 square metres should be offices (B1 Use) and;**
- **The remainder should be industrial (B2, B8, or other employment generating use), up to a maximum of 40,000 square metres.**

Offices (B1) should primarily be located in the in the employment area west of the A32 and within the District, Local and Village Centres. Industrial and warehousing uses should primarily be located within the employment area to the east of the A32. It may be appropriate for some industrial and warehouse development to be located within in the western employment area. Such development would need to ensure that it:

- i. **Did not adversely affect the amenity of nearby residential areas and;**
- ii. **Could achieve consistency with the design principles for the 'Meadows' character area and the relevant design code.**

Appropriate small scale employment development will be permitted within existing farm buildings.

The two main employment areas at the new community will:

- **Provide vehicular accesses from the A32 and;**
- **Be well connected to the District Centre, the rest of the NCNF and Fareham by new and existing pedestrian and cycle links, and;**
- **Provide sufficient parking to cater for the needs of the employment development proposed within each area.**

A site for the development of a Business Incubation Centre in or in close proximity to the District Centre will be identified by the site promoters within the comprehensive masterplan that will accompany planning applications. A proportion of the employment floorspace in each employment area should be dedicated to smaller premises aimed at start-up, move-on and other small businesses. Development which encourages entrepreneurship, the growth of small businesses and

working from home will be supported, including:

- i. **Development to supply the NCF with high speed fibre optic broadband and;**
- ii. **The provision of flexible communal office and meeting space**

Social and Community Facilities

- 5.23 In addition to providing employment, creating a successful new community will require a wide range of well located and accessible social and community facilities. These include shops and other retail services, as well as community and health buildings, education and social care facilities. All of these facilities, which meet peoples everyday needs, have an important role to play in helping to contribute to self-containment and thereby reducing the need to travel.
- 5.24 Whilst these facilities will be primarily aimed at meeting the needs of the new community they will inevitably bring benefits to the wider community in north Fareham and other adjoining settlements, and assist with integrating the new community with the existing communities.
- 5.25 Social and community facilities are also essential for providing the shared spaces where residents and those working at the new community can interact which helps to promote a healthy and inclusive community with a clear sense of identity. In this way, the provision of an appropriate range and level of social and community services actively promotes the sustainability of the new community.
- 5.26 The overall approach will be to locate the majority of social and community facilities within the District Centre, Village and Local Centres as set out in the sections below. These centres will act as focal points and 'community hubs' which will promote accessibility and maximise opportunities for social interaction.

The District Centre

- 5.27 The new district centre will be the largest of the centres and a defining feature of the new community, playing a crucial role in determining how it is viewed by visitors and residents. The District Centre will provide the 'high street' role for the new community and it will support a good mix of retail, employment, residential and community uses to create a strong vibrant centre which encourages interaction throughout the daytime and during the evening. This interaction will be supported by a well designed market square which will be the focus of a range of activities to support the centre's vitality and viability. The District Centre and the smaller centres within the new community will perform an important role in the Borough's network of centres.
- 5.28 The District Centre will be located between the residential and employment development, enabling it to serve residents and workers. Its eastern end will be immediately adjacent to the A32 so that it attracts passers-by in order to support viability in the early phases, when the new community development is

still small. It will stretch westwards with frontage onto 'The Downs' central park. The location of the District Centre is shown in the Concept Masterplan (Appendix D.2).

- 5.29 The location of the District Centre is designed to be highly accessible by all transport modes and it should capitalise on its location adjacent to the A32 by providing an attractive entrance. Access by sustainable travel modes will be strongly encouraged through the effective integration of the centre with new cycle and pedestrian routes, including with the green corridor network, known as the 'Avenues' and the 'Drives', and The Downs. This integration will aim to 'signpost' people towards the new centre and will make walking or cycling there as attractive and convenient as possible. The district centre will be served by local bus services and by BRT, which will connect to Fareham and in the longer term to Portsmouth. The BRT should be prominent in the district centre and the drop-off and pick-ups for all bus services should be attractive to use and located in the most accessible location.
- 5.30 The Council will prepare a parking strategy for the whole new community and this will include an approach to parking provision in the District Centre. Each use within the District Centre will have to consider its parking needs.
- 5.31 The importance of the District Centre for providing a wide range of social and community facilities for the new community means that the first parts of the centre will need to be delivered early in the development. It is essential that a number of services, including the main foodstore and a mix of retail outlets, can be provided in line with the first major phase of residential development. This will help to establish the identity of the new community from the start and will reduce the risk that unsustainable travel patterns will be established by the first new residents. An indicative layout of the District Centre can be seen in Figure 5.1 below.
- 5.32 Retail Services
The shops and services that are provided at the District Centre should be of a scale and nature which supports the new community in meeting its day to day needs. The Retail Study³⁹ sets out an appropriate quantum of retail development that the new community could support, without detracting from the vitality and viability of Fareham town centre and other existing centres. The Study states that the NCNF could support a foodstore of up to 1,900 square metres (net convenience floorspace)⁴⁰ and a total comparison retail floorspace of 3,600 square metres (net).

³⁹ Fareham Retail Study 2012 – NCNF Supplementary Retail Paper (GVA)

⁴⁰ To provide a comparison to existing retail outlets within Fareham Borough, 1900 square metres net convenience floorspace equates to approximately 50% the total net floorspace of Tesco Quay Street, although a proportion of this is not convenience retail. Outside of the borough, this equates to approximately the same net convenience floorspace of Waitrose in Waterlooville.

Figure 5.1: Indicative Layout of the District Centre



- 5.33 It is considered important to deliver the foodstore early in the development in order to establish sustainable shopping patterns by new community residents. Although the new community population would not be able to support the foodstore until a critical mass of new residents has been achieved, the Retail Study indicates that the supermarket could be supported by the existing nearby population without a detrimental effect on other foodstores. The new foodstore could accommodate an element of comparison retail to enhance its offer. However, an impact assessment would be required to demonstrate that this would not harm the vitality or viability of other comparison retail within the District Centre or within other nearby centres.
- 5.34 Core Strategy Policy CS3 states that the NCNF District Centre fits within Fareham's retail hierarchy alongside Portchester and Locks Heath and below the main town centre of Fareham. Wickham, in Winchester City Council's area, also serves a role comparable to a district centre. It is very important therefore that retail development provided at the new community is at a scale appropriate to serve local needs, without having a detrimental impact on the existing retail hierarchy and Fareham town centre.
- 5.35 Due to the potential for adverse impacts on the existing hierarchy, planning applications for the District Centre must be supported by a 'retail impact assessment'. This must demonstrate that the amount of retail provision proposed is consistent with relevant policies with the Local Plan. Retail provision at the District Centre should be commensurate with the likely resident and working population. It should also help the District Centre to fulfil its overall role and not compete with existing retail centres. The Council will resist development of retail uses which are not considered an appropriate type or scale for the District Centre, especially where this may have an impact on the network of centres in the local area.
- 5.36 It would not be appropriate for substantial comparison retail to be developed at the new community. These types of shops are better suited to higher order centres, such as Fareham town centre. However, to create a balanced and attractive District Centre, a range of other retail and service uses will need to be developed in suitable sized units. The Retail Study identifies the following types of retailers as appropriate to the role and function of the District Centre:
- Pharmacy
 - Hairdresser
 - Florist
 - Post Office
 - Convenience / Tobacconist / Newspaper Retailer
 - Bank
 - Take away
 - Travel agent
 - Estate agent
 - Restaurant / café
 - Pub
 - Opticians
 - Beauty salon
 - Hardware store
 - Card / gift shop
 - Dry cleaners
 - Laundrette
 - Independent foodstore
 - Dentist

NC10 - The District Centre

The District Centre for the new community will be developed between the A32 and “The Downs” park in the location shown on the Concept Masterplan (Appendix D.2).

Planning permission will be granted at the District Centre for the development of a mix of uses which support the new community, including:

- i. A range of convenience shops and services, including a supermarket of up to 1,900 square metres (net convenience);**
- ii. A range of comparison shops and services, totalling up to 3,600 square metres**
- iii. The main community building (see policy NCx);**
- iv. Health care facilities (see policy NCx);**
- v. Offices, including provision suitable for small and start-up businesses which may include the Business Incubation Centre and;**
- vi. Residential dwellings.**

The District Centre will be developed around a well-designed market square as shown on Figure 5.1. The market square will become a focal point for the District Centre and will be fronted by retail and by the main community building. The size of the market square will be sufficient to accommodate the functions associated with holding a retail market.

The District Centre will be well connected to the employment areas, to The Downs park and to the new community's residential areas through attractive and direct walking and cycle routes which make use of the green corridor network where possible. Bus stops will be provided at the District Centre for local services and for the BRT. These bus stops will be located in a highly visible and accessible position within the district centre. The main vehicular access to the district centre will be from the A32 and adequate parking for each use will need to be provided, in accordance with the parking strategy.

The scale and type of development at the District Centre should be appropriate to its role and function. A retail impact assessment will be required to demonstrate that development proposals comply with policies within the Local Plan and that they will not compete with Fareham town centre or with Wickham centre.

5.37 Community Building

Community buildings provide a focus for a wide range of community and leisure activities throughout Fareham and this aspect will be no less important at the new community. Whereas once community centres tended to take the form of large halls with limited facilities, better practice now involves multi-use

centres able to provide flexible space to allow a wide range of community groups and individuals to benefit from the space.

- 5.38 The community building to be provided at the District Centre will be the largest of the three that will eventually be required on the development. Reflecting its importance and location, it will need to be a high quality and well designed building that actively contributes to the character and identity of the District Centre and the wider new community.
- 5.39 The overall size of the building and the range of uses included will be agreed at the planning application stage. However, this will be largely determined by the infrastructure planning evidence⁴¹ that has supported this plan and by the engagement process that has involved a wide range of local community groups as well as the County Council in relation to library provision. The indicative uses and floor areas set out below are informed by that evidence.
- 5.40 The Community building will provide for general community meeting space, usable by a wide range of groups and societies, including by faith groups as a place of worship. This will also have a role to provide for flexible space for sports, pre-school, arts and cultural uses.

In addition, there will be space for a police service 'Safer Neighbourhood Teams' 'hub'. This will function as the base for the regular police and for the Police Community Service Officers that will serve the new community.

- 5.41 The need for indoor sports provision at the new community will be met through the inclusion within the community building of a large multi-functional hall, capable of use for badminton, basketball and other sports. Although there is some current surplus capacity in sports halls elsewhere within the Borough, provision on the new community site is considered essential to encourage sustainable access and to contribute to the aim for self-containment. It is possible that additional community indoor sports capacity could be provided at the new secondary school. However, any provision at the secondary school is not likely to be available until approximately 2030. Therefore, it will not be able to meet the needs of the large number of new community residents prior to that date.
- 5.42 The County Council has confirmed that new library space will be required on-site to meet the needs for the new community. The precise amount of space and the timing of the new provision are to be determined at the planning application stage as Fareham Library currently has some limited available capacity which will be taken into account. The County Council has expressed a preference for the new community's library space to be provided within the main community building. However, as this provision is likely to be needed some time after the other community building uses, it may be more appropriate for the library space to be provided separately or as a later extension to the community building.

⁴¹ This includes both the NCNF Sports Facilities Implementation Plan (KPP, 2012) and the NCNF Infrastructure Delivery Plan Stage 1 Report (AECOM, 2013).

- 5.43 Assuming that the library space will be included, the community building will need to provide approximately 1,560 square metres of space as set out in Table 5.4 below. In order to meet the needs of the early residents of the new community, the building will need to be available by 2020, with the library space being provided later by 2028.

Table 5.4: Indicative requirements for the main community building

Use description	Floorspace (sq. metres)	Needed by
Flexible community, arts and cultural space	480 sq. metres	2020
Police service hub	192 sq. metres	2020
Indoor sports hall	396 sq. metres	2020
Library provision	490 sq. metres	2028
Total:	1,558 sq. metres	

NC11 - District Centre Community Building

A high quality and well designed community building will be provided within the District Centre. The location, specification and timing of the building will be agreed with the Council prior to the determination of planning applications for the District Centre. The new community building will incorporate:

- i. Approximately 480 square metres of flexible community, arts and cultural space;**
- ii. An indoor sports hall large enough and with sufficient height to accommodate three badminton courts and;**
- iii. Space for a police service hub amounting to 192 square metres.**

Library space to a specification agreed with the County Council will also be provided within the community building unless the timing of provision makes this inappropriate, in which case provision within a separate District Centre building will be required. The precise area and timing of the new community library will be agreed with the Council prior to the determination of planning applications for the District Centre.

5.44 Health Services

In line with the other social and community services, it will be important that sufficient primary healthcare services are provided on-site to encourage sustainable modes of travel and to contribute to self-containment. The need for healthcare services is set out within the infrastructure planning evidence that supports this plan and this evidence included engagement with NHS Hampshire⁴².

- 5.45 The evidence has highlighted that there is currently some available capacity at GP's surgeries in both north Fareham and in Wickham where a new

⁴² Formerly Fareham and Gosport Primary Care Trust (PCT)

surgery has recently been provided. This spare capacity will be taken into account in determining the timing of provision on the new community and it will help to meet the needs of early residents while the on-site facilities are being established. However, the aim in the long term must be for all of the primary healthcare needs of the new community to be met on-site.

- 5.46 The infrastructure planning evidence suggests that, in total, nine GPs will be required at the new community. These are likely to be based within a single primary care centre located within the District Centre. The size of primary care centre based on the number of GP surgeries will amount to approximately 1,000 square metres. However, if there is a need for ancillary primary care uses, such as district nurse consulting rooms, additional space will be required. The timing of completion of this facility will be agreed with the Council and a phased delivery may be appropriate to allow for expansion during later phases of the development. The Council will also encourage the provision of a small satellite surgery at the Village Centre during a later phase of the development.
- 5.47 Other basic healthcare services will also need to be provided within the District Centre to meet the needs of the new community's residents. The preference would be for the primary care centre to include sufficient space for dental services and for a pharmacy. If these services are not to be accommodated within the primary care centre, the site developers will be expected to provide for these services elsewhere within the District Centre.

NC12 - District Centre Healthcare Services

The District Centre will include a primary care centre of sufficient size to accommodate at least nine GP surgeries (approximately 1,000 sq. metres) and any necessary ancillary primary care uses. The timing of delivery for this facility will be agreed with the Council prior to the determination of the planning application for the District Centre, and this may involve a phased approach as the new community is built out.

Additional space within the District Centre will be provided for dental and pharmacy services. The preference is for these to be accommodated within or alongside the primary care centre.

The Village and Local Centres

- 5.48 In addition to the main District Centre, two smaller centres will be developed to support the areas of the new community to the north and west of the District Centre. The function of these two centres differs, as set out below, but essentially they will deliver basic retail and other services which meet the everyday needs of nearby residents. To achieve this they will incorporate a limited range of mainly small scale retail, community and employment uses. These centres will complement the function of the District Centre and will not compete with it, nor will they compete with Wickham's centre.

5.49 The two smaller centres will be designed to be highly accessible by sustainable transport means, which will be given priority. They will be well connected to pedestrian and cycle links including, with at-grade crossings on adjacent main roads where appropriate. These centres will each include a bus stop for both regular services and for the BRT. Reflecting their role and the priority for sustainable transport, these centres will have more limited car parking provided than is the case at the District Centre.

5.50 The Village Centre

The Village Centre will be located within the 'Woodland' character area to the west of the A32 and north of the Knowle Road as shown on the Concept Masterplan (Appendix D.2). This centre will form the focus for the northern parts of the new community and the businesses here will reflect characteristics of this area and its connection to woodlands, gardens and the countryside beyond the site boundaries. For example, in addition to convenience retail and the range of small-scale services, a garden centre, cycle hire shop or outdoor pursuits centre would be appropriate businesses.

5.51 In addition to providing for many of the everyday needs of residents within the northern parts of the new community, the Village Centre will also enhance the range of services within easy access to the existing residents of Knowle.

5.52 The Local Centre

The Local Centre will be located to the west of Dean Farm in the broad location shown on the Concept Masterplan (Appendix D.2). It is likely to be the last of the new community's centres to be developed, but will be vital to provide convenient everyday retail and services to those living and working in the western areas of the development. It will also be within walking distance of the pedestrian and cycle link to Funtley and will therefore enhance the range of services within easy access of the residents of Funtley.

5.53 The timing of the delivery of the Local Centre will be determined at a later stage. However, it is expected that it would come forward together with the primary school that is proposed to the south of the Local Centre.

5.54 Community Buildings

Both the Village and Local Centres will include a community building to meet the needs of residents in the northern and western areas of the new community. The size of the building, the timing of delivery and the range of uses included will be agreed at the planning application stage for each local centre. However, at each of the two centres the infrastructure planning evidence supports a requirement for approximately 480 sq. metres of floor space for a range of community sports, pre-school, arts and cultural uses. A significant proportion of this area should be provided as a large multi-functional hall.

NC13 - The Village and Local Centres

Two smaller centres will be developed on the new community at the broad locations set out in the Concept Masterplan (Appendix D.2) to complement the District Centre.

Each of these centres will:

- i. Provide a range of small-scale retail, employment and community uses to help meet the local everyday needs of the new community as it evolves;**
- ii. Prioritise access by sustainable transport means;**
- iii. Integrate well with the green corridor network and other on-site and off-site pedestrian and cycle routes;**
- iv. Be served by both regular bus services and by BRT;**
- v. Provide a community building including approximately 480 sq. metres of floor space for a range of community, arts and cultural uses;**
- vi. Provide appropriate and well designed public realm areas;**
- vii. Be designed in accordance with the principles within this plan and with the detailed guidance set out within the NCNF Design SPD.**

Proposals for a limited number of larger scale services will be permitted at the Village Centre where these:

- i. Are well integrated with the centre and its pedestrian and cycle routes;**
- ii. Are consistent with the design approach of 'Woodland' character area and;**
- iii. Can demonstrate through an impact assessment that they do not adversely compete with the District Centre or with Wickham.**

The proposed mix, scale and distribution of uses as well as the timing of delivery and design for each of the two centres will be agreed with the Council prior to the approval of any planning applications for the development phases within which the centres are located.

Education

- 5.55 As a purpose-built new community, the development will be an attractive location for families to live. From the early phases onwards there will be a significant number of children living at the new community. It is therefore essential that there is sufficient provision of education facilities which are delivered at the right time. In addition to helping to create a successful and vibrant community, education provision is an important element in the aim to promote self-containment at the new community and thereby reduce the need to travel by car.
- 5.56 The policies on education set out below have emerged following extensive engagement with the County Council, local community and other interested parties. This issue was also the focus of work undertaken by the NCNF Standing Conference, including a workshop on education at the new community which was held in February 2013.

Pre-School Provision

- 5.57 Nursery or 'early-years' provision is generally undertaken by the private and voluntary sectors, although Hampshire County Council has a duty to ensure that parents have sufficient access to nursery places. Therefore, the provision of nursery facilities will be included with each of the on-site primary schools (see below) and further nursery provision will be expected throughout the development of the new community. By preference, facilities will be provided within the District, Village and Local Centres which are highly accessible by sustainable travel modes.
- 5.58 The infrastructure planning evidence⁴³ suggests that, based on a completed development of 6,500 homes, there will be a need for 365 nursery places requiring approximately 960 square metres of net indoor nursery provision⁴⁴.

Primary Schools

- 5.59 The County Council's guidelines in the current School Places Plan⁴⁵ is that primary schools within new development should be large enough to support their own needs. The infrastructure planning evidence, which is based on the demographics analysis⁴⁶ undertaken for the new community, shows that there will be a need for almost 1,500 primary age children by the time the new community is completed. This level of need supports a requirement for seven forms of entry which will be split into three new primary schools, two with two forms of entry and the third having three.
- 5.60 The location of the three primary schools has emerged from the concept masterplanning work and is shown in Appendix D.2. This reflects the important role primary schools play in contributing to place-making at a new community. The locations also reflect the County Council's preference in the School Places Plan for schools that are within a reasonable walking distance from pupils' homes. The need for safe routes to school by foot, bicycle or public transport is essential for all primary schools and where necessary to ensure safety, segregated routes and additional road crossings will be provided.
- 5.61 In line with the County Council's guidelines⁴⁷, the sites provided for each of the primary schools will be between 2 and 3 hectares. Larger sites may be required dependent on the access arrangements and the shape and

⁴³ NCNF Infrastructure Delivery Plan Stage 1 Report (AECOM, February 2013)

⁴⁴ This is based on the minimum net indoor play space requirements (132 sq. metres per facility). Additional circulation, storage and outdoor space would be expected.

⁴⁵ School Places: Framework and Analysis 2012-2016 (Hampshire County Council, November 2012)

⁴⁶ Analysis using the 'Chelmer Demographic Model' for the NCNF which was created by Cambridge Econometrics in 2011 and used in the preparation of the Infrastructure Delivery Plan Stage 1 Report (AECOM, February 2013)

⁴⁷ [Developers' Contributions Towards Children's Services Facilities](#) (Hampshire County Council, December 2011)

topography of the site agreed. The first primary school to come forward, to the east of the A32, is planned to provide two forms of entry. However, a larger site will be required to allow for possible expansion to three forms of entry. This will allow for flexibility, for example, if a higher than projected need arises during early phases or if the development of one of the other primary schools is delayed.

- 5.62 The phasing and development of the first primary, which is adjacent to the secondary school site, will be expected to allow for the opportunity to deliver an 'all-through' school for 4-16 years olds, if that is considered to be appropriate by the County Council and the education provider. All-through schools have a range of potential benefits, such as, improving phase transition from primary to secondary and making more effective use of school facilities and these benefits should be considered at an early stage in planning the primary school development.
- 5.63 The proposals for the first primary school will also need to consider the special role it will play in helping to form the identity of the growing new community. In particular, the school will be likely to need to facilitate a high initial level of demand for community use of school facilities. This will be most important in the period before other facilities, such as the main community building, have been provided.
- 5.64 There is currently no spare capacity at existing primary schools in north Fareham or in Wickham and the County Council's projections⁴⁸ indicate that existing schools will remain full until at least 2017. Therefore, the first primary school will be required early in the development phasing and no later than 2021. The location of this primary school, close to the Knowle Road, ensures that it can be delivered at an early stage. However, in order to meet the needs of the first new community residents whilst the first school is being established, a temporary primary school facility will be provided on site to coincide with the first housing completions.

NC14 - Primary and Pre-School Provision

Three new primary schools will be provided as part of the new community development, at the sites indicated on the Concept Masterplan (Appendix D.2), to provide a minimum of seven forms of entry as follows:

- **A 2 form entry school (minimum 2.8 hectares) east of the A32, which may be developed to integrate with the secondary school as an 'all-through' school;**
- **A 2 form entry school (minimum 2 hectares) north of Knowle Road and;**
- **A 3 form entry school (minimum 2.8 hectares) west of Dean Farm.**

⁴⁸ School Places: Framework and Analysis 2012-2016 (Hampshire County Council, November 2012)

Each of the three primary schools will:

- i. Incorporate nursery space sufficient for a minimum of 50 pre-school age children;
- ii. Be well connected to new and existing pedestrian and cycle routes, including to the new community's green corridor network;
- iii. Be located on a bus route and benefit from a bus stop that is convenient and safely located;
- iv. Be transferred by the developers to the County Council or to the relevant education provider at the time agreed with the County Council and in a form consistent with the relevant site transfer requirements.

Proposals for the first primary school, to the east of the A32, will include:

- i. Capacity to meet the demand for an initial high level of general community usage in the period before other general-use facilities have been provided and;
- ii. Provision for two safe and convenient crossings for the A32, including a pedestrian and cycle bridge and an 'at-grade' crossing.

A temporary primary school facility will be provided, of a size and at a location agreed with the County Council, prior to the occupation of the 100th dwelling at the new community.

In addition to the nursery space provided on the primary school sites, further nursery space will be provided within the new community at appropriate locations within or near the District, Village and Local Centres.

Secondary School

- 5.65 The new community will generate significant demand for secondary school places. In addition, the delivery of a secondary school as part of the new community is one of the key community aspirations for the development and is important for the promotion of self-containment.
- 5.66 Secondary schools in Fareham provide for 11-16 year olds, with Further Education (sixth form) provision currently being made by Fareham College and by other colleges in surrounding authorities. The infrastructure planning and demographics evidence shows that approximately 950 school places will be required for 11-16 year olds, based on a completed development of 6,500 homes. This level of demand equates to the requirement at the new community for a 7 form-entry secondary school.
- 5.67 Timing of Delivery and Temporary Arrangements
The long-term objective is for all secondary school pupils living at the new community to be able to attend school on site. However, it will take time to

establish the school and to reach the 400 pupil trigger point at which a secondary school is generally considered to be economic and feasible to operate. This trigger point is anticipated to be reached in 2028 and the new school will be needed to meet the growing demand from that point. In the period before 2028, secondary age pupils will need to attend one of the surrounding schools in Fareham or Swanmore.

- 5.68 The majority of the new community, including all of the residential development, currently falls within the catchment area of Henry Cort Community College in north Fareham. Areas to the east of the A32 fall within the Cams Hill School catchment, while Knowle and Wickham fall within the catchment of Swanmore Technology College. In addition, a new 7 form-entry secondary school is planned at Whiteley to serve the existing community and the new planned development there. It is not yet known when the Whiteley school will begin accepting new pupils. Establishing a school on the new community will require an adjustment to each of these catchment areas.
- 5.69 There is currently some spare capacity at the surrounding schools and particularly at Henry Cort Community College, although this is projected to diminish over the next few years. However, spare capacity will increase significantly once the new Whiteley school is opened and pupils living there will be able to attend that new school. This means that Henry Cort, and, to a lesser extent, Swanmore and Cams Hill are expected to have sufficient capacity to accommodate pupils in the early years of the new community development. Depending on when the new Whiteley school begins to accept pupils, there may be a need for additional temporary accommodation to be provided, at one or more of these schools, to meet demand from the new community.
- 5.70 In the long term, the additional capacity made available at the existing schools by the opening of the new school at Whiteley will be required to accommodate population growth within Fareham and the south of Winchester City Council's area. Therefore, it cannot be assumed that some proportion of pupils living at the new community will be able to attend the existing secondary schools in the longer term, beyond the opening of the new community secondary school.
- 5.71 *Location of the Secondary School*
This NCNF Plan allocates a site for the new secondary school that is a minimum of 9 hectares, to the east of the A32 and north of Roche Court, where Boundary Oak Independent Preparatory School is situated. The site is indicated on the Fareham Policies Map and on Figure 3.3 within this plan⁴⁹. This location emerged from the concept masterplanning work which seeks to create a cluster of education facilities in close proximity to the District and Village Centres which will allow links to be created to benefit all three schools within the cluster.
- 5.72 The location allocated ensures that the secondary school can be commenced during the early phases and that the site provides sufficient room to allow for

⁴⁹ It can also be found on the Concept Masterplan (Appendix D.2).

possible future expansion within the NCNF Plan boundary. The location and minimum size of the site (9 hectares) will also ensure that the school's playing fields, and the landscaping beyond these to the east, are able to reduce the visual impact of the new community into the sensitive landscape of the Wallington Valley. This is consistent with County Council guidelines⁵⁰ which state that a more peripheral location for a secondary school may be appropriate where a buffer to the edge of new development is required.

5.73 Potential for an 'all-through' school

As referred to above, the opportunity exists to deliver the primary and secondary schools within the education cluster east of the A32 as a single 'all-through' school and this will be explored further. Developing an 'all-through' school in stages as the new community evolved could potentially facilitate an earlier provision of secondary education on site. For example, it may be possible to begin providing secondary education before the 400 secondary-age pupil trigger point was reached. This could be achieved by an expansion to the primary part of the school, which will have already been established during the early phases of the development.

5.74 Access to the Secondary School

Locating the secondary school (and the adjoining new primary school) east of the A32 makes it essential that changes to the nature of the A32 (set out within Chapter 6 below) are able to provide for safe and convenient access to the educational cluster from the District Centre and from residential areas to the west. The secondary school will also benefit from new bus stops on the A32, and will be no more than 500 metres from a stop on the Bus Rapid Transit (BRT) route.

5.75 The new schools east of the A32 are located either side of an existing public right of way which will be upgraded to form part of one of the strategic 'green corridors' (called 'Avenues' at the new community). This 'avenue' will allow segregated and safe pedestrian and cycle access right across the new community, to the western edge of the site, south of Knowle. It will also connect with other new and existing pedestrian and cycle routes to ensure a high degree of accessibility to the school. At the A32 itself, appropriate and safe crossings to connect the two parts of the Avenue will be provided, including an 'at-grade' crossing as well as a pedestrian and cycle bridge.

NC15 - Secondary School Provision

One minimum 7 form entry secondary school will be provided on a site of at least 9 hectares east of the A32, in accordance with the allocation shown on the Fareham Policies Map and on Figure 3.3 of this plan.

The secondary school site will be:

- i. Sufficiently landscaped to minimise the visual impact of the school to the east;**

⁵⁰ School Places: Framework and Analysis 2012-2016 (Hampshire County Council, November 2012)

- ii. Well connected to new and existing pedestrian and cycle routes, including to the new community's green corridor network;**
- iii. Provided with two safe and convenient crossings for the A32, including a pedestrian and cycle bridge and an 'at-grade' crossing;**
- iv. Provided with bus stops for conventional bus services;**
- v. Be transferred by the developers to the County Council or to the relevant education provider at the time agreed with the County Council and in a form consistent with the relevant site transfer requirements.**

Chapter 6

Transport, Access and Movement

Policy Background

- 6.1 The starting point for the transport requirements to support the new community is Policy CS13 in the adopted Core Strategy. This established a broad framework of principles to be taken forward in planning for the new community.
- 6.2 These policy requirements followed from a series of transport studies which were commissioned by Hampshire County Council (HCC) and Transport for South Hampshire (TfSH) which were then brought together, by HCC and TfSH into a single document called the 'Emerging Transport Strategy (ETS)'. This document was broadly supported by the Highways Agency. It also set out various transport interventions - measures to reduce traffic; measures to manage traffic; and investment in the transport network. The overall aim was to achieve a significant modal shift away from reliance on the private motorcar.
- 6.3 The ETS was always seen as a living document that would need to be regularly reviewed and up-dated as development proposals emerge. This has been done alongside the development of the concept masterplan to ensure the alignment of land-use planning and transport planning.
- 6.4 Much of the detail for the transport strategy remains to be finalised, and will continue to be refined as the Plan moves towards the pre-submission stage. However the work done to date has built upon existing studies and plans to develop a comprehensive package of measures, from masterplanning, investment in new infrastructure and ongoing governance arrangements, to deliver sustainable transport from the outset.
- 6.5 TfSH have also produced a Local Transport Plan Joint Strategy which sets the approach to transport in South Hampshire to 2031. The policies incorporate the philosophy of the reduce-manage-invest strategy for South Hampshire, and establish the principles of reducing the need to travel, maximising the use of existing transport infrastructure and delivering targeted improvements.
- 6.6 TfSH have developed a Sub-Regional Transport Model (SRTM). The SRTM has been used to identify where transport interventions are (and will be) required as a consequence of growth and changing travel patterns. TfSH has now produced a Transport Delivery Plan⁵¹ setting out strategic investments for the period to 2026.

⁵¹ Transport Delivery Plan 2012-2026 consultation draft , (TfSH, December 2012)

- 6.7 The four local authorities of Portsmouth, Havant, Fareham and Gosport commissioned a high level transport assessment (Assessing the Impact of the Harbour Authorities LDF Proposals on the Strategic Highway Network Peter Brett Associates July 2009) to investigate the transport impacts on the strategic and local highway networks of development proposed in their combined local plans.
- 6.8 The Core Strategy was supported by evidence to demonstrate that there was a transport solution for the scheme. Since then, sustainable transport considerations have been at the heart of the masterplanning of the new community⁵², and have been reflected in the ongoing assessment of infrastructure requirements.
- 6.9 The transport strategy and the masterplan have been developed in tandem, to develop revised high level transport principles for the NCNF.

NC16 - Transport Principles for the NCNF

Proposals to develop all or part of the new community whether in full or outline must be accompanied by a full transport assessment and transport strategy for the site as a whole which should include measures to address the following key principles;

- i. To support the sustainability of the new community, the aim will be to create high levels of self containment;**
- ii. The development will address a significant proportion of trips through the development of robust reduce and manage policies;**
- iii. Bus Rapid Transit (BRT) will form a key component of the access strategy;**
- iv. Access will be via the A32 and junction 10 of the M27;**
- v. The rate of development will be linked to the funding and provision of the necessary transport infrastructure;**
- vi. Carefully designed transport interventions will minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts.**

The development will incorporate a balanced package of measures to encourage smarter transport choices to meet the needs of the new development, and maximise the opportunities for sustainable travel; including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; connection to the Bus Rapid Transit system; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network.

⁵² North Fareham SDA Smarter Choices Study and Parking Study (Campbell Reith and ITP, January 2012)

6.10 Transport & Land Use Integration

The first stage in the reduce-manage-invest strategy is the integration of transport and masterplanning principles for the development. The principles in Policy NC16 are embodied in the form, scale and layout of the proposed new development.

6.11 The new community will deliver a mix of land uses to ensure opportunities for local living and working are provided and encouraged. Already, approximately 48% of the working population of Fareham work within the borough⁵³. Alignment of the provision of jobs alongside residential development will assist in achieving the growth in a sustainable way, through providing opportunities to minimise the need to travel. The issue of self containment for the new community is covered in the Employment chapter.

6.12 The new community will provide access to local goods, retail, community facilities and recreational/leisure amenities within 10 minutes walk or a short cycle ride in local centres. These centres will double as public transport hubs allowing BRT and local bus access for longer journeys. They will also act as transport hubs providing access to transport information, pool cars and taxis.

6.13 The new development will be served by a network of streets with a recognisable hierarchy, with a high emphasis on place-making. Main streets will link key destinations including the district, local centres, employment area and all schools.

6.14 A parking strategy will be produced for the whole of the new community. This will build upon the work done to date in the Smarter Choices and Parking Study⁵⁴. Appropriate parking will be provided in accordance with the guidance set out in the Strategic Design Code for the development.

Road transport and access

6.15 Access to the Strategic Highway Network

The M27 runs east west along the southern boundary of the site. Junction 10 of the M27 provides direct access to the A32, which runs north through the site to Wickham, and south into Fareham. Currently Junction 10 of the M27 is restricted, allowing only access to and from the east.

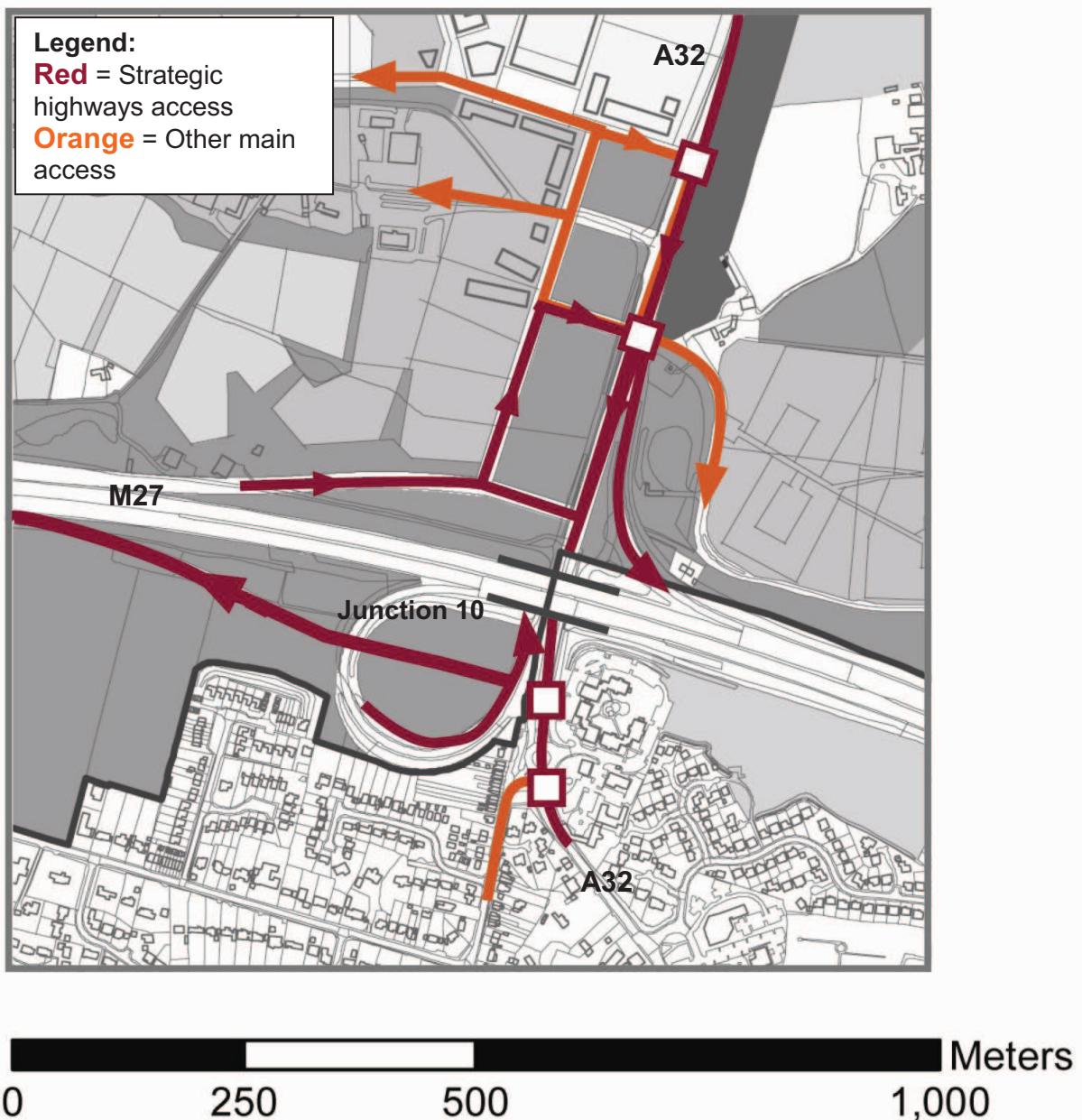
6.16 One of the first considerations in developing both a land-use strategy and transport strategy was to determine the principal means of access to the site from the motorway. Following initial Sub-Regional Transport Model testing and analysis of outputs it appeared that a strategic highway solution focused on Junction 10 was likely to be a viable option on which to base future testing. Additional testing using the SRTM is currently underway to assess the impact of providing an all-movements solution at Junction 10 and ensure that the Highways Agency and Highway Authority support this way forward. Minor

⁵³ Journey to Work Destination, 2001 Census

⁵⁴ North Fareham SDA Smarter Choices Study and Parking Study (Campbell Reith and ITP, January 2012)

interventions at Junction 11 are also likely to be required.

- 6.17 The provision of an improved Junction 10 is in line with the reduce – manage – invest strategy, as making Junction 10 all moves will reduce the number of trips between Junctions 10 and 11, as motorists no longer need to travel to Junction 11 in order to travel west on the M27.
- 6.18 At present the preferred option for Junction 10 improvements, including new slip roads and signalling, is for it to be focused at the part of the site adjacent to the M27 and A32, as set out in Figure 6.1 below. This has the advantages in land use and urban design terms of providing a direct link into Fareham town centre which will provide higher order facilities for the new community; reducing the land take; minimising the impact across the development; and minimising severance. However, the A32 will be a busy location, particularly immediately to the north of the motorway junction. Therefore consideration is being given to an alternative option, where the new slips to and from the west are located slightly further west within the site, which may provide an opportunity to dissipate traffic through the site and reduce pressures. Further testing of the options will be carried out using the SRTM modelling to establish the best approach.
- 6.19 The Highway Authority will need to be satisfied that testing through the SRTM demonstrates that the proposals can be made to work both in terms of the operational effectiveness of the junction itself and also that mitigation can be put in place to minimise the impacts upon the surrounding strategic and local transport networks.
- 6.20 Main Vehicle Routes
The A32 will provide for all primary vehicular access requirements to the new community.
- 6.21 Within the development itself, a spine network of more minor roads will provide for primary access to the district centre, local centre and major employment uses. The spine streets will need to cater for mixed traffic including HGVs, general traffic volumes, and public transport along with walking and cycling. Importantly, these roads will provide the gateways into the community and its centres.
- 6.22 To do this the spine streets will use the Knowle Road as the northern edge of a box. This will link back to the A32 at 4 locations (including Knowle Road / A32 junction). This will allow a new north-south route across the site, allowing users to avoid travel on the A32. This will allow optimum movement around the community, linking all centres and will provide the main routes for public transport.
- 6.23 Managing Wider Impacts
The NCF will inevitably generate trips outside of the site by all modes of transport.

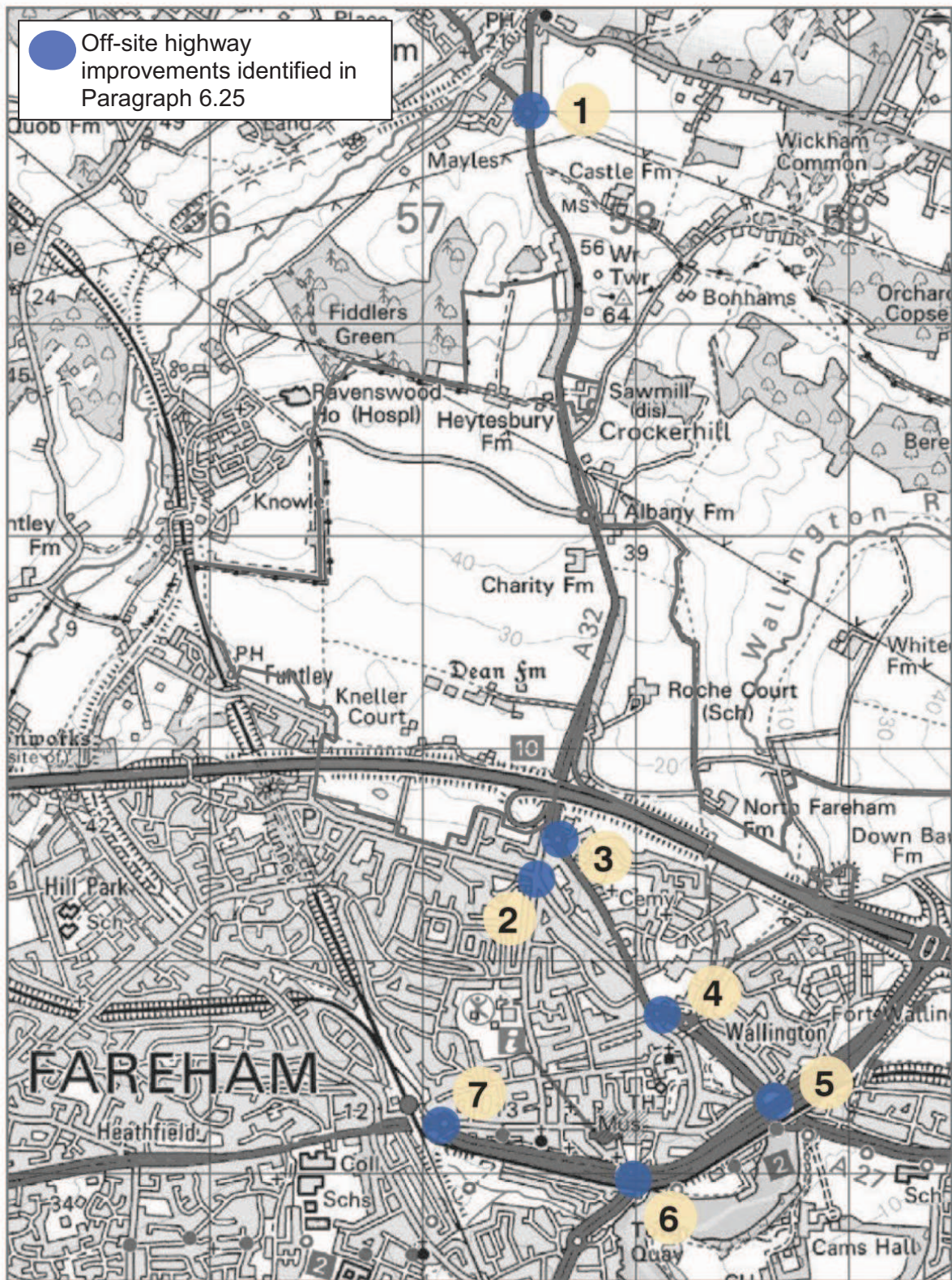
Figure 6.1: Possible Access to the Strategic Highway Network

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

- 6.24 Congestion is recognised as a problem in the Fareham area. The strategy for the NCF will be to minimise additional congestion through providing local access to facilities, enhancing alternative modes of travel and implementing a wide ranging package of traffic management measures to prioritise bus services.
- 6.25 A number of road junctions have been identified that are likely to require traffic management and upgrading measures as a direct result of traffic generated by the NCF. These are set out on Figure 6.2 below (numbered 1-7):

1. **A32/A334 Fareham Road, Wickham** - This junction lies to the north of the development on the A32. It is a three-arm roundabout junction with two-lane flares provided on all approaches. There is likely to be a requirement to widen the approach lanes on the A32 to accommodate additional traffic generated by the development. There would appear to be sufficient carriageway and verge space to realign the carriageway. It is likely junction signals will be required.
2. **North Hill/Kiln Road** - Kiln Road provides the main link to Funtley from the north of Fareham. The new development is likely to generate some additional demand on Kiln Road for traffic travelling to Junction 10 of the motorway. Improvements to the Kiln Road signal junction are likely to be required.
3. **A32 Wickham Road/North Hill/Park Lane** - This junction lies just to the south of Junction 10, providing the main route into Fareham town centre from the north. The junction is likely to require some upgrade to enable bus priority measures to be incorporated.
4. **A32 Wickham Road/Wallington Way/Southampton Road** - This junction, comprised of two roundabouts closely situated, lies on the A32 and provides access to the Broadcut Retail Park and Fareham Industrial Estates. The two roundabouts are linked by dual carriageway, presenting the opportunity to implement bus priority measures through this section down to the A27 junction.
5. **Delme Roundabout A32/A27** - This large, grade-separated junction links the main A27 to the A32 and connections south to Gosport. The A27 has significant congestion problems. The introduction of an all movements operation at Junction 10 will relieve some of this east-west traffic flow. Traffic management measures would be required at this junction in order to facilitate bus priority movements west on the A27 for BRT and bus routes to the station.
6. **A27/A32 Eastern Way / Gosport Road** – This large junction is also on the main access to the Gosport peninsula. It has recently been subject to significant improvements as a result of development within Fareham Town centre. Significant additional works are not envisaged, but some minor improvements are required.
7. **Station Roundabout** - The direct links between the NCNF and the station through BRT and bus routes will require station access for buses and BRT vehicles to be considerably improved. Alongside this, direct cycle links into the station will be required to facilitate the attractiveness of this means of travel.

Figure 6.2: Off-Site Highway Improvements



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2012

- 6.26 In addition, some measures may be required to mitigate traffic impacts in the neighbouring settlements of Wickham and Funtley. This may include additional measures at Mayles Lane to prevent it being used as a 'rat-run' for through traffic.
- 6.27 Similarly, Pook Lane could be used as an alternative route heading east from new community to Junction 11 of the M27. This road is not suitable for significant increases in vehicular traffic and therefore the option of closing this road to through traffic while ensuring adequate access to existing premises will be considered.
- 6.28 Any planning application for the site must be supported by a Transport Assessment to assess the phasing of the development against the implementation of various off-site highway improvements, including the works to the M27 and A32 and any other primary or secondary links or junctions to minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts.

NC17 - Road Transport and Access

The principal vehicular access to the NCNF will be from the A32 and Junction 10 of the M27. New accesses to the site will be created from the A32 and Junction 10 of the M27 will be improved, creating an all-moves interchange.

A spine network of routes will be created, including a main north-south route parallel to the A32 to facilitate vehicle access through the site.

All new road infrastructure will be provided in accordance with a detailed infrastructure phasing plan to be approved by the Council. The delivery of the development will be aligned with the infrastructure phasing plan by condition or planning obligation to ensure the timely delivery of the required transport measures.

Proposals for the development of the NCNF shall include the following:

- i. Improvements to Junction 10 of the M27 facilitating movements to and from the west and allowing for appropriate bus, cycle and pedestrian access from Fareham town to the new community;**
- ii. The delivery (or funding) of off-site improvements to Junction 11 of the M27 if required to mitigate the impacts of the development;**
- iii. Improvements to the A32 to accommodate the increase in traffic and create an appropriate gateway to the development;**
- iv. The delivery (or funding) of necessary off—site improvements to the nearby road network at the following locations:**
 - A32/A334 Fareham Road, Wickham**
 - North Hill/Kiln Road**
 - A32 Wickham Road/North Hill/Park Lane**
 - A32 Wickham Road/Wallington Way/Southampton Road**

- **Delme Roundabout A32/A27**
 - **A27/A32 Eastern Way/Gosport Road**
 - **Station Roundabout, Fareham**
 - **Funtley and Wickham**
- v. **Should it be required by the Highways Authority, the closure of Pook Lane to through vehicular traffic, while providing for vehicular access to existing premises and maintaining a through route for pedestrians and cyclists.**

Public Transport

- 6.29 Sustainable transport (public transport, cycling and walking) will need to be available for the first residents of the development to enable sustainable transport patterns to be established at the outset.
- 6.30 Fareham has a comprehensive bus network linking the town to the employment and retail centres of Portsmouth, Gosport, Southampton and beyond. This includes the innovative 'Eclipse' Bus Rapid Transit (BRT) route between Fareham and Gosport, as well as a strong network of local bus services, primarily run by First Group. Hampshire County Council has developed a strong partnership working relationship with operators, which has led to a stable bus network with good levels of patronage. Despite this, up to 80% of trips made by Fareham residents are currently made by car.
- 6.31 *Bus Rapid Transit*
The existing Bus Rapid Transit link between Gosport and Fareham town centres is the first stage in the development of a network of routes across South Hampshire. The innovative, high specification service will form a key component of the access strategy for the new community.
- 6.32 Since commencing operation in April 2012, patronage has increased by 16% on new BRT routes compared with the equivalent routes replaced. Over the Gosport peninsula as a whole, there has been a 6% general increase in bus use.
- 6.33 The BRT service at the new community is proposed to have three stops providing access from the main district and neighbourhood centres, potentially provided with real time information, to provide an alternative to the private car. BRT nodes located at neighbourhood centres will be concentrated around areas of higher density reflecting the relative accessibility of these areas. Bringing public transport to the centre of the development, integrating stops with local and district centres, ensuring short direct walking routes to all land uses are critical elements of the strategy.
- 6.34 From the new community, the BRT service will provide links to the existing Fareham to Gosport route, including Fareham train station, and link to new routes via the A27 and M27 to Portsmouth, a key employment and retail centre.

6.35 Local Buses

The BRT route through the site will be supplemented by a series of local bus services providing an integrated and coordinated network. Interchange from BRT to local bus services at each of the main BRT stops will be facilitated by the provision of high quality infrastructure and onward travel information.

6.36 The additional bus routes will serve not only the new community but also the local villages including Funtley and Knowle, enhancing their connectivity to Fareham town centre.

6.37 The new community will deliver additional routes, providing links between NCNF and various destinations. Local bus priority measures should be investigated to ensure public transport has a time advantage over private vehicles wherever possible.

6.38 Rail Connections

The community is bounded to the west by the Fareham to Eastleigh rail line. This route is currently single track and the opportunities to develop a new rail halt on this line to directly serve the new community are limited due to line access, single track operation, level changes, and proximity to the existing Fareham Station. However, there is the potential for a new halt to come forward in the latter phases of the development and the concept masterplan allows for this. Therefore, proposals for development in the far west of the site, north of Funtley will need to fully investigate the potential for delivering a new halt. Proposals which prevent the delivery of a rail halt in the future will be resisted, until it can be determined if a new halt is technically feasible and financially viable. In the shorter term, strong links will be developed from the start between the new community and Fareham Station through the BRT and bus network enhancements. Smart ticketing would assist in providing a seamless journey for passengers, incentivising public transport travel.

NC18 – Public Transport

The new community will be served by excellent public transport links to Fareham Town centre, and employment centres at Fareham, Portsmouth, and beyond. Proposals for the site shall include:

- i. an extension to the Bus Rapid Transit system, linking the site to and through Fareham town centre to Fareham train station and Gosport, and linking to new routes to Portsmouth via the A27 and M27; and**
- ii. Appropriate links and extensions to the local bus network.**

Detailed planning applications for the west of the site (north of Funtley) will need to accommodate the future provision of a new rail halt on the Fareham to Eastleigh rail line unless it is demonstrated that it is not technically feasible or viable to deliver this before the end of the Plan period.

A Public Transport Plan, to be agreed as part of any Section 106 Agreement for the development, shall be the means of agreeing the

detail of service provision, including the route, any operational subsidy, the timing of provision in relation to development phasing, and a 'toolkit' of measures to promote (and subsequently increase if required) use of the service during the life of the development, with the Borough and County councils. The Public Transport Plan should investigate the possibility of creating a new rail halt to serve the new community, in the later stages of the development period.

Encouraging sustainable choices

- 6.39 A key mechanism of the reduce-manage-invest strategy is to encourage sustainable transport choices. These could include the following elements:
- An overall vision and funding for the long term;
 - Early implementation to encourage new residents / employees at the outset, when travel patterns are established;
 - Flexibility of delivery, with residents and future users able to participate in and tailor measures to suit; and
 - Co-ordination with efforts in the wider area, to maximise benefits.
- 6.40 Key measures are likely to include:
- Multi-modal smart ticketing;
 - Travel information and marketing (various channels, possibly including a travel information centre within a community facility within the development);
 - Real time information boards, delivered in partnership with the transport operators;
 - Promotion of smarter working practices (in partnership with the employers);
 - Personalised Travel Planning;
 - Promotions and events – e.g. 'bike to work' week;
 - Public transport marketing and branding of services;
 - Car club scheme – e.g. a community based group with vehicles and allocated parking;
 - Car share scheme (including local car share group for residents to join);
 - Electric vehicle charging points; and
 - Cycle hire scheme.
- 6.41 An area wide Framework Travel Plan will be required to demonstrate how modal share by walking, cycling and public transport and the encouragement of more sustainable transport will be achieved. Site specific Travel Plans will be developed by schools and employers locating on the site. As individual developments come forward, the site specific Travel Plans will need to be consistent with the Framework Travel Plan. Travel Plans will need to include how the users of the site will be encouraged to reduce the need to travel and, where travel is involved, ensure it is done sustainably. For example, the detail might include the on-site facilities (e.g. cycle parking, showers, etc.) and management arrangements (e.g. staff time to promote information, deliver Personalised Travel Planning etc.).

NC19 - Encouraging Sustainable Choices

An area wide Framework Travel Plan will be required to be approved by the Council before approval of a planning application to demonstrate how modal shares by walking, cycling and public transport and the encouragement of more sustainable transport will be achieved.

Subsequent travel plans will be required to support planning applications residential, employment, education, retail and leisure developments. These will set out a comprehensive package of measure for delivering sustainable transport.

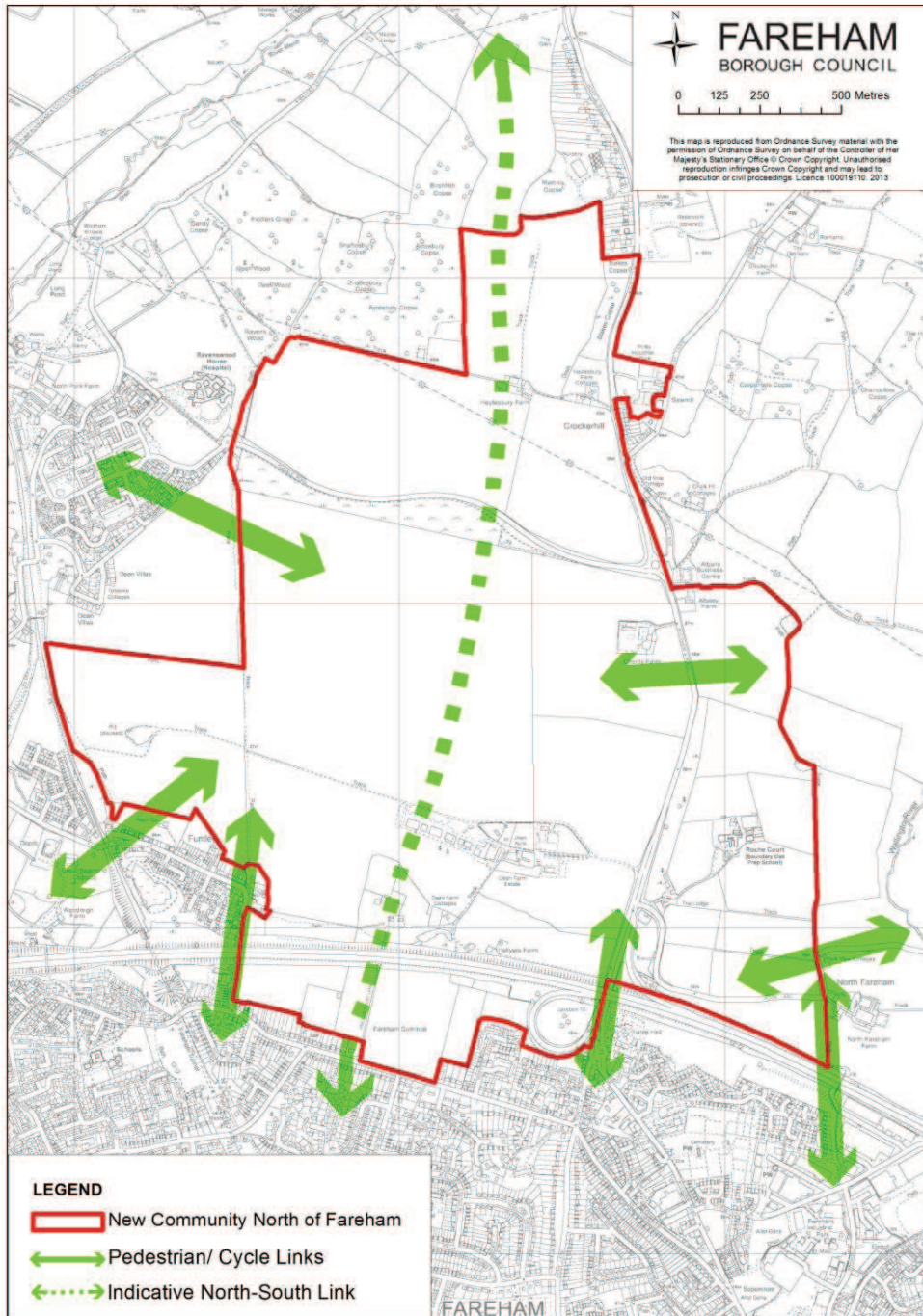
In part or full they will be made legally binding through the use of planning conditions or section 106 agreements.

Cycling and Pedestrian Linkages

- 6.42 The development will deliver clear pedestrian and cycle routes throughout the community. These will provide connections between the residential and employment areas and the District, Village and Local centres as well as providing access to the schools on site and to off-site schools and in particular, Henry Cort Community College in north Fareham. In addition, pedestrian and cycle connections will be needed from the new community to nearby communities of Fareham, Wickham, Funtley and Knowle. The overall approach to providing pedestrian and cycle linkages is shown in Figure 6.3 below and a 'movement plan' setting out further indicative detail drawn from the concept masterplanning work can be found in Appendix D.5.
- 6.43 Pedestrian and cycle-friendly routes will be delivered by a mixture of segregated routes and well-designed streets which are safe for all users, in accordance with the guidance set out in the Strategic Design Code for the development.
- 6.44 Key features of the development such as the green corridor through the site, provide excellent opportunities to develop high quality green infrastructure for both walking and cycling.
- 6.45 Cycle routes to Fareham town centre and railway station should make use of the existing connections beneath the M27 to provide a direct link north-south through the NCNF up to Wickham. This will enable existing and future residents to connect with rail services to wider Hampshire from Fareham station.
- 6.46 The existing green infrastructure around the edge of the development will be integrated and enhanced to ensure connectivity around all boundaries for walking and cycling, as indicated in the concept masterplan. In particular, appropriate provision must be made for safe attractive pedestrian and cycle routes to nearby offsite schools which will serve the community during the early years of the development.

- 6.47 Key destinations within the NCNF, including the district and local centres and all schools will be well served by appropriate pedestrian and cycle links and with appropriate cycle storage facilities.
- 6.48 In particular, the secondary school must be well connected to the cycle and pedestrian network as it will have a large catchment covering north Fareham, Funtley and Knowle. This will require both a well designed pedestrian friendly / cycle bridge over the A32 and an at-grade crossing.

Figure 6.3: Overall approach to pedestrian and cycle links within and through the site



NC20 - Cycling and Pedestrian Linkages

Proposals for development at the new community will be permitted only where they provide for a network of strategic pedestrian and cycleway routes. This network will be supplemented by a series of good quality, local pedestrian and cycleway links to be agreed prior to the determination of planning applications for each land parcel.

The development will include good pedestrian and cycle links to key destinations by including the following:

- i. Pedestrian and cycle routes to Fareham town centre and railway station making use of existing connections beneath the M27;
- ii. A direct link north-south link from Fareham through the NCNF up to Wickham; and
- iii. A well designed attractive pedestrian/cycle bridge over the A32 to serve the new secondary school and provide pedestrian access to the wider countryside; and
- iv. Attractive pedestrian and cycle routes to off-site schools which serve the development.

Chapter 7

Homes

Market Housing

7.1 *Housing Mix*

As a new sustainable 'Garden Community' that will be developed over 25 years, it is essential that the mix of dwellings is broadly balanced and meets the demands of those wishing to live there. These demands will change over the plan period as the housing market evolves and as the development begins to mature and the balance of homes provided must seek to anticipate this. The homes provided will therefore comprise a range of different types, sizes and tenures suitable for households with varying needs, including young and older families, the elderly and single people.

7.2 The indicative mix of homes intended for market sale is set out in Policy NC21 below. This mix has emerged from evidence⁵⁵ and from engagement with the community, landowners and others. Overall, it emphasises the strong demand for 'family houses' and reflects the important role that families will play in creating a vibrant and active new community. It also reflects a historic trend in Fareham for owner occupiers to buy a larger home than would be required by their household size. A further intention is to increase the supply and therefore the choice of detached homes which begins to address the existing undersupply of these types of homes within the Borough.

7.3 A further influence on the housing mix is the need to support the economic development objectives of the new community by seeking to ensure that those who are most likely take up new employment opportunities within the community have a sufficient choice of housing that meets their needs. In seeking to provide choice that will broadly align with the range of employment opportunities proposed a contribution can also be made to self-containment and to the reduction of commuting, particularly by car.

7.4 Given that the new community will be built out over a period of at least 25 years, it is important to ensure that there is flexibility in how the policy on housing mix will operate. There is no intention for the approach to constrain the local housing market. For this reason, the mix is set out as a range for each dwelling size. This will provide scope for to reflect changes in the local housing market. It is also important to stress that the mix set out below will need to be kept under review as part of the normal plan monitoring process. Following the early phases, if evidence demonstrates the need for adjustments, the Council will take this into account.

⁵⁵ NCNF Site Specific Housing Market Assessment (DTZ/Wessex Economics, March 2013)

7.5 Housing flexibility

Evidence⁵⁶ shows that, over the course of the development, the nature of the population will change significantly and will go on changing after the development has been completed. Whereas during the early phases most households will be formed by working couples and young families, in later years, particularly as the development moves towards completion, older people will be likely to form a large number of households. As well as giving rise to the need for an appropriate mix of housing types, these changes require homes to be flexible and adaptable enough to meet the changing needs of their residents over a period of time.

7.6 This flexibility can be achieved by homes being designed to meet the criteria of the 'Lifetime Homes' standard.⁵⁷ This is a nationally recognised standard that goes further than statutory building regulations by ensuring that spaces and features of new homes can readily meet the needs of most people, including those with reduced mobility. In line with the expectation within Policy CS17 of the Core Strategy and to ensure flexibility in the housing stock at the new community, a significant proportion of new homes of all types and sizes will meet the Lifetime Homes standard. The precise proportion of homes that will be expected to meet the standard will depend on clearer understanding of the costs and the impact this could potentially have on development viability. The Council will do further work to understand the cost implications of achieving the standard and will consider setting a specific target for the proportion of dwellings that should meet it.

7.7 Self-build Housing

The self-build sector is a small but increasingly important component of housing supply that is encouraged through national policy. In the past, this form of housing supply has been limited in Fareham and restricted to very small developments. However, engagement during the preparation of this plan has indicated that there is a demand for self-build plots in the Fareham area. Therefore, to encourage a diversity of dwelling types at the new community and to meet the needs of potential self-builders, the site promoters will be expected to consider how areas dedicated to self-build development can be incorporated into the comprehensive masterplan that will accompany planning applications.

7.8 The Council will work with landowners and developers to agree a suitable approach to delivering self-build homes as part of the new community. The Council will also work with the self-build community to further understand their requirements.

NC21 – Market Housing Mix and Flexibility

Planning permission will be granted for development that delivers an appropriate mix of market housing, suitable for a wide range of different

⁵⁶ Analysis using the 'Chelmer Demographic Model' for the NCNF which was created by Cambridge Econometrics in 2011.

⁵⁷ <http://www.lifetimehomes.org.uk>

households including younger and older families, single people, the retired and those with reduced mobility.

Within each major development phase the overall balance of different dwellings that are intended for market sale will be:

- **1 bedroom – 0%-10%**
- **2 bedroom – 10%-20%**
- **3 bedroom – 50%-65%**
- **4 bedrooms – 10%-20%**
- **5+ bedrooms – 0%-10%**

A significant proportion of market sales homes of all types and sizes within each phase of the development will be designed to meet the Lifetime Homes standard. The precise proportions will be agreed with the Council prior to determination of planning applications and will depend on an assessment of costs to ensure that that development viability can be maintained.

Opportunities will be sought to deliver up to three development parcels for the self-build sector over the course of the development. Each of these self-build areas will be:

- **Small in scale and limited to a maximum of 20 self-build plots;**
- **Well integrated into the transport, utilities, open space and other site infrastructure and;**
- **Identified within the comprehensive masterplan that will accompany planning applications.**

Affordable Housing

7.9 *Housing Needs*

Meeting the needs of those in the Fareham who cannot access the housing market is one of the key priorities of the Council and is an important objective for the new community. Delivering new affordable housing is vital in achieving sustainable development and the new community provides a rare opportunity for the Borough to deliver a significant number of affordable homes and to make a real contribution towards addressing the current large backlog of housing need.

- 7.10 Policy CS13 of the Core Strategy sets out the aim to achieve between 30% and 40% of all homes at the new community as affordable homes and this provides the starting point for the NCNF Plan. Subsequently, the Council has undertaken an update of the housing needs assessment⁵⁸ that supported the Core Strategy. The updated evidence looks at housing needs across the whole Borough and estimates that an additional supply of 171 affordable homes would be required each year to address housing needs. This number

⁵⁸ Fareham Borough Housing Needs Assessment (DTZ, August 2012)

is based on addressing both the current backlog⁵⁹ and the newly arising housing need across Fareham Borough⁶⁰ by the end of the Core Strategy plan period in 2026.

- 7.11 Beyond 2026, the level of housing need is more challenging to predict. The formula used to indicate the number of new affordable homes required each year after 2026 suggests that a much lower number would be required. This is based on the assumption that the existing backlog had been fully addressed by that year and that only the newly arising need had to be met. However, past experience shows that housing need is very difficult to eliminate, not least because the definition of 'housing need' is regularly changed in light of broader economic and societal changes.
- 7.12 Affordable housing need includes 'affordable rent' as well as access to the private rented sector with the support of Housing Benefit. It is unlikely that households in housing need will be able to access 'intermediate housing' such as shared ownership. However, there is an additional demand for intermediate housing that will also need to be addressed at the new community. The evidence shows that there are approximately 300 households within Fareham which are actively interested in intermediate housing. Therefore, each main residential phase of the development will make some provision for intermediate housing.
- 7.13 *Delivering Affordable Housing*
Delivering the high levels of new affordable housing referred to above every year would be a significant challenge, even considering the scale of the new community. As a proportion of total projected housing supply, achieving these levels of affordable homes per year would represent approximately 46% of all new homes currently projected within the Borough to 2026 and approximately 31% of all new homes projected to 2041⁶¹.
- 7.14 National planning policy requires that new development is deliverable and this means that the overall financial burden on new development, including obligations to deliver affordable housing, should not threaten its economic viability⁶². Initial viability testing has been undertaken on the new community proposals as set out in this plan⁶³. This evidence shows that limited levels of affordable housing would be possible to secure from the development without placing its overall viability at risk. The constraints on development viability are the result primarily of the high costs of essential infrastructure required and the on-going weakness in the housing market, where sales volumes and

⁵⁹ The back log is represented by the current FBC housing waiting list

⁶⁰ It also included a high level assessment of the housing need within the three Winchester parishes in close proximity to the new community (Whiteley, Wickham and Southwick and Boarhunt).

⁶¹ As set out within the housing trajectory in Chapter 11 of this Plan and within the Local Plan Part 2: Development Sites and Policies DPD (Pre-Submission draft).

⁶² **National Planning Policy Framework** paragraph 173 (DCLG, March 2012)

⁶³ Initial viability work was undertaken by DTZ as part of the evidence work on housing for the new community and is being taken forward by GVA as part of the on-going NCNF Viability Appraisals. This evidence base will be published when it is complete later in 2013, alongside the publication of the Pre-Submission NCNF Plan.

prices remain below levels achieved before the start of the recession.

- 7.15 Mindful of the overall limits on development viability, the Council has a long-established commitment to identify and secure additional funding streams from a variety of sources⁶⁴. This commitment will help ensure that the new community development will be delivered in a way that is sustainable and appropriate to the needs of the existing and new residents of the Borough.
- 7.16 The work of identifying and securing additional funding is being taken forward through a number of studies which are progressing alongside the preparation of this plan. This includes an assessment of the feasibility of a range of investment and joint venture options that would allow the Council to play a more central and active role in the delivery of affordable housing across the Borough, including at the new community. In addition, an Infrastructure Funding Study⁶⁵ is being undertaken which will examine a wide range of funding sources that would have to potential to help the development to fund more affordable housing.
- 7.17 At this stage, the work on additional funding streams is yet to reach conclusions. However, the Council remains confident that between all of the potential sources, there will be sufficient funding to enable a significant proportion of affordable homes to be delivered at the new community. Therefore, it is considered that the Core Strategy position, including the target of 30%-40% affordable housing, remains appropriate and has a reasonable prospect of being achieved over the NCNF Plan period to 2041. This target is taken to relate to the need for affordable rent homes, which may include social rented homes. Delivery of a proportion of intermediate homes will be in addition to this target.
- 7.18 Before publishing the next draft of this plan, the Council will complete the process of identifying alternative funding sources. Within the context of this overall funding framework identified, the Council will also continue to work with the site promoters to establish greater certainty over the level of affordable housing that will be deliverable. This is likely to include specific targets for the early phases of the development and a more indicative target for the later phases and for the development as a whole. The targets established will be flexible and will respond to changes in development viability over the plan period, for example as the housing market recovers further. They will also need to respond to changes in the levels of additional and external funding available over the plan period.
- 7.19 *Affordable Housing Mix and Standards*
A wide range of affordable housing types and sizes will be provided to meet identified housing need. Within each residential phase, the mix will need to provide homes suitable for families and for smaller households as well as homes suitable for vulnerable households, including those with reduced

⁶⁴ [Fareham SDA Infrastructure Funding Position Statement](#) (Almondree Consulting, April 2011) and The NCNF Infrastructure Funding Factfile Update (Almondree Consulting, February 2012)

⁶⁵ NCNF Infrastructure Funding Study (GVA, on-going)

mobility. Over the course of the new community development, a range of non-general needs housing should be provided as part of the affordable housing mix, including wheelchair accessible homes. Specialist 'extra care' housing for older people will also be required and this is covered in detail in the following section.

Given the long build-out period of new community, the precise affordable housing mix required cannot be known at this stage. Housing needs change over time and are also influenced by Government policies, such as the recent welfare reforms. The mix of homes to be provided at each main residential phase will need to reflect the identified needs at that time the phase comes forward and will be agreed with the Council.

- 7.20 In line with the requirement for adaptable market homes, the providers of affordable housing will be expected to design a significant proportion of all affordable homes, including intermediate homes, to meet the Lifetime Homes Standard.
- 7.21 To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing should be developed to the same design and construction standards as the market housing. Affordable dwellings should be integrated with the market housing. For management purposes it may be considered appropriate to cluster the affordable housing in small groups. The Strategic Design Code⁶⁶ will set out guidance on the design of affordable homes and the approach to integration with the market housing.

NC22 - Affordable Housing

Housing for affordable rent will be provided within each residential phase of the development, consistent with the overall target of 30% to 40% of all new homes.

Intermediate housing will also be provided within each residential phase, with the target being to provide 300 homes over the plan period.

A range of affordable housing types and sizes for each tenure will be delivered within each residential phase. The precise number and mix of affordable homes within each phase will be agreed with the Council, having regard to:

- i. The nature of the phase to be developed;**
- ii. The character area within which the homes will be located and;**
- iii. The identified need for affordable homes at the time the phase comes forward.**

A significant proportion of affordable homes of all types and sizes within each phase of the development will be designed to meet the Lifetime Homes standard. The precise proportions will be agreed with

⁶⁶ See Chapter 4 (Urban Design and the Character Areas) for more detail about the Strategic Design Code.

the Council prior to determination of planning applications and will depend on an assessment of costs to ensure that that development viability can be maintained.

Planning permission will be granted for affordable homes that are integrated with the market housing and are designed and will be constructed to the same standards. Affordable housing may be clustered in small groups.

The delivery of affordable homes will be dependent on a combination of the ability to maintain development viability at each residential phase and the availability of additional or external funding. Where there is clear evidence that the delivery of affordable homes would threaten viability and additional or external funding cannot be secured to support delivery, the Council will work with the site promoters to ensure the phase remains deliverable.

Private Rented Housing

- 7.22 The number of households seeking to rent homes from private landlords on the open market has increased significantly in recent years, both nationally and within the local housing market⁶⁷. A number of factors, including the affordability of home ownership, the on-going constraints on mortgage availability as well as significant recent welfare reforms will each cause this demand for private rented homes to be even greater in the future.
- 7.23 A sufficient supply and choice of good quality homes to rent is also a fundamental requirement for a buoyant labour market, where mobility of skilled workers is increasingly expected. Evidence shows⁶⁸ that where people move to a new area to take up employment, they often seek to rent for a period and may then opt to buy a home in the new location later. Therefore a lack of choice in rental homes could result in reluctance to move to the areas, or will be likely to establish longer commuting patterns that work against sustainable development objectives.
- 7.24 Currently there is only a very small proportion of private rental homes in Fareham, amounting to less than four percent of all dwellings⁶⁹. Within South Hampshire and elsewhere in the South East the proportion is two to three times higher than in Fareham. This means that there is currently a clear undersupply of private rental homes locally. If left unaddressed, this undersupply could fail to meet the needs of the local community and may harm the economic and sustainable development objectives of the new community.
- 7.25 Left entirely to the open market, some rental homes would be likely to be provided at the new community, mainly through individuals 'buying to let'.

⁶⁷ NCNF Site specific Housing Market Assessment (DTZ/Wessex Economics, March 2013)

⁶⁸ As above.

⁶⁹ [Fareham Housing Strategy 2010-2015](#) (FBC, April 2010)

Evidence suggests that the proportion of homes that would be purchased with the intention of letting them out would be about 8%⁷⁰. Whilst making a welcome contribution, buy-to-let is unlikely to provide the number of rental homes required to meet local needs in the future. Neither can individual private landlords provide the stability in the rental market needed to ensure a sufficient choice of high quality rental homes for the longer term that is important to support economic development.

- 7.26 To help address these issues, the Government has sought ways to remove the barriers to large-scale institutional investment in private rented homes to promote a significant increase in supply and choice in this sector⁷¹. One of these barriers is the way in which private housing is valued which favours sale to owner occupiers and makes large-scale investment in homes for long-term rent less competitive. The Montague Review recommended that local authorities could seek to remove this barrier by using planning conditions or planning obligations to ensure that a proportion of new homes remained in the rental sector for a fixed period of years. Through this method the land values of these homes would be based on the rental tenure and therefore lower than values based on the assumption of sale to owner occupiers.
- 7.27 In the long term, it is possible that large-scale market letting by institutional and corporate landowners will become mainstream. However, in the early phases of the new community and based on the evidence of clear demand for market rented homes within the housing market area⁷², the Council will require that between 5%-10% of homes are secured for long-term market rent. In order to maintain a supply over the course of the development, this range of homes restricted to private rent will be delivered within each main phase of residential development. This requirement will be kept under review and will be removed if there is clear evidence that it is no longer required to ensure a significant proportion of market rented homes can be achieved.
- 7.28 To ensure flexibility is maintained, the precise number of homes to be secured at each phase will reflect evidence of local demand at the point at which the phase comes forward. Equally, the size and types of market rent homes for which there is demand is likely to differ from the appropriate mix of homes intended for owner occupation. Generally there will need to be a higher proportion of smaller homes within the rental mix. Therefore, it is not expected that homes to be secured for long-term rent will need to meet the housing mix ranges set out in Policy NC21 above.
- 7.29 The Council will work with the site promoters and with institutional investors in rental homes to ensure that the appropriate proportion of homes intended for private rent can be delivered. This work will seek to reach agreement on the length of time that the restriction on the sale of the homes to owner-occupiers should be in force. In line with the recommendation within the Montague

⁷⁰ NCNF Site specific Housing Market Assessment (DTZ/Wessex Economics, March 2013)

⁷¹ [Review of the barriers to institutional investment in private rented homes](#) - "The Montague Review" (DCLG, August 2012)

⁷² NCNF Site specific Housing Market Assessment (DTZ/Wessex Economics, March 2013)

Review, this period is likely to be between 10 and 21 years.

- 7.30 The Council acknowledges that restricting the sale of homes secured for private rent could potentially have an impact on the development viability of those homes. In particular, this could impact on the scope to secure a proportion of affordable homes from the market housing. Therefore, in line with the recommendations of the Montague Review, the Council will do further work to understand the extent to which affordable homes could be secured and whether any greater flexibility would be required to ensure the market rented homes are deliverable. This work will also consider the role that private rental homes at the new community will play in meeting the needs of local people who cannot afford to buy their own home.

NC23 - Private Rented Housing

Homes that are secured for long-term private rent will comprise between 5% and 10% of all homes to be delivered at each main residential phase of the new community.

Prior to the determination of planning applications for each main phase of residential development, the following will be agreed with the Council:

- i. The number of homes to be secured for market rent;**
- ii. The mix of dwelling sizes and types;**
- iii. The length of time in years that the restriction on the sale of homes will apply and;**
- iv. The mechanism through which the restriction on the sale of homes will be imposed.**

Site promoters will actively seek the commitment of one or more institutional investors to acquire the homes secured for market rent. However, following a period of eighteen months from the grant of planning permission if such active promotion has failed to secure an investor to acquire the homes, the Council will consider removing the restrictions on the sale of homes. The decision on whether to remove the restrictions will be based on evidence of the efforts made to secure an investor and of the prevailing market for private rental homes within the new community's housing market area.

Housing Provision for Older People

- 7.31 The number and proportion of older people in South Hampshire is projected to increase significantly in the coming decades. The latest official projections for the South Hampshire sub-region indicate that between 2012 and 2035 there will be an increase of 53% in the number of people aged 70-79 and an increase of 86% in those aged 80 years or over⁷³. The same evidence shows that the percentage increase within Fareham Borough between these dates

⁷³ Office for National Statistics 2010-based Sub-National Population Projections.

will be even higher. In both cases these increases account for the majority of the growth in population that is projected to occur. The Draft Development Sites and Policies Plan set out further detail on the current and projected population levels for older age groups within Fareham itself.

- 7.32 Although projections need to be treated with caution, it is clear that the new community will be affected by these demographic changes. The evidence indicates that the proportion of new community residents aged 70 years or older will increase from 4.5% in 2020 to over 7% in 2040 reaching almost 13% by 2050⁷⁴.
- 7.33 In Fareham, as is the case generally in the South East, a large majority of older people choose to live in their own homes as private owner occupiers for as long as they are able to. A study on housing provision for older people completed for Hampshire County Council in 2009⁷⁵ indicates that this trend will increase in the future as medical advances and the availability of home adaptations allow more elderly people to remain independent and living in their own home. In the new community, the mix of private market and affordable homes should facilitate this choice. The need for a proportion of homes to be designed to 'Lifetime Homes' standards (see above) will assist in ensuring that where people wish to remain in their family home over the long term, necessary adaptations can be made.
- 7.34 *Specialist provision delivered by the private market*
Older people have diverse needs and some prefer not to remain in their own home, whilst others are not able to cope and need specialist accommodation with a higher level of care. The various types of specialist provision are set out in the County Council's 2009 study and also within the Draft Development Sites and Policies Plan. Most of these, including sheltered accommodation and retirement communities are generally private market developments.
- 7.35 The new community provides an important opportunity to include different types of specialist provision to meet the needs of older people who prefer or feel obliged to move into specialist accommodation. Although during the initial phases of the new community the demand for private specialist housing for older people is expected to be low, it will increase as the development evolves and as the anticipated demographic changes take effect. The Council expects the market to meet this growing demand at the new community and will encourage site promoters and developers to include well-designed specialist accommodation for older people as part of the development.
- 7.36 Such provision should be located within easy walking distance of the District, Village or Local Centres and should be provided in a way that complies with

⁷⁴ Demographic Evidence derived from a 'Chelmer Model' analysis prepared for FBC by Cambridge Econometrics in 2011 and presented in the Infrastructure Delivery Plan Stage 1 Report (AECOM, February, 2013).

⁷⁵ [Housing Provision for Older People in Hampshire: Older Persons Housing Study](#) (Hampshire County Council, November, 2009).

Policy H3 of the Draft Fareham Local Plan Part 2⁷⁶. Any such schemes will be expected to contribute to affordable housing, either as part of the scheme or elsewhere on the new community site. The level of affordable housing provision sought will be commensurate with the level of C3 dwelling units⁷⁷ included as part of the scheme.

7.37 *Specialist provision delivered by the public sector*

Some types of specialist accommodation and particularly 'extra care' housing, has traditionally been provided by the public sector or with significant public sector support. In Hampshire, the County Council has played a major role in planning and helping to deliver extra care housing. This type of specialist self-contained housing is designed and built to facilitate the diverse care and support needs that its tenants or owners may have, now or in the future. The availability of care or support twenty four hours a day is a key feature of this type of accommodation.

7.38 The County Council has identified the need for 468 extra care units to be provided within Fareham Borough by 2025⁷⁸. This need relates to the existing and projected number of older people (of 75 years or older) within the Borough. A further need has been identified for 19 units of accommodation for the period between 2026 and 2041⁷⁹. This additional need is relates solely to the new community.

7.39 Although the new community development is not expected to fund extra care provision to meet pre-existing needs, it does present by far the best opportunity to facilitate the delivery of a significant proportion of the overall need, including all of the need generated by the new community itself. Therefore, the new community will incorporate either one large or two small extra care schemes with the target to provide a total of 120 units over the plan period. This provision will include a large proportion of units for affordable rent to meet housing needs. Some private units will also be included which is necessary to ensure scheme viability. The overall size of the scheme(s) and the proportion of affordable units will be agreed with the Council in liaison with Hampshire County Council.

7.40 The precise timing of delivery of the extra care provision will be agreed with the County Council. However, as a guide, at least half of the units should be phased for completion by 2025. If two schemes are delivered, the first should be completed by 2025 and the second by the completion of the new community in 2041.

7.41 As with all provision for older people, it will be vital for the extra care housing to be well designed and properly integrated with the new community. It will

⁷⁶ Policy H3: New Older People's Housing

⁷⁷ C3 Dwellings relates to the Use Classes Order and reflects the fact that specialist provision for older people often incorporates areas classed as C2 Residential Institutions, for which affordable housing contributions would not be sought.

⁷⁸ Hampshire County Council Infrastructure Statement - Version 1 (HCC, December 2012)

⁷⁹ Infrastructure delivery Plan Stage 1 Report (AECOM, February 2013)

need to be easily accessible by foot from a range of shops and services, including public transport. If a single scheme is provided, it will be located close to the District Centre. If there are two smaller schemes, one of these will be close to the District Centre and the other will be close to either the Village or the Local Centre.

NC24 - Extra Care Provision

Development proposals will be permitted where they include extra care provision amounting to approximately 120 units within either one or two schemes.

A large proportion of the extra care units will be provided as affordable rent with the balance being provided as private or as a combination of private and shared ownership. The precise size of the scheme(s) and the level of affordable rent will be agreed with the Council prior to the determination of planning applications.

The timing of delivery will be agreed with the County Council, but will aim to complete at least half of the units by 2025.

All extra care provision will:

- i. Be located within easy walking distance of the District Centre or either of the Village or Local Centres in the case of a second scheme;**
- ii. Be fully integrated with the rest of the new community, including with the green corridor network;**
- iii. Allow easy walking distance to public transport; and**
- iv. Incorporate sufficient parking for both residents and staff.**

Chapter 8

Green Infrastructure and Biodiversity

The Green Infrastructure Strategy

- 8.1 The implementation of the Green Infrastructure (GI) Strategy is one of the principal means by which the vision for the NCNF as a new garden community will be achieved. The GI strategy will set out the type and quantum GI resources required to support the new community, and provide a strategy for how potential risks to the internationally protected sites along the Solent coastline can be avoided or adequately mitigated.
- 8.2 The Vision Statement for the new community seeks to ensure that its 'spirit, character and form are inspired by its landscape setting'. Therefore one of the aims for creating a new garden community should be to try to bring everyone in the new community closer to the natural environment. The GI strategy therefore, provides an opportunity to ensure that every household is within 200m of the primary open space network. In practice this means that it should take less than 5 minutes to walk from home to a network of parks and open spaces that will extend to every part of the new community. The new green corridor network will pass through open downland with significant long distance views, through sheltered woodland or next to water features and meadows. This network will in turn lead out into the surrounding countryside.
- 8.3 Residents and visitors will have a choice of routes and spaces within easy reach of their homes, jobs and sustainable transport points. This will be achieved through a combination of interconnecting green corridors and open spaces within and around the NCNF through the comprehensive on-site network of open spaces and linkages, and numerous connections to the wider countryside. Through these means, the NCNF will be able to connect with the semi-natural environment to an extent that most urban areas cannot achieve.
- 8.4 The NCNF Standing Conference held a workshop in November 2012 to consider the green infrastructure requirements for the new community, and its wider landscape setting. The conclusions were that the new community should help facilitate one or more greenspace 'star attractions' which would not only satisfy the day to day needs of residents but be of a sufficiently high quality to attract visitors from the wider area. Options for 'star attractions' include new pedestrian and cycleways running north south from Fareham common to Wickham, and east west towards Botley Woods. A 'countryside centre' was also suggested to attract potential cyclists and walkers.
- 8.5 The Standing Conference also recommended design parameters for the open space provision including a central park, which should be capable of accommodating a number of different uses including tranquil areas well screened by new planting. It also suggested that long views particularly

towards Portsmouth and the Spinnaker Tower should be exploited. These recommendations have strongly influenced the development of the GI strategy and will be developed further in the Strategic Design Code.

- 8.6 The new garden community is likely to become an attractive natural resource for the neighbouring communities. These resources will include attractive places, parks, woodland and open spaces to visit, and high quality long distance recreational routes.
- 8.7 The wide-ranging benefits of the GI Strategy are made possible by the:
- Multi-functional use of the GI spaces;
 - Combination of on-site and off-site GI resource; and
 - Linkages, including the green corridor network.
- 8.8 The multi-purpose nature of the open space network is demonstrated in the three green infrastructure framework plans, which have been prepared to illustrate the different aspects and which form a layer of the overall 'Combined' GI Plan for the NCF (see Appendix D.3). The GI shown on these plans is inspired by the existing landscape, but it is fundamentally a new resource, as the site is currently intensively farmed with relatively few formal connections or landscape features. As a result, the site is currently of only limited biodiversity or recreational value, which could be significantly enhanced through the GI Strategy.
- 8.9 The three Framework plans illustrate the following:
- **Open Space Uses** – this plan shows the different types of space provided within the GI network. The corresponding land budget quantifies each land use. It shows how parks and amenity open space, allotments, sports facilities and semi natural greenspace could be distributed within the site to provide convenient access to all. Play areas will be located within the park, amenity and semi natural greenspaces at appropriate walking distances of all properties. (See Appendix D.4)
 - **Movement** – this plan shows the interconnecting network within the NCF, the connections to adjoining settlements and links to the wider countryside. It illustrates the 'Drives and Avenues' which would form a grid of strategic green corridors which run east - west and north – south and connect key land use areas. These are a key part of the vision and provide a genuine alternative transport choice to the private car. (See Appendix D.5)
 - **Landscape and Habitats** – this plan illustrates the key landscape features that will be created within the NCF, including the central chalk downs, buffers to existing settlements, woodland belts to provide screening and to break views and enhancement of the visual separation of Wickham through tree planting. This is closely informed by the NCF Landscape

Study⁸⁰ and will form the basis for a structural landscaping scheme which will enhance the landscape setting of the new community. Policies to develop a structural landscaping scheme in accordance with the principles set out in this plan are contained in Chapter 10. This plan also illustrates what habitat types should be implemented within semi natural or informal open spaces in a given area of the plan, these habitat types are in line with local Biodiversity Action Plan targets. (See Appendix D.6)

The Quantum and Type of Green Infrastructure

- 8.10 Policy CS13 in the adopted Core Strategy requires GI to be provided to meet the recreational needs of the new community and to provide access networks to the natural environment. The GI Strategy will be expected to make a positive contribution to the health and well-being of the new community, by providing a range of open spaces which can accommodate both formal and informal recreational activities. This will include parks and informal open spaces; land for allotments; sports and recreational activities. The emphasis will be on providing a linked network of multi-functional open spaces, which can provide a range of activities within a reasonable distance from the main residential areas.
- 8.11 The expected level of provision for each of the different GI resources set out below has been informed by the infrastructure planning evidence base⁸¹ and has been subject to engagement with relevant statutory agencies and interest groups, including Natural England and the infrastructure providers.
- 8.12 One of the key aspects of the GI Strategy is to encourage the new community to enjoy healthier life-styles. This will in part be achieved through providing a network of connected open spaces which encourage walking, informal exercise, and sports. It will also include giving the new community the opportunity to grow their own food and will provide for at least 2.2 hectares of allotment and community orchards.
- 8.13 In order to ensure the plan operates in a flexible way, the quantum of open space set out in Policy NC25 is meant as a guideline rather than a fixed target. Ultimately the emphasis will be on providing a high quality network of multi functional spaces. However, it is expected that the standards set out below, which are derived from the space standards set out in the adopted Core Strategy (Policy CS21) and the evidence base that supports this plan⁸² will form the basis for the provision of the necessary GI to support the new community.
- 8.14 In summary, the evidence base has identified the need for the following on-site facilities for which the broad location is indicated in the GI Uses Plan (Appendix D.4):

⁸⁰ NCFN Landscape Study (LDA Design, July 2012)

⁸¹ NCFN Infrastructure Delivery Plan Stage 1 Report (AECOM, February, 2013)

⁸² Including the NCFN Indoor and Outdoor Sports Facilities Assessment (KPP, 2012) and the NCFN Draft Infrastructure Delivery Plan Stage 1 Report (AECOM, February, 2013)

- 1x full size artificial grass sports pitch;
 - Up to 20 grass pitches, for junior and senior sports;
 - 2 bowling greens;
 - 5 tennis courts;
 - 0.2 hectares of equipped 'doorstep' play areas for young children;
 - 0.3 hectares of equipped 'local' play areas for all children and;
 - 0.5 hectares of youth facilities, including at least 1 MUGA, and skateboard/BMX facilities.
- 8.15 It is expected that much of the sports provision will be co-located with the schools on site, including the artificial pitch and associated changing facilities. The remainder of the outdoor sports facilities will be provided in sufficient quantities and in accessible locations which will facilitate shared changing and maintenance facilities. The location of the proposed sports facilities should also take into account the need for any floodlighting and fencing to ensure compatibility with adjoining land-uses and to avoid adverse impact on the landscape beyond the site boundaries.
- 8.16 The equipped play areas required will be sufficiently distributed throughout the development to ensure access by walking and cycling is convenient and safe. Distribution should aim to ensure that dwellings are within 100 metres of 'doorstep' play areas, within 300 metres of 'local' play areas and with 600 metres of youth play areas. However, it is expected that there will be flexibility in the delivery of this provision. Many play areas will be able to serve more than one of the play space categories and the size of the area and the range of equipment provided in each case will need to reflect this. It is also expected that much of the play equipment and other facilities aimed at encouraging healthy life-styles will be provided within the wider open space network, so that the green network includes opportunities for creative play and facilities for adult residents, such as fitness trails.

NC25 - On-site Green Infrastructure

Proposals for the development at the new community will be expected to be accompanied by a detailed open space strategy as part of or alongside the comprehensive masterplan. This strategy will identify the exact location, quantity, nature and quality standards of each type of on-site green infrastructure required. The strategy will be agreed with the Council prior to the determination of planning applications. Where relevant, facilities will be provided together with adequate changing, storage and parking facilities.

The open space strategy will be based on providing the following:

- i. Parks and amenity open space (24 hectares.);**
- ii. Allotments (2.2 hectares);**
- iii. Sports pitches (19 hectares; of which up to 13 hectares could combined with school sites);**
- iv. Artificial grass sports pitch (1 full size pitch)**

- v. **Semi natural green space; (74 hectares);**
- vi. **Equipped play areas for children (0.5 hectare) and for youth (0.5 hectare);**
- vii. **Tennis courts (5 full-size courts); and**
- viii. **Bowling greens (2 greens of approximately 170 square metres each).**

The new sports provision should be aimed at encouraging the active participation in sport by all sections of the new community, specifically by making provision for junior sports for all genders, and providing sports and recreational facilities aimed at encouraging an active and healthy older population.

The open space strategy should include specifications for the layout and construction of the relevant facilities together with details of the required level of parking and floodlighting (where appropriate), and boundary treatment. In this connection, the specification for changing facilities should be agreed by the Council in advance and will be expected to meet the needs of all potential participants.

The required levels of green infrastructure should be laid out so that every dwelling is within 200m of the primary open space network.

Equipped play areas will be distributed with the intention that all dwellings are within 100 metres of 'doorstep' play areas, within 300 metres of 'local' play areas and with 600 metres of youth play areas. Each play area will be located and laid out to ensure that access by foot and cycle is safe and convenient.

The standards set out above should be taken as a target and the final quantities will be determined at the planning application stage. The guiding principle and emphasis will be on providing usable, flexible and high quality open space, play and sports facilities rather than meeting every specific target. However it is not expected that the final provision of green infrastructure would fall significantly below the above standards.

Avoiding or Mitigating the Potential Impacts of the Development on the Internationally Protected Sites

- 8.17 Policy CS13 in the adopted Core Strategy requires that the GI strategy ensures that any potentially adverse effects on nationally and internationally protected sites identified through the SA/ HRA work are avoided. Where adequate mitigation or avoidance measures cannot be achieved on site through the provision of GI a financial contribution will be sought to provide off-site mitigation measures.

- 8.18 The Habitats Regulations Assessment Screening Statement that supports this version of the plan⁸³ has identified a number of potentially adverse impacts on the internationally protected sites along the Solent. In order to comply with habitats conservation legislation, these impacts will either need to be avoided or properly mitigated if the development is to go ahead.
- 8.19 In order to assess the magnitude of the threats posed by the scale of development proposed along the protected coastline, the Solent Forum is working on the Solent Disturbance and Mitigation Project (SDMP)⁸⁴. The results of the Phase II study⁸⁵ were inconclusive in respect of the scale and exact nature of the potential disturbance. However, it did confirm that likely significant effects arising from the scale of the new development proposed in the South Hampshire sub-region cannot be ruled out. This risk to the internationally protected sites will need to be avoided or mitigated through a package of measures developed through the Solent Forum. The expectation is however, that the new community will substantially avoid or mitigate its potential impacts through the provision of suitable natural green space on or immediately adjoining the site.
- 8.20 The strategy for the NCNF is therefore to create on-site GI provision which is adequate for a development of this scale and use. This is informed by the aspirations of the vision, by national and local policy and guidance on open space standards, and the need to avoid or mitigate any adverse impacts. High quality, diverse and multi-functional GI is intended not only to mitigate potential impacts, but also act as a resource that enhances the quality of life for those living and working here, and in adjoining neighbourhoods.
- 8.21 In addition to the GI required to be provided on site, as outlined in Policy NC25, GI will need to be provided adjoining and in close proximity to the NCNF, with multiple links to the wider GI network. This will help to mitigate or avoid potentially adverse impacts on environmentally sensitive sites.
- 8.22 There are no national or local standards applicable to the new community development for the provision of land to mitigate or avoid impacts to protected sites. The nearest equivalent is the SANGS (Suitable Alternative Natural Green Space) standards adopted in the Thames Basin Heaths. This standard was developed by the adjacent Local Authorities together with Natural England and other wildlife bodies such as the RSPB. Nonetheless, if this standard were to be applied to the new community then the projected population of around 16,400⁸⁶ persons would require 130 ha of SANGS⁸⁷.

⁸³ Habitats Regulations Assessment for NCNF: Screening Statement (Urban Edge, March 2013)

⁸⁴ The latest stage of the Solent Disturbance and Mitigation Project (Phase III) is as yet unpublished.

⁸⁵ **SDMP Phase II Final Report: Predicting the impact of human disturbance on overwintering birds in the Solent** (Stillman, R. A.; West, A. D.; Clarke, R.T. & Liley, D.; Feb 2012)

⁸⁶ Based on the demographic projections for the new community undertaken using the 'Chelmer Model' as part of the Infrastructure Delivery plan Stage 1 Report (AECOM, February 2013)

⁸⁷ Based on the location of the NCNF which is more than 2km, but less than 5km from the protected sites.

- 8.23 However the main distinguishing feature from the Thames Basin is the obvious presence and attractiveness of the Solent coastline. Therefore, Natural England has advised that as a broad rule of thumb it would be anticipated that a target of at least 70 % of the SANGS standard should be met on or adjoining the site. This equates to a requirement of between 92 to 100 hectares of natural green space provided on land adjoining the new community⁸⁸. The balance of the mitigation requirement will be met through a financial contribution towards the measures to be set out in the SDMP to mitigate potential impacts along the coast.
- 8.24 The requirement for between 92 - 100 hectares of land as alternative natural green space could be provided through the combination of land in and adjoining Dash Wood and Ravenswood and the triangle of land adjoining Knowle, both in Winchester City Council's area; together with land at Fareham Common. This land, shown on the GI Uses Plan (Appendix D.4), should be set out and managed as natural green space or open countryside in accordance with the broad character area within which it sits.
- 8.25 The inclusion of the land within the Winchester City Council's area as natural green space is consistent with their recently adopted Local Plan Part 1, which identifies this land as part of the settlement gap between Wickham and Knowle and the new community. The Winchester Local Plan also supports the principle of this land playing a role as natural green infrastructure to support the new community.⁸⁹
- 8.26 The triangular parcel of land to the southeast of Knowle will remain as semi-natural space, providing separation between Knowle and the new community as well as the opportunity for informal recreation. It should be similar in character to the 'Downland' character area.
- 8.27 Dash Wood and Ravenswood to the north and northwest of the NCFN, as far as Mayles Lane, is a substantial GI resource which is partially wooded and partially open valley side along the River Meon. Dash Wood and Ravenswood could form a community woodland with controlled access and management to improve recreation, biodiversity and commercial woodland.
- 8.28 The Council will continue to work with Winchester City Council over the exact nature of the uses on these areas of land and its on-going maintenance to ensure that this does not become a burden on Winchester City Council.

NC26 - Avoiding and Mitigating the Impact on Internationally Protected Sites and Off-site Green Infrastructure

Development proposals must be accompanied by a full assessment of the potential impacts on habitats and biodiversity on the sites of

⁸⁸ The lower figure represents 70% of the SANGS standard of 8 hectares of natural green space per 1,000 population, applied to the anticipated peak population at the new community (16,388). The upper figure represents the extent of natural green space known to be available.

⁸⁹ Winchester City Council Local Plan Part 1, Policy SH4.

national and international importance. This assessment must consider the impacts in combination with other nearby sites allocated for development as identified in the HRA. The assessment should set out the on-site and off-site measures proposed in order to avoid or mitigate potential impacts on these internationally protected sites.

In order to help avoid or mitigate the potential impacts on the internationally protected sites on the Solent, identified in the council's Habitat Regulations Assessment, it is expected that between 92 and 100 hectares of suitable alternative natural green space should be provided immediately adjoining the site. This natural green space should comprise of:

- i. Approximately 55 hectares in the area of Dash Wood/Ravenswood;**
- ii. 22 hectares on the triangle of land adjoining the eastern edge of Knowle; and**
- iii. 22 hectares at Fareham Common.**

The Council will work with Winchester City Council to determine the appropriate uses of the natural greenspace within their area and the management that will be required. It is expected that a financial contribution will be required from the new community development to help fund on-going management of these areas.

A financial contribution towards implementing the Solent Disturbance and Mitigation Strategy is also likely to be required. This will provide for mitigation of the potential impacts on the internationally protected sites on the Solent coast that cannot be achieved solely through the delivery of off-site green infrastructure adjoining the new community.

Conserving and Enhancing Biodiversity

- 8.29 The NCNF site is currently intensively farmed and as a result is of relatively limited biodiversity value. It consists mainly of arable fields and some improved grassland habitats; nonetheless, it does support a range of flora and fauna.
- 8.30 The Biodiversity Action Plan for Hampshire sets out action plans for priority species and habitats; and the Fareham Biodiversity Action Plan aims to help achieve some of these targets at a local scale. Policy CS13 of the Core Strategy requires the NCNF to meet the Biodiversity Action Plan targets and to achieve a net gain in biodiversity. The Landscape and Habitats Framework Plan (Appendix D.6) illustrates the broad habitat types that should be implemented within semi-natural greenspaces on site, and these habitat types are in line with local Biodiversity Action Plan targets.
- 8.31 Biodiversity Opportunity Areas (BOA) represent a targeted landscape-scale approach to conserving and enhancing biodiversity in Hampshire. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife. The northern part

of the NCNF lies within the Forest of Bere BOA so the development will be expected to enhance biodiversity in this area. This will be achieved through development being set in the woodland character area as well as through the effective management of the woodland at Dash Wood immediately adjacent to the site.

8.32 There are a number of Sites of Importance for Nature Conservation (SINC) within or immediately adjacent to the NCNF. The development will be expected to demonstrate how the SINCS within the site will be safeguarded and managed, and how the SINCS adjoining the new community will be protected from any potentially adverse impacts. The SINCS within or immediately adjacent to the site are:

- Knowle Copse, Dash Wood and Ravens Wood SINC
- Ravenswood Row SINC
- Blakes Copse SINC
- Martin's Copse SINC
- Birchfrith Copse SINC

8.33 There are two Areas of Ecological Importance within the NCNF site. One area to the east of the A32 will be fully incorporated into the on-site green infrastructure. The other area north of Funtley is currently being investigated for its ecological value as it is partially required for built development. The remainder will be incorporated into the Funtley buffer and the lost habitat should be replaced.

8.34 Initial desk top and phase 1 habitats survey work has indicated that a number of protected species⁹⁰ are likely to be present on the site including great crested newts, reptiles, breeding birds, badgers, dormice, and possibly bats. Further survey work will need to be undertaken to clarify their presence and appropriate mitigation measures should be implemented, including where licences need to be sought from Natural England.

8.35 **NC27 - Conserving and Enhancing Biodiversity**

A full assessment supported by robust survey work, should be made on the potential impacts on habitats and protected species within the site. The assessment should clearly demonstrate how features and habitats of importance on the site will be protected and enhanced. Proposals must contribute towards improvements to biodiversity on the site and enhance ecological connections off site.

Green Corridors and Connections

8.36 Achieving the vision of creating a new garden community makes it essential that the open spaces within the new community are connected by an attractive and integrated network of green corridors. These have been referred to by the concept masterplanning work as 'Drives' and 'Avenues' and

⁹⁰ Protected under the Wildlife and Countryside Act 1981

are shown on the Pedestrian and Cycle Links Plan (Appendix D.5). They will be designed to accommodate different types of users, including pedestrians, dog walkers and cyclists.

- 8.37 The impact by dog walkers is one of the prime causes of recreational disturbance identified in the SDMP. Due to this potential impact on the protected sites along the Solent, it will be necessary to ensure that the green network at the new community is attractive to dog walkers and provides facilities to meet their needs.
- 8.38 As well as helping to realise the vision for the new community, these links will play an important role in encouraging those living and working in the new community to walk and cycle rather than taking the car. They are therefore considered to be important in helping to achieve a sustainable new community.
- 8.39 Green corridors and connections also offer the opportunity to help deliver the aspirations of the wider PUSH GI Strategy⁹¹, in particular the 'green grid.' It will be important to ensure that the 'Drives' and 'Avenues' within the new community link effectively into adjoining settlements and the wider countryside and that they extend the existing public rights of way network which will benefit existing residents in the area and visitors as well as the new community residents.
- 8.40 In order to ensure that the new community is properly linked to adjacent areas, including the wider countryside, a series of routes/links from the site to the surrounding countryside are proposed and shown on the Pedestrian and Cycle Links Plan (Appendix D.5). These will both enhance the quality of life and the recreational opportunities for the new community and also for existing residents. They will also help implement the mitigation strategy for internationally protected sites on the Solent coastline. These routes or links are expected to include, but are not exclusively restricted to:
- **Pook Lane** – It is proposed that Pooks Lane provides the means of access to the employment land located to the east of the A32. It will also be expected to retain a low key vehicular traffic role. The transport strategy set out in Chapter 6 envisages that through traffic should be managed to ensure that the majority of vehicles are using Junction 10 and do not use Pook Lane to access J11. Pook Lane will therefore be capable of performing an important pedestrian and cycle link between the eastern boundary of the NCNF and the existing public rights of way which lead up to and around Portsdown Hill, Fareham town centre, and the Wallington valley.
 - **Mayles Lane** – which forms an attractive north - south route adjacent to the River Meon to the west of the NCNF area. It provides an important crossing of the railway line and provides access to Wickham, the Meon Valley and Botley Wood beyond. It is proposed that Mayles Lane

⁹¹ [Green Infrastructure Strategy for the Partnership for Urban South Hampshire](#) (PUSH, June 2010)

performs an access only role for traffic, leaving it as a quiet and attractive route for pedestrians and cyclists.

- **Tichfield Lane** – which forms a north –south route along the river Meon which currently only serves vehicular traffic. It comprises two lanes of traffic but has sufficient width within grass verges to provide parallel pedestrian cycle routes which would form important north – south links between east – west public rights of way across the River Meon towards Botley Wood. This could potentially create a long distance route from the new community, through the proposed development at North Whiteley to Botley.

- 8.41 As these routes connect to areas beyond the new community, other relevant agencies and land interests will need to be engaged by the landowners in order to ensure that the network is delivered in a comprehensive manner.

NC28 - Green Corridors and Connections

Development at the new community will be permitted where it provides a well integrated network of attractive multi-functional green corridors throughout the site. This network will connect the different elements of on-site green infrastructure to the District, Village and Local Centres as well as to residential, employment areas and to the schools.

Development proposals will also include a series of enhanced green connections, leading from the site connecting to adjoining settlements and the wider countryside in the locality.

The proposed network of on-site green corridors and off-site connections will be set out within a green infrastructure network plan which will be agreed with the Council prior to the determination of planning applications.

The green corridor and connection network proposed within the green infrastructure network plan must be usable and attractive to a variety of users, including dog walkers.

Governance and On-going Maintenance

- 8.42 The scale of some of the green infrastructure that is expected to be delivered is such that some will need to be implemented over several phases of the development and by multiple developers. There will need to be guidance to ensure consistency of design and quality to achieve and sustain the desired effect over the long term and this will be provided through the Strategic Design Code.
- 8.43 Phasing principles will also need to be established to ensure that green infrastructure is implemented in a balanced way and aligned with the development of the housing, employment and other associated land-uses. The phasing plan will need to ensure that each phase of the development

provides access to the required level of GI. The Council will work with landowners and other interested parties to clarify phasing and the pre-submission draft of this plan will be supported by a strategic infrastructure phasing plan to provide this clarity.

- 8.44 It is essential that adequate provision is made for the future management and maintenance of the onsite and off-site green infrastructure that will be delivered. There is no single model of governance to ensure that the required standards of green infrastructure provision are maintained in perpetuity, but in providing details of the nature and type of green infrastructure being proposed, the developers will be expected to include a costed maintenance schedule and management plan.

NC29 - Governance and Maintenance of Green Infrastructure

The green infrastructure network plan submitted and agreed with the Council prior to the determination of planning applications will:

- i. Set out the quantum and use of the different structuring elements of the green infrastructure;**
- ii. Be accompanied by an implementation, phasing and management plan which clearly sets out how and when the network will be completed and how it will be maintained in perpetuity; and**
- iii. Identify who will ultimately adopt and have responsibility for managing and maintaining the different components of green infrastructure within and adjoining the site.**

Chapter 9

Energy, Water and Waste

- 9.1 The New Community North of Fareham is the largest development planned within the Borough, so it must make a substantial contribution towards achieving sustainable development. It should capitalise on the opportunities for sustainability that are unique to a large-scale new community and it should promote high levels of resource efficiency, particularly for energy, water and waste. This chapter sets out how the NCF can achieve a balance between the aspirations for sustainability and resource efficiency in this plan's vision and objectives, whilst also delivering a cost effective development which results in a place people want to live.

Energy Supply and Generation

- 9.2 An Eco-Opportunities Study⁹² was undertaken to consider a range of energy technologies and design standards which could be applied to the NCF. This concluded that whilst there are significant opportunities to promote sustainable energy on site, a single standardised approach would not achieve the Council's aims. The Council wishes to ensure that the principles of energy efficiency and sustainable energy generation are applied from the outset at the new community and are integrated into all aspects of design. Therefore, an Energy Strategy will be required to support planning applications at the NCF.
- 9.3 The policy is not designed to require a particular approach to energy at the new community, but rather to maximise sustainability in a cost effective and user-friendly way. This approach encourages the developers to find solutions that are appropriate and effective. It is very likely that the development will need to deliver a combination of both on-site design measures and a range of on-site sustainable energy technologies to meet the aspirations of this plan's vision and objectives.
- 9.4 The Council is keen to promote an extremely high level of thermal efficiency in new buildings at the NCF, as this has great benefits for future residents and occupiers of non-domestic buildings. However, the nationally recognised standards such as Code for Sustainable Homes (CSH) and BREEAM are focused on reducing carbon emissions.
- 9.5 Policy CS15 of the Adopted Core Strategy seeks to achieve CSH Level 4 and CSH Level 6 from 2016. The Council is considering requiring all new homes at the NCF to meet at least CSH Level 4 in line with the Core Strategy, but is keen to encourage even higher levels of sustainability at the NCF. The Eco-Opportunities Study indicates that the higher levels of these standards can only be met through incorporating on site renewable energy generation, and this is

⁹² NCF Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, August 2012)

- likely to mean that a biomass combined heat and power (CHP) network is required. This is technically feasible, but would incur a high capital cost in the early phases of the development, where evidence shows that development viability is most constrained. This is being explored through the Infrastructure Funding Strategy⁹³ work to examine how a CHP or district heating network can be achieved across the development.
- 9.6 During the build out period, it is anticipated that the Government will alter the national minimum standards for sustainable construction through Building Regulations. It has set out ambitious plans for all new homes to be zero carbon from 2016, and all new non-domestic development to be zero carbon from 2019. It is likely that this zero carbon target will only apply to regulated emissions⁹⁴. The precise details of the Building Regulations have yet to be confirmed by Government, but it is thought that the definition of zero carbon will include a carbon compliance⁹⁵ standard which sets the maximum regulated carbon emissions per dwelling per year, and allowable solutions⁹⁶ to offset all remaining regulated emissions.
- 9.7 The Council proposes a 'fabric first' approach to energy efficiency and supports passive solar design, whereby buildings should be orientated to capitalise on the south-facing sloped nature of the site. This approach would reduce energy consumption and bills for residents and occupiers of non-domestic dwellings. It can result in significant carbon savings, and if planned in from an early stage, it can be very cost effective. 'Passivhaus' is a recognised standard for best practice energy efficiency which can be applied to both dwellings and non-domestic buildings. The Council expects a proportion of each phase of the development to meet this standard. Further work will be undertaken in order to set an appropriate target for Passivhaus provision in the Pre-Submission Plan.
- 9.8 Low and zero carbon energy technologies should be used where possible to generate the energy demanded by new and existing buildings on site. The Council considers it appropriate to install a CHP or district heating network across the development in order to meet some of this energy demand. The District Centre is particularly suitable for CHP/district heating because it will contain a mix of uses requiring heat throughout different times of the day and is also the area with the highest proposed density of development. Any CHP or district heating network must be designed so that it is capable of being extended and the full extent of a potential CHP/district heating system should be considered within the Energy Strategy that will accompany planning applications.

⁹³ The NCF Infrastructure Funding Strategy has been informed by a range of workstreams, including Stage 1 of the NCF Infrastructure Funding Study (GVA, March 2013).

⁹⁴ Regulated emissions include space heating, cooling, hot water, pumps and fans and fixed lighting. Unregulated emissions from appliances and cooking are not considered within the remit of the developer in the regulations.

⁹⁵ See Zero Carbon Hub <http://www.zerocarbonhub.org>

⁹⁶ Allowable solutions are off-site measures that can be used to offset the impact of carbon emissions.

- 9.9 In other parts of the NCNF, it may be appropriate to install low and zero carbon energy technologies on individual buildings. These could include solar thermal, photovoltaics and ground or air source heat pumps. The Energy Strategy accompanying planning applications should set out where these and other technologies will be installed and how this will help reduce carbon emissions.
- 9.10 An on-going community energy programme that continues beyond the end of the construction phase and engages with residents and businesses on the site has the potential to further enhance the sustainability of the new community. Smart meters can educate people and promote more efficient use of energy. In the event that these are not universally required by building regulations, their installation will be expected in all new buildings on the NCNF. Where possible, smart meters will also be provided within existing buildings on the site.
- 9.11 The Council is supportive of the creation of an Energy or Multi-Utility Services Company (ESCo / MUSCo) at the new community and is currently exploring the role the Council might take in delivering this.

NC30 – Energy

Planning applications for the NCNF must be supported by an Energy Strategy which must demonstrate how the development will:

- i. Optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials;**
- ii. Utilise low or zero carbon technologies to generate energy;**
- iii. Include a CHP or district heating network to serve the District Centre and other parts of the new community development and;**
- iv. Incorporate a proportion of dwellings built to 'Passivhaus' standard within each residential phase.**

Public buildings at the new community, including the main community building, will demonstrate best practice in energy efficiency and low carbon energy generation.

Smart meters will be installed in all new buildings and, where possible, in existing buildings within the NCNF.

Water

- 9.12 The new community site lies within the catchment of two rivers – the Meon to the west and the Wallington to the east. Portsmouth Water is responsible for water supply to the area, which mainly comes from groundwater. Like much of the South East of England, the Portsmouth Water abstraction area in which the new community lies, is “seriously water stressed”⁹⁷. There is an aquifer designated as a Source Protection Zone (SPZ) to the east of the site. Southern Water is responsible for waste water in the area and has a large

⁹⁷ This means “current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand.” (Areas of water stress: Final classification. Environment Agency, 2007).

waste water treatment works (WWTW) at Peel Common to the south of Fareham. Albion Water deals with waste water from the village of Knowle. The site is within Environment Agency Flood Zone 1 and is not at risk of fluvial flooding⁹⁸.

- 9.13 Water will be an important resource for the new community so the development will need to meet a number of aims including to:
- Promote efficient use of water on site and ensure a sustainable supply;
 - Provide infrastructure to allow waste water to be carried off site for treatment;
 - Maintain water quality in the rivers and groundwater, in particular at the Source Protection Zone;
 - Prevent flooding within the site, avoid any increase in flood risk downstream, and where possible reduce the risk of downstream flooding;
 - Deliver a Sustainable Drainage System (SuDS) to deal with surface water run-off.

Water Supply and Disposal

9.14 Water efficiency and supply

The average rate of domestic water consumption within the Portsmouth Water area is 160 litres per person per day, 10 litres more than the national average. The Portsmouth Water abstraction area is identified as seriously water stressed so there are currently limits on the supply of water from abstraction. In addition, climate change is likely to affect the availability of water in the future. Although Portsmouth Water has indicated it can supply sufficient water to the new community, local supplies mainly come from an aquifer, as well as local rivers and abstraction is already at or over environmental capacity. This means that it will be necessary to avoid creating demand for further abstraction which may impact on local hydrology and watercourses. Water efficiency is therefore critical to delivering a sustainable new community.

- 9.15 The Eco-Opportunities Study⁹⁹ identifies a number of ways in which sustainable water usage could be achieved at the new community. These include:
- Reducing water usage by installing water meters so that people pay for the water they use; water efficient fittings such as low flush or dual flush toilets, low-flow taps and showers, and water efficient appliances.
 - Rainwater harvesting from roofs and other surfaces.
 - Greywater recycling which involves collecting water from relatively clean sources such as baths, showers and basins for reuse in toilet flushing.
 - Blackwater recycling which involves the collection and treatment of all domestic wastewater for reuse in toilet flushing.

⁹⁸ PUSH Strategic Flood Risk Assessment (Atkins, 2007)

⁹⁹ NCFN Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, August 2012)

- 9.16 The choice of which of these measures will be most suitable will be influenced by how water is supplied to the new community. Currently there are two options:
1. Portsmouth Water; the incumbent water supplier for the region could supply the new community with potable water.
 2. Albion Water; could supply water to the site through a dual supply system, which would deliver a treated non-potable water supply for toilet flushing, as well as potable water for all other applications. If all water services were to be provided, Albion would require a bulk supply of potable water from Portsmouth Water.
- 9.17 If the Albion Water approach is taken forward, then very high levels of water efficiency could be achieved on site as up to 30% of domestic water demand could be met by the supply of treated non-potable water for toilet flushing, and up to 45% if it was used for washing machines as well¹⁰⁰. Due to the critical role that water efficiency has in delivering a sustainable new community, the Council encourages the developer to explore this option in detail with Albion Water. If however this approach is not feasible, then Portsmouth Water will supply potable water to the site as standard practice, and water efficiency must be achieved through more traditional measures such as efficient fixtures and appliances, rainwater harvesting, and potentially greywater recycling within buildings.
- 9.18 The Code for Sustainable Homes includes maximum internal potable water consumption targets for residential development. Policy CS15 of the Adopted Fareham Core Strategy seeks to achieve Code for Sustainable Homes Level 6 on all new residential development in the Borough from 2016. This would require extremely high levels of water efficiency as Code Level 6 requires a maximum internal potable water consumption of 80 litres per person per day (l/p/d), which it may not be possible to achieve in a cost effective manner if the Albion Water dual supply approach is not taken forward. Therefore, as a minimum, the developer will be expected to achieve water efficiency targets in line with Code for Sustainable Homes Level 4, (i.e. maximum internal potable water consumption of 105 l/p/d). This represents a 16% increase in water efficiency over Building Regulations Part G¹⁰¹.
- 9.19 There are a number of ways in which the target can be met, and the suitability of each method will need to be considered in relation to the water supply options. The Eco-Opportunities Study indicates that in the first instance, water meters should be installed in all new households as this may reduce demand by between 5-15%. It then set out that the target could be achieved by best practice water efficient fixtures and appliances, or a combination of good practice efficiency measures and some re-use of water. The wastewater drainage and sewage system will need to be designed to cope with lower flows due to the efficient usage of water at the NCF.

¹⁰⁰ NCF Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, August 2012)

¹⁰¹ Building Regulations 2010 state that potable water consumption in new dwellings must not exceed 125 litres/person/day. This may be reviewed in the future.

9.20 Waste water

There are currently two options for dealing with waste water arising from the new community, but both would require new infrastructure to be provided¹⁰².

9.21 Southern Water is the incumbent sewerage provider for the area. Their WWTW at Peel Common, south of Fareham, has sufficient capacity to treat the additional flows of waste water. However, there is insufficient capacity in the existing sewerage pipe network to transfer it there. A major upgrade to sewerage pipework would be needed to connect the new community to Peel Common WWTW.

9.22 Albion Water operates a small sewage treatment works (STW) at Knowle which caters for the existing village. The current STW is not large enough to cater for the new community, but Albion Water believe it could be expanded and that the effluent could be discharged without breaching their current licence conditions. However such an approach is likely to require the employment of blackwater recycling across the NCNF and therefore has strong links to the Albion Water option for water supply.

9.23 The developers are expected to explore both of these options and put forward a solution that provides the infrastructure required to deliver waste water treatment services in a sustainable way. In terms of phasing, either solution would be needed in the early phases and potentially prior to the first main residential phase of development.

NC31 – Water Efficiency, Supply and Disposal

Proposals for each phase of development will be permitted only where they include suitable infrastructure to support sustainable water supply and the disposal and treatment of waste water.

All new residential development at the NCNF will be designed to achieve good practice standards of water efficiency by ensuring that internal potable water consumption does not exceed 105 litres per person per day (l/p/d) in line with Code for Sustainable Homes Level 4.

Demand for water should be minimised in all new non-domestic development through the installation of water meters, water efficient fixtures and the appropriate re-use of water.

Water Quality and Aquifer Protection

9.24 The development of the new community offers the opportunity to improve water quality in the watercourses in the vicinity of the site. In addition, it will not result in any adverse effects to the quality of groundwater. This is especially important as there is an aquifer which supplies public drinking water to the east of the site which is designated as a Source Protection Zone (SPZ). In order to avoid the risk of contamination, run-off from the development should not be

¹⁰² NCNF Infrastructure Delivery Plan Stage 1 Report (AECOM, Feb 2013)

discharged or allowed to infiltrate the ground within SPZ 1. Within zones 2 and 3 of the SPZ, run-off can be discharged through the use of sustainable drainage systems.

- 9.25 In terms of watercourses, the River Meon is currently in a 'good' condition, but the River Wallington's current status is 'moderate'. The development of the new community will not be permitted to exacerbate water quality issues and should support improvements to the River Wallington.

NC32 – Water Quality and Aquifer Protection

Development at the NCNF must protect the quality of water through suitable pollution prevention measures. Proposals that could result in surface water run-off entering the Source Protection Zone or the watercourses must demonstrate how they will avoid any risk of contamination or deterioration of water quality through the Sustainable Drainage System or suitable pollution control. Opportunities should be taken to improve water quality where possible.

Flooding and Sustainable Drainage Systems

- 9.26 The NCNF site is situated between two rivers, the Meon and the Wallington, and generally slopes down towards the south. The site is not at risk of fluvial flooding, although there is a risk that if left unmitigated, the development could increase the risk of flooding downstream. Additionally, flooding from surface water run-off could potentially also be an issue. The majority of the site is underlain by permeable chalk, however the southern part of the site is underlain by impermeable clay which means that allowance for on-site water storage needs to be made in this part of the site.
- 9.27 The NCNF will include a Sustainable Drainage System (SuDS) to ensure that surface water run-off from the development will not increase the risk of flooding, either on site or elsewhere. In addition, SuDS can offer opportunities to reduce pollution, improve water quality and enhance biodiversity, recreation and amenity.
- 9.28 A SuDS Strategy will be prepared and submitted with the outline planning application, ensuring that all surface water is contained within the site, with no net run off. The SuDS will need to be designed to accommodate a one hundred year rainfall event with a 30% allowance for climate change¹⁰³. Planning applications for each phase will need to be supported by a detailed SuDS Strategy for that phase.
- 9.29 The strategic SuDS drainage ponds should be located to the south of the development (immediately north of the M27). This location is seen as the most suitable, because the majority of water drains in this direction and it is a defining principle of the 'meadows' character area. The strategic drainage ponds will provide improved biodiversity, enhanced landscape and good quality

¹⁰³ As endorsed by the Environment Agency.

spaces for residents and businesses located in the 'Meadows'. There could be the need for additional ponds elsewhere on the site as part of the overall SuDS Strategy.

- 9.30 All SuDS features should be designed to have gently sloping, natural sides which can be left open and do not pose a hazard or require additional protection measures to be installed. Where smaller SuDS features are proposed, these should be designed in a way so that they integrate into streets and spaces and become an attractive feature of the urban environment. Any existing drainage channels or watercourses on-site should be incorporated in to the SuDS scheme where possible, as these will form important existing natural flood management features on the site. The SuDS will be designed to meet the relevant standards to gain approval by the SuDS Approval Body.
- 9.31 SuDS will need to be constructed alongside each phase of the development to ensure that each is self-sufficient in meeting appropriate run-off rates. The strategic SuDS drainage ponds should be delivered in accordance with the strategic infrastructure phasing requirements set out in Chapter 11 of the Plan.
- 9.32 Development proposals will need to demonstrate that the long term management and maintenance measures for all existing and new water bodies and watercourses required to serve the development are in place to ensure their function as drainage, habitat and, where appropriate, public open space is retained and maintained for the long-term.
- 9.33 Where the flow of any existing ordinary watercourses located on the site (small watercourses and drainage ditches) is to be affected by any phase of development, Hampshire County Council, in its role as the Lead Local Flood Authority (LLFA), must be consulted regarding the need for an Ordinary Watercourse Consent.

NC33 – Flooding and Sustainable Drainage Systems

The development of the New Community will reduce flood risk through the integration of a Sustainable Drainage System (SuDS).

The SuDS must:

- i. **Contain all surface water within the site, with no net run-off; and**
- ii. **Be capable of accommodating a one hundred year rainfall event with a 30% allowance for climate change; and**
- iii. **Be fully integrated with the green infrastructure network, with strategic drainage ponds located primarily within the 'Meadows' character area; and**
- iv. **Meet the relevant standards to gain approval from the SuDS Approval Body.**

The developer must agree a comprehensive site-wide SuDS Strategy showing the principles of delivery, future management and maintenance, before the commencement of development.

The developer must carry out a flood risk assessment for the development site, to demonstrate that the proposed development will not increase flood risk on the site or elsewhere.

Waste Management and Recycling

- 9.34 The management of domestic and non-domestic waste will form an important part in developing a sustainable new community. In order to help this aim succeed the provision of appropriate waste management infrastructure is required. In addition, design measures will need to be incorporated within the development, to make waste recycling straightforward for building users and residents.
- 9.35 *Household Waste Recycling Centre*
In terms of waste management infrastructure, Hampshire County Council, as the Waste Disposal Authority (WDA), has identified the need for a new Household Waste Recycling Centre (HWRC) to be provided at the locality of the NCNF due to capacity constraints at the three existing HWRCs that are located within a reasonable distance from the site. This need for additional capacity is supported by the infrastructure planning evidence base that underpins this plan.¹⁰⁴
- 9.36 Although the new community does not, on its own, give rise to the need for a new HWRC facility, it is the largest of the anticipated developments within the area. Therefore, it is considered appropriate to consider locating the new facility at the new community in a location where it will be accessible to a large number of new and existing households.
- 9.37 The Concept Masterplanning has examined the site for an appropriate location and a 2.3 hectare area located immediately east of the A32 within the north of the NCNF (See Appendix D.2) has been identified for this purpose. This area is a former sawmill site, known as 'Pinks Sawmill', and is currently in B2/B8 industrial uses, which includes waste storage and recycling. This site could readily accommodate a modern split-level HWRC alongside new, redeveloped or continuing B2 and B8 employment uses.
- 9.38 Therefore and in line with the County Council's policy on HWRC location, the Pinks Sawmill site is considered appropriate for the development of a new HWRC and is the Council's preferred location. The main reasons for this are that the site:
- Is located within a major new development area (the NCNF) and would serve the needs of the new residents;
 - Has direct access to the A-road network (A32) and the Strategic Road Network (M27 junction 10 via the A32);
 - Would not require a change of use class;
 - Is classed as both Previously Developed Land and employment land and;
 - Offers a use which is compatible alongside B2/B8 employment.

¹⁰⁴ NCNF Infrastructure Delivery Plan Stage 1 Report (AECOM, February, 2013)

9.39 The NCNF is a suitable location for the HWRC, but the new facility will attract users from a wider area. Therefore the NCNF development will be expected to provide sufficient land and a proportionate financial contribution to Hampshire County Council towards the design and construction costs of developing a new HWRC. The specific location within the former sawmill site and timing of the development will need to be agreed with the Council prior to the determination of any planning applications for the Pinks Sawmill site.

9.40 Recycling

The Council, as part of the Project Integra waste collection and disposal partnership, collects a range of dry mixed recyclables and green waste as part of its alternate weekly collection scheme from residential properties. To complement this service and facilitate increased levels of recycling in the NCNF, all domestic properties should incorporate, as part of their design, storage facilities for recyclables both internally and externally. This storage should as a minimum be given equal preference in terms of access and space over non-recyclable disposal facilities. Provision for home composting areas within private gardens should be made. The design codes for the development will provide additional guidance for this provision.

9.41 There is currently no household food waste collection service by Project Integra. However, consideration of potential food waste storage within domestic properties should be given to allow for any future additional service which could be made available to NCNF residents.

9.42 Historically, the level of recycling from non-residential (office and industrial) premises has been low, primarily due to a lack of provision for recycling within such buildings. In the NCNF, recycling provision must be incorporated within all non-domestic buildings as part of the internal design, alongside non-recyclable disposal. The potential for outside communal storage and composting facilities between office premises or at community buildings and schools should be explored, in order to both facilitate recycling and make the most efficient use of space.

9.43 The provision of small green-waste composting areas within each of allotment sites should be made. The provision of such areas would provide a local and sustainable disposal route for green waste arising from the maintenance of on-site green infrastructure, alongside green waste arising from allotments, and enable a compost material to be produced for re-use on allotments.

9.44 Construction waste

Hampshire produces around 2.35 million tonnes of construction, demolition and excavation (CDE) waste annually, a figure similar to the quantity of waste generated from all domestic and commercial properties in Hampshire.

9.45 It is therefore essential to consider, minimise and where unavoidable, recycle waste which derives from the construction of the NCNF. This should be managed through the development of a Site Waste Management Plan (SWMP) for each phase or distinct area of development at the NCNF. Each SWMP

required should be compiled in line with best practice guidance, including, but not limited to the Designing Out Waste tool produced by Waste and Resources Action Programme (WRAP) or BRE's SMARTWaste tool.

- 9.46 The principal aim should be to reduce the initial level of materials required in the construction of buildings through efficient design. Where this is not possible, or the design process does not eliminate waste materials, targets should be set and measures incorporated for the re-use (in other phases or areas within the NCNF), recycling and composting of waste materials.

NC34 - Waste Management and Recycling

Provision will be made as part of the new community development for additional Household Waste Recycling Centre (HWRC) capacity to meet the needs of the development.

By preference, a new HWRC will be developed as part of the new community at the Pink's Timberyard site on land provided for this purpose by the site promoters. Delivery of a new facility on this site will depend on funding from a variety of sources, including but not limited to a financial contribution from the site promoters. The County Council will be responsible for ensuring that the total funding package is sufficient to deliver the new facility and will agree timing of delivery with the site promoters.

A HWRC delivered at the new community will be subject to a planning application to the County Council as the Waste Planning Authority. The new facility proposed will be:

- i. Provided on a site amounting to 0.8 hectares, suitable for a split-level facility at a location and to the specification agreed with the County Council;**
- ii. Appropriately designed and laid out so as to facilitate integration with existing or redeveloped B2/B8 employment use on the site;**
- iii. Accessed from the A32 in such a way as to avoid any adverse impacts on both A32 traffic flow and access to the site for neighbouring employment uses and;**
- iv. Expected to protect the local environment and the amenity of nearby residential properties.**

Provision for the disposal and storage of recyclables will be provided in all domestic and non-domestic buildings. Outside storage space for recyclable materials awaiting collection will be provided for all domestic properties, whilst communal storage space will be provided for all non-domestic buildings. Composting facilities for garden green waste should be provided within all private gardens. Such provision should form an intrinsic part of the building design and make efficient use of space.

A Site Waste Management Plan should be submitted to and agreed by the Council, as part of the planning application for each distinct phase or area of the development.

Chapter 10

Landscape and Heritage

Landscape

- 10.1 The Vision Statement for the new community is for; *“a distinct new community set apart but connected to Fareham, whose spirit, character and form are inspired by its landscape setting”*. It is the landscape setting which gives the area its distinctive character, and it was the analysis of the landscape setting which was instrumental in defining the four character areas which make up the new community.
- 10.2 The landscape qualities of the four different NCNF character areas are set out in the Landscape and Habitats Framework Plan (Appendix D.6). This plan identifies four distinctive types of landscape: the woodland to the north of the site; the chalk downland running through the middle of the site; the meadowland to the south of the site; and a campus typology framed by a strong woodland edge on the land east of the A32.
- 10.3 The landscape within which the new community is set and which will be a strong influence, on the character and form of the proposed development and has been shaped by human activity over the preceding millennia. It retains the evidence of the historic development of this part of Fareham in respect of the historic landscape, the historic buildings and structures, and the archaeology below ground, all of which make up the historic context and assets which will help shape the new community
- 10.4 In assessing the site's capacity David Lock Associates undertook a visual and landscape sensitivity appraisal¹⁰⁵. This study looked at both landscape quality and zones of visual sensitivity. The area currently proposed for the new community was considered to be of medium to low sensitivity. However, the adjoining land to the north and the east of the site, which form an important part of the setting for the new community are considered to be of high landscape sensitivity. Furthermore the land to the east of the A32 is clearly visible from Portsdown Hill, and will therefore require a sensitive approach to landscaping along this important edge.
- 10.5 The landscape assessment set out in the Landscape and Habitats Framework Plan identified four distinct character areas¹⁰⁶; the woodland, the downland, the meadows and campus character areas. The distinctive landscape characteristics of each area were the key components in developing the concept masterplan, and each area will need its own landscape response to reinforce its unique character.

¹⁰⁵ Refining the Fareham SDA Capacity Analysis Study (David Lock Associates, July 2009)

¹⁰⁶ Chapter 4 provides a fuller description of the four character areas and their importance.

Structural Landscaping

- 10.6 The Landscape and Habitats Framework Plan illustrates the key landscape features that will be created within the NCNF; including the new central park ('the Downs'), buffers to existing settlements, woodland belts to provide screening and to break views from the east of the A32, and enhancements to the visual separation of Wickham and Fareham . The Landscape and Habitats Framework Plan is closely informed by the NCNF Landscape Study¹⁰⁷, which was undertaken as part of the Concept Masterplanning Options Study.
- 10.7 The Landscape and Habitats Framework Plan identifies the opportunities to reinforce the four character areas with a series of structural landscaping schemes, which:
- Reinforce the woodland character to the north of the site, including the creation of a strong woodland belt to physically and visually reinforce the separation of the new community from Wickham;
 - Build upon existing tree cover in the Meadows running both north south, and east west to help screen the new community from the motorway. Structural landscaping should also be used to soften the visual impact of the motorway when viewed from north Fareham;
 - Provide planting belts on land to the east of the A32, in a parkland/campus setting, to partially screen views from Portsdown Hill to the east of the site, and the motorway to the south.
- 10.7 Proposals for development at the new community will therefore need to be supported by a structural landscaping scheme to enhance the landscape setting of the new community and demonstrate how the key landscape features on the site will be delivered. Due to the length of time it can take for landscaping to become established and make an impact, the emphasis will be on ensuring the early implementation of the structural landscaping. Any structural landscape schemes submitted will need to be consistent with the Landscape and Habitats Framework Plan and with the Concept Masterplan.

NC35 - Structural Landscaping

Proposals for development will only be permitted where they are accompanied by a structural landscaping scheme, which is consistent with the Landscape and Habitats Framework Plan (Appendix D.6). Any structural landscaping scheme submitted to the Council should include a detailed phasing and management plan, with the emphasis on bringing forward the structural planting elements in the early phases of the development.

¹⁰⁷ NCNF Landscape Study (LDA Design, July 2012)

Detailed Landscaping

- 10.8 The objective to create a new garden community, which is based on the principles of the garden city movement, requires a strong emphasis on providing a 'green' public realm. This will require that significant tree cover is incorporated into the layout of the new streets and public spaces. The detail of the approach expected in relation to street trees will be contained in the Strategic Design Code¹⁰⁸. However, at each phase of the development, the promoters of the site will be required to submit a detailed landscaping scheme, which sets out the location and species of the proposed tree, shrub and ground cover.
- 10.9 In accordance with garden city principles, it is also expected that the new community will enjoy reasonable garden sizes. While private gardens can make a significant contribution towards 'greening' the environment and encouraging biodiversity, there would normally be very little control over the management of these spaces. Therefore, private gardens will not provide an acceptable alternative to the provision of sufficient 'green' public open space.

NC36 - Detailed Landscaping

Proposals for development will only be permitted where they are accompanied by a detailed landscaping scheme, which sets out the species and location of the proposed tree, shrub and ground cover. Any detailed landscaping schemes submitted to the Council should be consistent with the Landscape and Habitats Framework Plan (Appendix D.6) and with the relevant sections of the Strategic Design Code.

Large private rear gardens including appropriate planting will be encouraged at the new community. However, planting in private gardens will not be considered an acceptable alternative to creating a vibrant and green public realm.

Historic Environment

- 10.10 The National Planning Policy Framework advises local authorities that historic assets are an irreplaceable resource, which should be conserved in a manner appropriate to their significance. The historic assets present on or immediately adjoining the site of the new community are set out within Chapter 3.¹⁰⁹
- 10.11 The development provides an opportunity to draw upon the contribution made by the historic environment to the unique sense of place and local character of the new settlement. The heritage assets should therefore not be seen as a constraint to the development, but more as a catalyst for bringing cultural and educational benefits to the new community. In this sense, they can form the 'bedrock' upon which the new community is built.

¹⁰⁸ See Chapter 4: Urban Design and Character Areas

¹⁰⁹ See 'Constraints, Capacity and Opportunities' in Chapter 3.

- 10.12 Records indicate that there are no known archaeological sites of national importance¹¹⁰. However there is the potential for unidentified archaeological sites of more local significance to be impacted by the development. Where the impact of the development on archaeological sites of local and regional interest is identified, a strategy for preservation and/or mitigation will be required. This should include, where appropriate, mitigation through archaeological recording to enable further understanding and presentation of the historic environment to the community.
- 10.13 Site promoters will be expected to prepare and agree with the Council a heritage strategy and historic environment management plan. This will need to identify the significance of the heritage assets as well as how they and their setting will be preserved, enhanced and integrated into development. The future management of these identified assets will also need to be covered. For archaeological remains, the strategy and plan will guide the mitigation of the impact of the development which may include archaeological excavation, conservation of significant remains and incorporation into the green infrastructure, where appropriate.
- 10.14 Where appropriate and with the prior agreement of the local planning authority archaeological finds which cannot be retained in situ should be recorded and stored in a secure location.

NC37 - Protection and Enhancement of the Historic Environment

Development will be required to conserve the site's heritage assets in a manner appropriate to their significance. This conservation will take into account the:

- i. Desirability of sustaining and enhancing the significance of the heritage assets;**
- ii. Positive contribution new development can make to local character and distinctiveness; and**
- iii. Importance of new uses being consistent with the conservation of heritage assets.**

Where feasible and viable any important aspects of the historic environment, such as the historic landscape character and any significant archaeological finds which give clues to the past occupation of the site, should be positively incorporated into the new community's green infrastructure.

Before commencing any development, the area will be assessed for its archaeological and historic environment potential. This should include an assessment of the built and designed heritage assets as well as the 'below ground' archaeological assets. Some archaeological field evaluation will be needed to establish the presence, nature and extent of any archaeological sites that may be present. The location, nature and

¹¹⁰ NCNF Archaeological Review (Hampshire County Council, February 2012)

method of the required field investigations should be agreed with the Council in consultation with English Heritage.

Before development commences, a heritage strategy and management plan will be agreed with the Council. This will set out:

- i. The significance of the heritage assets and their setting;**
- ii. How the heritage assets will be preserved and enhanced;**
- iii. The positive contribution that the conservation of heritage assets will make to a sustainable new community;**
- iv. The methodology for recording and storing archaeological finds of lesser importance;**
- v. How the results of any archaeological investigations and the retained heritage assets will be presented to the public.**

Chapter 11

Delivering the New Community

- 11.1 This chapter sets out how the new community will be delivered in terms of phasing and implementation. It also includes an initial consideration of development viability and how the Council will ensure that the new community development set out in the chapters above is deliverable and can respond to changes during the plan period. Finally, guidelines are set out for the way in which construction should be undertaken.

Phasing of Development

- 11.2 Delivering a large and complex new development over a period of at least 25 years in a way that is both sustainable and economically viable requires a clear understanding of the way in which the development will evolve and progress. The emerging phasing approach set out below is informed by the extensive infrastructure planning and masterplanning that has been undertaken during the preparation of this plan¹¹¹. It has taken into account the existing infrastructure and the need to provide sufficient new infrastructure, at the right time and in a cost-effective way, to ensure that the development of the new community does not cause problems for existing communities in the area.
- 11.3 It is important to stress that the approach to phasing is still in development and will be subject to change as further detailed infrastructure planning and development viability evidence is concluded later in 2013. However, it has been included here to provide a starting point and to indicate some of the key principles that will underpin more detailed phasing and infrastructure planning that will accompany the Pre-Submission draft of this plan.
- 11.4 The proposed approach at this stage has involved dividing the new community development into four broad strategic phases, each of which would incorporate a number of development phases, which may overlap. This division is based on evidence, including the infrastructure planning and the concept masterplan. It also reflects discussions with the landowners, with the infrastructure providers and with others, including community representatives.
- 11.5 As a general principle, the phasing reflects the need to begin developing areas close to the A32 to avoid major new road infrastructure having to be provided before it would otherwise be required. This also helps to avoid the delivery of isolated parcels of development which would require additional significant infrastructure and would undermine the cohesion of the new community as a whole.

¹¹¹ NCNF Infrastructure Delivery Plan Stage 1 Report (AECOM, February 2013) and NCNF Concept Masterplan Reports (LDA Design, August 2012 and March 2013)

Draft Phasing Plan

11.6 Strategic Phase 1 (2015-2020)

The initial strategic phase will focus on areas close to the A32, including delivery of the critical elements of the District Centre. Providing the District Centre and its main facilities and services early will be crucial for establishing a sense of place for the new community at the outset and providing a focus for new residents and visitors. It is anticipated that the development of the District Centre will include the main community building which will provide a range of community facilities that are needed to support the early residents. It is also anticipated that the main foodstore for the new community will be developed during this phase which will both help support self-containment and will provide support for the development viability of this phase.

11.7 During Strategic Phase 1 a start may also be made on the construction of the Village Centre to the north of the Knowle Road, which would help support new residential development in that area. In total, approximately 650 home completions are anticipated during this phase, close to the A32 both north and south of the Knowle Road. In terms of timing, the infrastructure and site preparation works are likely to commence in 2015, broadly in line with the Core Strategy. Housing completions are expected to commence from 2016. This reflects the longer lead-in time for undertaking initial site preparation and utilities infrastructure than was anticipated at the time the Core Strategy was adopted. (See the housing trajectory in the next section for details of projected housing completions.)

11.8 In transport terms this phase will need to be supported by the first Bus Rapid Transit services that will initially be routed on the A32 to serve the early development on the site. In addition it is anticipated that the work on creating an all-moves Junction 10 will be undertaken during this phase, although that project may not be fully completed until the end of first Strategic Phase or the start of the second.

11.9 To the east of the A32, the first primary school will be delivered in Strategic Phase 1. This will replace the temporary primary school arrangements that will be required from the first housing completions in 2016-2018. Similar to the District Centres, delivery of the first school at the new community will provide much needed community services to support the early residents. In order to ensure that the school can be accessed, the pedestrian and cycle bridge on the A32 will also be required during Strategic Phase 1.

11.10 Employment development during this phase will be focused on the District Centre to the west of the A32. Towards the end the phase, it is anticipated that development will commence on the employment area to the east of the A32, close to Junction 10.

11.11 During the first strategic phase the new community's green corridor network will begin to be delivered, concentrating initially on enhancements to existing links which relate to the areas being developed at this stage. This will include

provision for safe and convenient pedestrian and cycle access to Henry Cort Community College.

11.12 Strategic Phase 2 (2020-2025)

The second strategic phase will involve development extending west from the A32 and along the Knowle Road. Approximately 1,420 home completions are anticipated during this second phase and these will need to be supported by the fully-completed all-moves Junction 10 and by alterations to the BRT services to serve the Knowle Road and the first new community spine road parallel to the A32 and west of the District Centre.

11.13 This phase will also focus on developing the key new community employment areas. This will include substantially completing the employment area east of the A32 as well as making a start on the area to the south of the District Centre and Dean Farm. Ensuring that the main employment areas are developed early in the plan period will help to provide work opportunities early on for new residents and so support self-containment.

11.14 The green corridor network and the first significant green open spaces will be delivered during the second strategic phase. Towards the end of this period, work is anticipated to begin on formalising the main central park (The Downs) to ensure that the growing number of residents have sufficient formal green infrastructure.

11.15 Strategic Phase 3 (2025-2031)

The third strategic phase will involve delivering almost 2,000 new homes, in the central areas of the site and to the north of the Knowle Road. The large scale of residential development during this period will need to be supported by further educational facilities, including the completion of the secondary school to the east of the A32 and of the second primary school to the north of the Knowle Road.

11.16 This phase will involve significant delivery of green infrastructure, including the completion of The Downs central park and the laying out of community and school sports pitches, mainly to the east of the A32.

11.17 This strategic phase is likely to involve the final completion of the District Centre and of the Village Centre and also of the 'B1 Use Class' employment area west of the A32. At this stage the new community from the central park in the westwards will be substantially complete and will be beginning to mature. By the end of strategic phase 3 there will be over 4,000 households living at the new community.

11.18 During this period, the main internal roads network will be developed, including the 'box' spine roads which will allow for the final routing of the BRT to be implemented by the end of this strategic phase. The completion of the main spine road network will also facilitate work to commence of the Local Centre to the west of Dean Farm.

11.19 Strategic Phase 4 (2031-2041)

The final strategic phase will see the full completion of the new community. During this ten-year period, approximately 2,500 homes will be completed, mainly in the far south and west of the site, but also in the far north near Hoads Hill.

- 11.20 The development in the south and west will be supported during this period by the completion of the Local Centre west of Dean Farm and of the third primary school to the south of the Local Centre.

Further Infrastructure Phasing and Prioritisation Work

- 11.21 The initial assessment of infrastructure requirements on which the approach to phasing set out above is based, has taken into account the emerging concept masterplan for the development as well as the various legislative requirements and policy aspirations for the new community. Overall this infrastructure planning has allowed an initial position to be set out in this draft plan on infrastructure requirements, costs, thresholds for delivery and expected timescales for when it is required.

- 11.22 All of the outcomes of the initial infrastructure planning are subject to review to take into account further work that remains to be undertaken between the publication of this version of the plan and the publication of the Pre-Submission NCNF Plan later in 2013. This further work will include refinement of the concept masterplan and development of a robust phasing plan for the development. The need and priorities for the infrastructure set out in the Infrastructure Delivery Plan will also be tested with reference to continued pressure on development viability.

Housing Trajectory

- 11.23 The following four tables set out the housing trajectory for the new community, divided into the four broad strategic phases as set out above. This trajectory has been developed using a wide range of evidence sources, including the site capacity work undertaken through the concept masterplanning¹¹², as well as the NCNF Housing Market Assessment¹¹³ and the on-going site development viability work¹¹⁴. As with the phasing approach, the housing trajectory is subject to change in the coming months as the evidence base is refined and further discussions with the landowners and other interested parties make progress.

¹¹² NCNF Concept Masterplan Reports (LDA Design, August 2012 and March 2013)

¹¹³ NCNF Site Specific Housing Market Assessment (DTZ / Wessex Economics, March 2013)

¹¹⁴ This work is not yet complete and will be published alongside the Pre-Submission version of the NCNF Plan.

Table 11.1: Housing Trajectory for Strategic Phase 1

	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Delivery projections	0	90	120	220	220	650
Cumulative delivery	0	90	210	430	650	

Table 11.2: Housing Trajectory for Strategic Phase 2

	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL
Delivery projections	220	300	300	300	300	1,420
Cumulative delivery	870	1,170	1,470	1,770	2,070	

Table 11.3: Housing Trajectory for Strategic Phase 3

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Delivery projections	300	300	320	320	360	360	1,960
Cumulative delivery	2,370	2,670	2,990	3,310	3,670	4,030	

Table 11.4: Housing Trajectory for Strategic Phase 4

	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41	TOTAL
Delivery projections	320	320	320	320	320	200	200	200	140	130	2,470
Cumulative delivery	4,350	4,670	4,990	5,310	5,630	5,830	6,030	6,230	6,370	6,500	

Development Deliverability

11.24 Development viability is a key consideration for the new community. The infrastructure requirements are substantial, and delivering a successful, sustainable community will be a challenge. The National Planning Policy Framework requires plans to be deliverable and this means that the proposals set out in the NCNF Plan should allow for competitive returns to willing landowners and site developers¹¹⁵. Ultimately, the development will only proceed if it is viable.

11.25 On the basis of the early findings of the on-going development viability work for the new community, the Council remains confident that a viable and deliverable plan can be achieved. Nevertheless, the challenge posed by the current weakness in the housing market is acknowledged. Therefore, it is vital that every aspect of the proposals for the new community is examined in terms of its impact on viability and the funding sources that are being assumed. The Council recognises this and is supplementing the ongoing assessment of infrastructure with work to deliver an Infrastructure Funding

¹¹⁵ [National Planning Policy Framework](#), paragraph 173 (DCLG, March 2012)

Strategy. The aim is for the Infrastructure Funding Strategy to provide a long-term blueprint for delivery of the new community, which will assist all parties in coordinating their actions beyond the formal planning process.

- 11.26 The funding strategy work builds upon the draft Infrastructure Delivery Plan by considering what options there are for funding the identified infrastructure and putting forward proposals to improve the finances and the quality of the development. There will be an ongoing process of considering infrastructure requirements, priorities for delivery, viability of the development and the availability of funding which will evolve with the concept masterplan for the new development. At this point, the infrastructure identified in the Infrastructure Delivery Plan is considerable, and the Council has to consider the options in the initial Funding Strategy work to determine what scope there is to improve the viability and deliverability of a successful new community. Ultimately, the final Funding Strategy will set out actions for each party to take in ensuring that the development is deliverable.
- 11.27 In addition to the Infrastructure Funding Strategy, the Council will undertake a robust exercise, in liaison with the site landowners and other interested parties, to address the viability of the early phases of the development in particular. This exercise will consider a number of approaches to improve development viability:
- Continued infrastructure planning will consider ways to reduce the overall cost of infrastructure requirements, whilst still allowing the necessary infrastructure to be delivered;
 - Further infrastructure phasing work will examine whether infrastructure can be provided at a later date than previously assumed without impacting on sustainable development or undermining the vision for the new community;
 - Discussions with landowners will examine the potential to bring forward in time opportunities for delivery that are revenue positive;
 - Analysis will be undertaken to ensure that standards and policy targets being imposed through the NCNF Plan are necessary and justified, particularly where these give rise to additional costs on the development;
 - A flexible approach will be taken to the requirements for affordable housing to ensure that these are not a barrier to overall development deliverability.
- 11.28 On-going viability review
Given the long period over which the new community will be developed and in light of the prospect of gradually improving economic and housing market conditions, a phase by phase review of viability will be required. This will enable the plan to operate in a flexible way and will help to ensure that the overall comprehensive development can be delivered within the plan period.
- 11.29 This on-going review process, alongside normal plan monitoring, will be the starting point for negotiations with the landowners and infrastructure providers and will provide a basis for agreements to be reached on a range of aspects,

such as, the precise timing of infrastructure delivery and the level of affordable housing at each phase.

Developer Contributions

- 11.30 Developer contributions will be required as part of the overall funding package to deliver the infrastructure required to support the new community. In addition, developer contributions will be required to mitigate the impacts of the development in other ways, such as funding off-site mitigation projects to reduce visitor impact, particularly at internationally protected sites on the Solent coastline. The nature and scale of the contributions required will be determined at the planning application stage and based on the policies within this Plan and the supporting evidence, some of which is yet to be completed as set out in the sections above.
- 11.31 Traditionally, Section 106 Planning Obligations¹¹⁶ have been used to secure developer contributions. More recently, Community Infrastructure Levy (CIL) has been introduced to secure tariff-based developer contributions for all relevant development. The Council is bringing forward CIL and the charging schedule sets out how much CIL different types of development within the Borough will have to pay after that date¹¹⁷.
- 11.32 In introducing CIL, the Council has committed to an early review of CIL in line with the preparation of the Pre-Submission Draft NCNF Plan. The intention is to adopt the reviewed CIL charging schedule at the same time as the NCNF Plan in the second half of 2014. This review will ensure that the rate(s) at which new community development will need to pay CIL will be consistent with the infrastructure planning and development viability evidence that supports the adopted NCNF Plan. The aligning of the review of CIL and the examination and adoption of the NCNF Plan will also provide clarity about the roles of Section 106 Planning Obligations and CIL in terms of what each mechanism is intended to fund in connection with the new community development. This will ensure that there is no 'double charging' of developer contributions which would harm overall development viability and run counter to government guidance.¹¹⁸

Development Construction Strategy

- 11.33 The phased construction of the new community will occur over a 25 year time period. This will require the careful management of construction related activity and impacts, including construction traffic, noise and dust to ensure that the construction of the new community does not significantly and adversely impact existing communities near the site. Planning applications will require conditions or suitably worded Section 106 agreements, prior to

¹¹⁶ This relates to agreements made under Section 106 of the Town and Country Planning Act 1990 (as amended).

¹¹⁷ Details of FBC's CIL Charging Schedule can be found at:

http://www.fareham.gov.uk/planning/local_plan/whatiscomminflev.aspx

¹¹⁸ [Community Infrastructure Levy Guidance](#) (DCLG, December 2012)

approval. These will cover:

- An indicative programme for carrying out the works;
- Management of traffic visiting the site, including which roads can be used for haulage and what areas can be used as holding areas;
- Off-site signage;
- Measures to minimise and mitigate dust on site;
- Measures to minimise the noise generated by the construction process;
- Design and provision of site hoardings;
- Provision of off road parking;
- Measures to prevent the transfer of mud and other materials onto the public highway;
- Measures to minimise the potential for the pollution of ground and surface water; monitoring of groundwater;
- Measures to manage waste produced on site (whether through demolition/site clearance or of new building materials) and to maximise the recycling and reuse of such materials¹¹⁹;
- Measures to minimise the impact of vibration from the construction processes;
- Location and design of site offices and construction vehicle access points;
- Arrangements for consultation and liaison during the construction process with the residents and businesses near and adjoining the site;
- An assessment of the impact on water quality, habitat management and aftercare of assets; and
- Measures to minimise impacts on biodiversity, including habitats and species along with connections with the wider environment.

Local Skills

- 11.34 The long term nature of the development offers the opportunity to enhance local skills in the field of construction during the development period. The developers will be required to submit employment and training plans which demonstrate how local people will be able to participate in construction skills training and be employed in the construction of the new community. This should relate to the full range of development proposed on site including homes, non-domestic buildings and infrastructure works.

Quality Control

- 11.35 Delivering a high quality, successful community north of Fareham will require a collaborative arrangement between the Borough Council, other public sector organisations and the community, as well as the developers. This plan has outlined a number of mechanisms to ensure quality of delivery is maintained over the plan period. The main quality controls include:
- The NCNF Plan and supporting concept masterplan provide the overall planning framework for the delivery of the new community;

¹¹⁹ See also the section on 'Construction waste' and Policy NC34 within Chapter 9.

- The Draft Infrastructure Delivery Plan and Infrastructure Funding Strategy will set out a framework to coordinate actions by the various parties to ensure arrangements are in place for the delivery of necessary infrastructure;
- The forthcoming Strategic Design Code will set out the principles for the appearance and layout of the new development, covering such elements as the design and layout of buildings and streets; and
- A framework of targets and indicators, based on the final draft plan, will be monitored and the results published regularly in the Authority Monitoring Report.

NC38 – Implementation, Phasing and Construction

The development of the new community shall be implemented in accordance with the Phasing Plan and the Infrastructure Delivery Plan, unless it can be demonstrated that suitable relevant infrastructure is available and the development can be adequately serviced. Proposals which would deliver unsustainable and isolated development will not be acceptable.

The careful management of construction related activity and impacts will be delivered via planning conditions or suitably worded s106 agreements.

All development proposals must be accompanied by an employment and training plan demonstrating how local people can develop relevant construction skills and find employment in the development of the new community.

Chapter 12

Monitoring and Review

The Monitoring Framework

- 12.1 This chapter sets out how the NCNF Plan will be monitored following its adoption.
- 12.2 The adopted Core Strategy contains a series of high level targets in relation to Policy CS13 which represent the essential components for the delivery of the new community. These targets however require review and refinement in order to bring them in line with the policies contained in this NCNF Plan. In addition, the production within this NCNF Plan of additional high level development principles and a suite of detailed policies to guide the development of the new community will require new monitoring targets and indicators. These will supplement the reviewed targets within the Core Strategy and together will form the monitoring framework for the NCNF.
- 12.3 The purpose of developing a monitoring framework is to provide a mechanism for assessing developmental progress of the NCNF against the overall vision and objectives for the new community as set in the NCNF Plan. This is of particular relevance where development targets are set within the policies of this Plan, such as for the delivery of housing or employment space, or for the provision of specific community, education and recreation facilities. However it should be recognised that much of the finer detail will only come forward through the planning applications and the development management process over the lifetime of the project.
- 12.4 Implementing the policies in the Plan depends upon the actions of a number of stakeholders and cannot be directly controlled. Further detail on how the various stakeholders are expected to contribute towards the overall delivery of the new community can be found in the Infrastructure Delivery Plan.
- 12.5 Assessment of the development progress of the NCNF against the identified policy targets will be undertaken on a regular basis through the Authorities Monitoring Report (AMR). The AMR also contains targets and indicators for all parts of the Fareham Borough Local Plan and as such it provides a regular performance overview of the Borough's development strategy.

Triggers for a Review

- 12.6 Monitoring of these indicators will establish the extent to which the vision for the new community is being achieved. This will help to identify areas where further action is required from the Council or other agencies identified within the monitoring framework. Taken together the targets and indicators provide a robust framework for assessing delivery of the plan. However, given the scale

and the evolving nature of the project it is unlikely that failure to meet one target would indicate that the Plan needs reviewing. The Plan has been designed to operate in a flexible way and this should allow most circumstances where a target has not been met to be addressed. Should monitoring indicate that the overall vision and objectives of the plan are not being achieved, the Council will consider the need to formally review the NCNF Plan. The need for this review will be identified through the Authorities Monitoring Report.

Glossary

Affordable Housing: Social rented, affordable rented and intermediate housing provided to eligible households who cannot afford accommodation through the open market. Eligibility to affordable housing is determined by local incomes and local house prices. Delivery of affordable housing may involve some form of subsidy for the provider as the incomes received by the developer will likely be a rate lower than what the developer would achieve on the open market.

Affordable rented: A form of affordable housing which is let by local authorities or registered private providers of social housing (e.g. housing associations). Affordable rented housing is subject to rent controls which limit the rent chargeable to a maximum of 80% of the local market rent.

All-moves junction: A junction where vehicles are able to make movements in all directions.

All-through School: An educational establishment providing nursery, primary and secondary schooling on one-site which is run as a single school.

Ancient woodland: Areas of land that have been continuously wooded since at least 1600 AD.

Authorities Monitoring Report (AMR): Report on how the authority is performing in regards to the delivery of the Local Development Scheme and relevant targets set out in development plan documents. Indicates where any remedial action is required to be taken.

Appropriate Assessment (AA): An appropriate assessment (AA) is required under the Habitats Directive (92/43/EEC) for any plan or project likely to have a significant effect on European sites designated for nature conservation. It forms part of a Habitats Regulations Assessment and should seek to establish whether the plan will adversely affect the ecological integrity of European sites.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.

Assarted: An area of land cleared of trees.

At-grade crossing: A pedestrian crossing which crosses a highway at the same level (i.e. not via a bridge or underpass).

B Use Class: Class of land and building use as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended). Includes B1 (offices, research and development, light industry), B2 (general industrial), B8 (storage and

distribution).

Biodiversity: The variety and diversity of life in all its forms, within and between both species and ecosystems.

Biodiversity Action Plan (BAP): An action plan to aid the protection and recovery of the UK's most threatened species and habitats.

Blackwater: Waste water that has been partially treated, but not to potable standards. It can be used for flushing toilets or garden irrigation.

BREEAM: This stands for the Building Research Establishment's Environmental Assessment Method. This is the preferred way of measuring the environmental sustainability of non-domestic buildings.

Brownfield Land: Previously developed land, or land that contains or contained a permanent structure and associated infrastructure.

Building Regulations: National standards, separate to the planning system designed to uphold standards of public safety, health, and construction. These regulations will include the requirement for all new homes to be zero carbon from 2016.

Bus priority measures: Highways schemes which facilitate priority movement for buses such as the provision of bus lanes, bus priority traffic lights and improved protection and access to bus stops.

Bus Rapid Transit (BRT): Term given to public bus transportation systems which provide a service that is of a significantly higher quality than an ordinary bus service through the use of high quality vehicles on a limited network of routes with dedicated vehicles and busways, linking major communities and employment centres with frequent, limited stop services.

Character area: The identity given to a development sub-area which is likely to be derived and influenced from features on the site on which it is located and the landscape which surrounds it.

Code for Sustainable Homes: A national standard for the sustainable design and construction of new homes which includes a range of levels from 1 to 6, with levels 5 and 6 representing zero carbon.

Combined Heat and Power (CHP): The use of a power generating facility to simultaneously generate both electricity and heat. The heat can then be used to supply heat and/or hot water via a network of pipes to nearby buildings.

Community building: A community building which provides flexible space that is able to accommodate a wide range of different community uses and services including community groups, sports and fitness classes, office uses, childcare and evening entertainment.

Community Infrastructure Levy: A planning charge on new development. The rate(s) (at pounds per square metre) is set in a charging schedule which balances the estimated total cost of infrastructure required to support development and the overall potential effects of the levy on the economic viability of development. The infrastructure needed to support new development, which CIL can help to pay for includes roads, schools and recreational facilities.

Comparison Goods: Retail items that tend to be purchased at infrequent intervals, whereby purchasers will 'compare' similar products on the basis of price and quality before making a purchase. These goods include clothing, household goods, leisure goods and personal goods and are sometimes termed 'durable' or 'non-food' goods.

Comprehensive Masterplan: A detailed depiction of a development that will include the layout of streets and buildings and open spaces.

Concept Masterplan: A visual depiction of the character, capacity and constraints of the site, as well as the broad distribution of land uses and the extent of the site area necessary to provide the required scale of the development. It provides a clear basis for a more 'comprehensive masterplan' that will be developed by the site promoters to accompany future planning applications.

Convenience Goods: Retail items that tend to be purchased frequently and regularly. Primarily foodstuffs and food products, but also includes day-to-day purchases such as cigarettes or newspapers, although it excludes food and drink for consumption on the premises and hot food for consumption off the premises.

Core Strategy Policy CS13: Policy CS13 is located within the adopted Core Strategy (Local Plan Part 1) for the Borough and sets out the broad principles for the New Community North of Fareham (formerly the North of Fareham Strategic Development Area). The approach of the NCNF Plan (Local Plan Part 3) must be in general consistency with Policy CS13.

Designated heritage asset: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Developer contributions: Contributions made by a developer to remedy the impact of development, either by paying for work to be carried out or by directly providing facilities or works either on or off-site. Traditionally achieved through a Section 106 agreement, more recently these are being achieved through the Community Infrastructure Levy.

Development Plan: The Development Plan for the Borough sets out the parameters for all development in the Borough. It comprises of the Fareham Local Plan (Parts 1, 2 and 3) and the Hampshire Minerals and Waste Development Framework.

Development Plan Document (DPD): Spatial planning documents that have development plan status. They cover a range of policy areas that will undergo a process of consultation and are subject to revision following independent

examination by the Planning Inspectorate.

District Centre: The main centre and focal point within the new community, consisting of shops and facilities, as well as essential community infrastructure. It is positioned below Fareham Town Centre in the hierarchy of centres, but above local centres.

Duty to Cooperate: The Localism Act 2011 requires that Local Planning Authorities work collaboratively with other bodies to ensure that strategic priorities across local administrative boundaries are properly coordinated and clearly reflected in individual Local Plans. A duty to cooperate statement will accompany the Pre-Submission NCF Plan.

Eco-town: Policy introduced in 2007 to deliver new towns with high standards of sustainable living. "Planning Policy Statement: Eco-towns - A supplement to PPS1" (2009), set out standards for Eco-towns to meet. Although not formally revoked yet by the NPPF, it has been almost entirely superseded by it.

Employment Areas: A combination of adjacent employment sites that together form a larger area that significantly contributes towards the provision of employment and economic development.

Employment Sites: Individual buildings or plots that contribute towards economic development. This may be an office block; an open storage yard; an industrial unit; a warehouse etc. A number of adjacent employment sites combined may form an employment area.

Energy Service Company (ESCo): A business delivering energy solutions to a community, usually with benefits of improved energy efficiency, reduced carbon emissions or cheaper bills. An ESCo may be public, private, hybrid or community owned organisations.

Environment Agency: An executive non-departmental public body responsible to the Secretary of State for Environment, Food and Rural Affairs who are principally responsible for managing air, land and water quality, as well as flood management.

European Sites: Defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010 these include a range of ecological sites designated for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. Designations consist of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) whilst Ramsar sites in England are also protected as European sites.

Evidence studies: The information gathered to support the preparation of the NCF Plan and underpin the plan's policies. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.

Extra-care housing: Housing that gives older people the opportunity to live independently in a home of their own, but with other services on hand if they need them. These extra facilities vary depending on the site, but can include 24-hour

access to emergency support and an on-site care team, rehabilitation services and day centre activities.

Family homes: Homes large enough to accommodate families. These are usually houses rather than flats and generally incorporating 3 or more bedrooms.

Flood zones: Defined by the Environment Agency, these are areas which are located within floodplains that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas. Areas designated as flood zone 3 have a 1% or greater (1 in 100) chance of being flooded by a river each year. Areas designated as flood zone 2 are outlying areas which are likely to only be affected by a major flood and have a 0.1% (1 in 1000) chance of being flooded each year.

Framework Travel Plan: Submitted alongside a planning application, this comprises an action plan of costed transport measures which need to be implemented as part of the proposed development.

Garden City: A development and design principle for planned new communities developed by Ebenezer Howard in the 19th century which aims to enhance the natural environment, provide high quality affordable housing and locally accessible jobs. Key principles include community ownership of land and long term stewardship of assets, high quality imaginative design including homes with gardens, mixed tenure homes which are affordable for ordinary people, a strong local jobs offer with a variety of employment opportunities within the garden city and easy commuting distance of homes, generous green space linked to the wider countryside, access to strong local cultural, recreational and shopping facilities, integrated and accessible transport systems and local food sourcing, including allotments.

Green buffer: An undeveloped, area of green space located between developments to prevent the coalescence of a new settlement with existing settlement areas.

Green corridor: A strip of land that provides a habitat sufficient to support wildlife, often through or around an urban environment. They also allow walkers; cyclists and horse riders to use them as routes of access or for recreation. Can include railway embankments, river banks and roadside grass verges.

Greenfield: Land that has not previously been developed.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental, accessibility and quality of life benefits for local communities. Green infrastructure may consist of parks and gardens; natural and semi-natural open space; wooded areas; cycleways and rights of way; outdoor sports facilities; amenity greenspace and recreation space; domestic gardens; village greens; play areas; allotments; community gardens; urban farms; cemeteries and churchyards; river and canal corridors and green roofs and walls.

Greywater: Wastewater generated from domestic activities such as washing machines, dish washers, sinks and baths.

Hampshire County Council: The county tier authority in which Fareham Borough is located. Hampshire County Council is also the statutory planning authority for highways, minerals and waste developments in non-unitary and non-national park local authority areas.

Habitats Regulations: Refers to the Habitats and Conservation of Species Regulations 2010 which provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

Habitats Regulations Assessments (HRA): The European Habitats Directive requires an 'appropriate assessment' of plans that either alone or in combination with other plans and projects are likely to have a significant impact on European designated sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Household Waste Recycling Centre: A small waste management facility provided and operated by Hampshire County Council to facilitate the disposal, recycling or composting of bulky or specialist domestic waste.

Housing Benefit: A government paid benefit that can help to pay housing rent for those on a low income or unemployed.

Infrastructure: The facilities and services needed for a place to function. This includes roads and utilities, as well as schools, GP surgeries, libraries and other community facilities.

Intermediate housing: A form of affordable housing which comprises homes which are for sale or rent and are provided at a cost below market levels, but above social rented values. Commonly this type of housing consists of shared ownership and as with other types of affordable housing, availability to it relies on meeting the qualifying criteria set by local authorities.

Knowledge Economy: An economy characterised by the increasing importance of science, research, technology and innovation in knowledge creation and the use of computers and the internet to generate, share and apply knowledge.

Lifetime Homes: A standard comprising of 16 design criteria intended to make homes more easily adaptable for lifetime use at minimal cost. The UK Government has an intention to work towards all new homes being built to Lifetime Homes Standards by 2013.

Listed buildings: A building that is included on a list of buildings which are

considered to be of sufficient historic or architectural interest to merit special protection.

Local centre: Local Centres deliver basic services which meet the localised everyday needs of residents. They include a variety of small scale retail and employment uses, alongside local community, leisure and education facilities.

Local Development Documents: A term referring to both Development Plan Documents and Supplementary Planning Documents.

Local Development Scheme (LDS): A timetable setting out the programme of preparation of local development documents, as required by The Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008 and the Localism Act 2011.

Local Plan Part 1 (Core Strategy): This is the Council's overarching planning document, which defines how and where development will be located in the Borough. Together with Local Plan 2 (Development Sites and Policies) and this document, it forms the Development Plan for the Borough.

Local Plan Part 2 (Development Sites and Policies): This will be the Council's document which sets out the preferred approach to managing and delivering development for the Borough to 2026, as set out in the Core Strategy. The Local Plan 2 will allocate sites principally for housing, employment, retail and community facilities, review and designate planning areas (for example settlement boundaries and strategic gaps), and set out development management policies.

Local road network: All roads not part of the Strategic Road Network. These include non-primary A-roads, B-roads and C-roads. These are managed by the local highway authority (Hampshire County Council) and include the A32.

Local Transport Plan: Plans that set out the local highway authority's (HCC) policies and strategy on transport. They are submitted to central Government, which approves and provides funding for the measures contained in the plan. The currently adopted plan is LTP3.

Localism Act 2011: An act of parliament which introduces changes to the planning system, including the revocation of the Regional Spatial Strategies (subject to SEA), the introduction of neighbourhood planning and changes to the Community Infrastructure Levy (CIL).

Mixed Use: Development which combines two or more types of land use such as residential, office, industrial, retail, service, community or leisure.

Montague Review: Report published in August 2012 which encourages greater investment in build-to-let and specifically, investment in the large-scale development of homes built specifically for private rent by professional organisations.

Multi-Utility Services Company (MUSCo): A business delivering energy, water, telecommunications and other utility services to a community, usually with benefits

of improved energy efficiency, reduced carbon emissions or cheaper bills. A MUSCo may be a public, private, hybrid or community owned organisation.

National Planning Policy Framework (NPPF): Introduced in March 2012, this new framework sets out the Government's planning policies for England and how these are expected to be applied. It provides the framework within which local councils can produce local plans, which reflect the needs and priorities of their communities.

Natural England: An executive non-departmental public body responsible to the Secretary of State for Environment, Food and Rural Affairs, whose purpose is to protect and improve England's natural environment and encourage people to enjoy and get involved in their surroundings.

New Community North of Fareham (NCNF) Plan: This is the name given to this planning document which sets out how the New Community North of Fareham will be delivered. This document will also provide the framework against which all future planning applications for the NCNF will be assessed. Formerly known as the North of Fareham Area Action Plan, it also forms Part 3 of Fareham's Development Plan (The 'Local Plan').

Nursery / pre-school: Facilities providing a range of childcare and/or semi-structured early education for pre-school age children.

Ordinary Watercourse: A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (not public sewers) and passages through which water flows. They are the responsibility of the Lead Local Flood Authority which is Hampshire County Council.

Partnership for Urban South Hampshire (PUSH): A partnership of the 11 local authorities in the South Hampshire Sub-Region set up to co-ordinate economic development, transport, housing and environmental planning policy.

Passivhaus: An energy efficient building standard which provides a high level of occupant comfort while using very little energy for heating and cooling. Named after the German homes which first adopted this approach.

Planning Inspectorate (PINS): An executive agency of the [Department for Communities and Local Government](#) (DCLG) which deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales.

Planning Obligation: An action that must be undertaken by a developer/landowner or a financial contribution that must be paid as a consequence of a legal agreement signed under Section 106 of the Town Country Planning Act 1990 (as amended).

Planning Policy Statements (PPS): Subject specific Government guidance, advice and policies on national land use planning in England which replaced Planning Policy Guidance (PPGs) notes. PPSs have been predominantly revoked through the adoption of the National Planning Policy Framework.

Policies Map: Forms part of the Fareham Local Plan and will, once this plan is adopted, 'fix' key elements of the new community development including; the extent of the plan boundary, the extent of the built development, the location of the principal vehicular access points for the site, the location of the secondary school and relevant policy and environmental designations. It was formerly known as the 'Proposals Map'.

Pre-Submission Draft: Name given to a specific stage of the plan making process, established by Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The next draft of this plan will be the Pre-Submission Draft.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure and any associated fixed surface infrastructure. There is no presumption that PDL is necessarily suitable for housing development, or that the whole of the land curtilage should be developed.

Primary Care Centre: A local health centre building housing GPs and nurses potentially alongside other healthcare provision such as dentists, opticians, therapists and a pharmacy.

Private rented housing: Houses on the open market available for rent from a private landlord or letting agency.

Public Transport Plan: A description of the public transport services that a development area will provide over a certain time period including details of service provision, routes, any operational subsidy, the timing of provision in relation to development phasing, and measures to promote (and subsequently increase if required) use of the service during the life of the development.

Ramsar sites: Internationally important wetland areas given international protection under the Ramsar Convention 1971 and statutory protection in the UK under the Habitats and Conservation of Species Regulations 2010 ("Habitats Regulations").

Rat-running: Using a shortcut on secondary or local residential roads instead of using the intended main route in order to avoid heavy traffic and/or other traffic delays.

Scheduled Ancient Monument: Nationally important site or monument given legal protection by the Ancient Monuments and Archaeological Areas Act 1979, through being placed on a list, or 'schedule'.

Section 106 agreement: A legally-binding agreement between a local planning authority and a land-developer/applicant in order to legally secure provision of a particular aspect/item of infrastructure as required by planning permission. The name refers to Section 106 of the Town and Country Planning Act 1990 (as amended) which provides the power to make these legal agreements.

Self-contained community: A development which enables people to live, work and undertake leisure and recreation activities in the same place, therefore reducing the

need to travel and to use cars.

Semi-natural greenspace: Accessible greenspace which is natural and enhances natural features and conserves biodiversity. These spaces should be clean, litter free, well signed and with clear footpaths.

Settlement buffer (or gap): An area of generally undeveloped and open land between two settlements that is important for maintaining the physical separation of settlements or the perception of settlement separation. Settlement gaps can be used for a variety of things, including agriculture or green infrastructure, but their use should not reduce the open nature of the land. The term 'settlement gap' is generally synonymous with 'strategic gap'.

Sheltered accommodation: Independent, self-contained homes for older people often within a block or small estate, with a dedicated warden.

Site of Importance for Nature Conservation (SINC): A local site which has high nature conservation importance but is not covered by statutory national and international designations. The SINC system in Hampshire is managed by Hampshire County Council on behalf of the Hampshire Biodiversity Partnership.

Site of Special Scientific Interest (SSSI): A site of special scientific interest is identified by English Nature under section 28 of the Wildlife & Countryside Act 1981 as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.

Smart ticketing: The use of one-ticket to enable travel on a range of different public transport types and routes.

Smarter Choices: A package of measures aimed at influencing travel behaviour with the overall aim of reducing reliance on single occupancy car trips and promoting sustainable travel behaviour.

Social infrastructure: Comprises core public infrastructure and service provision such as doctors, dentists, schools, libraries, community centres and places of worship. Social infrastructure provision is integral to the creation of sustainable communities as it contributes to holding communities together; it provides services and facilities that meet the needs of residents, helps promote social interaction and contributes to enhancing the overall quality of life within a community.

Social rented: A form of affordable housing which is owned by local authorities or registered private providers (e.g. housing associations). Through the national rent regime, rents are set at artificial levels which are significantly lower than the market value. This form of affordable housing has now been largely replaced by 'affordable rented' homes.

Solent Disturbance and Mitigation Project: A project to determine visitor access patterns around the coast and how their activities may influence the internationally protected populations of overwintering wading and wildfowl birds along the Solent coastline.

Solent Enterprise Zone: Designated employment zone based around Daedalus Airfield in Fareham and Gosport. Solent Enterprise Zone was in the second wave of enterprise zones which were introduced by central Government in 2011, as areas to attract high-quality employment due to the implementation of superfast broadband, lower taxes, and low levels of regulation and planning controls.

Source Protection Zone (SPZ): Areas defined by the Environment Agency around groundwater sources such as wells, boreholes and springs which are used for public drinking water supply. Development is restricted within the zones in order to reduce the risk of contamination to the groundwater supply from any land use activity.

South East England Regional Assembly (SEERA): Former regional governance tier for the South East England region, which was responsible for the development of the South East Plan. SEERA was dissolved in March 2009 with its functions being assumed by a new organisation, the South East England Partnership Board, a conglomeration of various regional tiered governance bodies.

South East Plan: The Regional Spatial Strategy for the South East of England which was adopted in May 2009, but which has recently been revoked by the Government. It consisted of a strategic planning document which sets out the long term spatial planning framework for the South East Region over the period 2006-2026.

South Hampshire Sub-Region: The name given to the urban conurbation located around the south coast cities of Portsmouth and Southampton. The South Hampshire Sub-Region is an important economic area which was formed in 2003, to ensure that economic success was underpinned by consistent and effective planning to provide adequate housing, facilities and services.

Special Areas of Conservation (SACs): Internationally important areas of wild animals, plants and habitats which have been given international protection under the EU Habitats Directive and in the UK under the Habitats and Conservation of Species Regulations 2010 ("Habitats Regulations") due to their status being rare, endangered or under particular threat.

Special Protection Areas (SPAs): Internationally important areas for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries which have been given international protection under the EU Birds Directive 1979. These sites are given enhanced protection in the UK through the Site of Special Scientific Interest (SSSI) status that all SPAs also hold.

Spine streets: Name for a main road which provides a strategic route through an area or between areas.

Statement of Community Involvement (SCI): Sets out the standards to which the local planning authority will involve and consult with the community in the preparation, alteration and continuing review of local development documents and

also on policy applications and how these standards will be achieved. All local development documents must reflect upon how, in their preparation, they have complied with the SCI.

Strategic Development Area (SDA): Major new housing and employment settlements that will have a variety of types, sizes and tenures of new housing together with supporting health, community, social, retail, education, recreation and leisure facilities, green space and other identified requirements. The inception of the NCF was through its identification as the North of Fareham Strategic Development Area in the South East Plan.

Strategic Environmental Assessment (SEA): An internationally used term to describe the environmental assessment to be applied to plans, policies and programmes.

Strategic Gap: Areas of open land/countryside between existing settlements, with the aim to protect the setting and separate identity of settlements, and to avoid coalescence; retain the existing settlement pattern by maintaining the openness of the land. The term 'strategic gaps' is generally synonymous with 'settlement gaps'.

Strategic Road Network (SRN): The network of motorways and primary A (trunk) roads in England. The SRN is managed by the Highways Agency and includes the M27.

Suitable Alternative Natural Greenspace (SANG): Existing open greenspace that can be enhanced to provide an attractive and local environment for people as an alternative to using nearby European sites (in the case of Fareham, the Solent Special Protection Area and Ramsar site).

Supplementary Planning Document (SPD): Provides additional guidance on development plan policies for a specific area or a specific topic which the local planning authority wishes to provide detailed policy guidance. SPDs do not create new policies; they only provide more detailed guidance on existing policies.

Sustainability Appraisal (SA): An assessment of the impact of policies from environmental, economic and social perspectives, to ensure that all policies and proposals reflect sustainable development policies.

Sustainable Community: Planned or modified communities which promote sustainable living through enabling environmental and economic sustainability, through the provision of appropriate transport, utilities and communications infrastructure. The promotion of social equity also forms an important part of a sustainable community.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby

watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Traffic management measures: Schemes to either reduce the flow or speed of vehicular traffic, which may include introducing speed limits, traffic calming, vehicle weight restrictions, and parking restrictions.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It should identify what measures will be taken to deal with the anticipated transport impacts of a scheme and how accessibility and safety for all modes of travel, particularly alternatives to the car such as walking, cycling and public transport can be improved.

Transport hub: A transport interchange for range of different public transport types including a waiting area, a ticket purchasing facility and timetable information.

Transport infrastructure: The physical structures which facilitate the movement of people, goods and services. Transport infrastructure includes roads, railways, waterways and airports.

Transport model: The technique of using a computer programme to forecast and analyse future traffic flows and movements for both existing and new road developments.

Transport for South Hampshire (TfSH): A partnership body with executive powers for transport matters for South Hampshire headed by the three Executive Members for transport at Portsmouth City Council, Hampshire County Council and Southampton City Council.

Transport Strategy: Overarching scheme which sets out the proposed accessibility and movement options for an area, setting the priority for public and private transport options and associated infrastructure development.

Urban Extension: Involves the planned expansion of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.

Village Centre: Village centres deliver basic services which meet the localised everyday needs of residents. They include a variety of small scale retail and employment uses similar to the Local Centre provision, but potentially alongside a limited number of larger scale community, leisure and education services.

Waste water treatment works (WWTW) / Sewage Treatment Works (STW): A plant treating domestic sewage effluent to enable a 'clean' discharge to be released or re-used in some non-potable uses, such as toilet flushing and watering gardens.

Appendix A

Review of the High Level Development Principles within Policy CS13 of the Core Strategy

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
<ul style="list-style-type: none"> • the new development will create an inclusive and cohesive community, built upon the principles of sustainability • the development will be an exemplar of sustainable design, and resource efficiency, and will minimise water consumption and carbon emissions arising from operational energy use in new and existing buildings and infrastructure within the SDA 	<ul style="list-style-type: none"> • The new development will create an inclusive and sustainable community that incorporates high standards of sustainable design, and resource efficiency and is resilient to climate change. Development will minimise energy usage, water consumption and carbon emissions. 	<p>The need to ensure the development will be 'cohesive' is a concept that was considered better expressed in the additional development principles covering design and character (set out in Policy NC2) and so was removed here to avoid duplication.</p> <p>The emphasis in the technical evidence¹²⁰ and in early engagement on the draft plan was for the creation of a sustainable community, incorporating robust standards of energy and water efficiency and sustainable design. The evidence also pointed clearly to the need for the community to be resilient to climate change and this has been incorporated into the new principle. Reflecting the above and the need to ensure that overall development viability is maintained, the reference to the creation of an 'exemplar of sustainable design...' was removed as it is no longer considered to be deliverable and is therefore not consistent with</p>

¹²⁰ And in particular, the NCF Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, August 2012).

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
		<p>national policy as expressed in the NPPF.</p> <p>The commitment to reduce water use and carbon emission from existing buildings on site was not considered deliverable as the plan has assumed that at least some of these existing buildings will remain unchanged. The reference to 'infrastructure' was considered unclear in this context and has been removed.</p> <p>The above changes made it appropriate to merge the first two high level principles into one.</p>
<ul style="list-style-type: none"> the development will provide up to 90,750 sq.m of employment floorspace, in a range of employment opportunities which contribute to sub-regional economic development objectives and contribute towards creating a high level of self containment and accessibility to reduce the need for commuting 	<ul style="list-style-type: none"> the development will provide up to 78,650 sq.m of employment floorspace, in a range of highly accessible employment opportunities which reduce the need for commuting and contribute towards self containment. 	<p>Evidence work on the economic development strategy¹²¹ and on the capacity of the site¹²² has underpinned the new target for employment floorspace in line with the overall quantum of residential development.</p> <p>The principle has also been revised to emphasise the need for the employment areas to be highly accessible and to reduce the need for commuting, as reflected in the economic development strategy. Although, the evidence suggests that employment provision within the</p>

¹²¹ Draft Paper on Employment and Workspace (HJA, Feb 2013)

¹²² NCNF Concept Masterplan Reports (LDA Design, August 2012 and March 2013)

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
		<p>new community will contribute to self-containment, the extent to which 'high levels of self containment' can be created is questionable and may prove undeliverable.</p> <p>The emphasis within the economic development strategy and the reduced overall level of provision points to the employment floorspace meeting the needs of new community and local existing residents, rather than meeting wider sub-regional economic development objectives. This element has therefore been removed from the principle.</p>
<ul style="list-style-type: none"> the layout will create a connected network of Strategic Green Infrastructure, open spaces and recreational facilities that respects and enhances the landscape qualities of the area and meets the needs of the new community; and avoids or mitigates the potential ecological impacts of the development, and provides a net gain in biodiversity in the area. The basis for developing a Green Infrastructure Strategy will be to conserve and enhance the existing landscape, historic and ecological 	<ul style="list-style-type: none"> The layout will create a connected network of Strategic Green Infrastructure, open spaces and recreational facilities that respects and enhances the landscape qualities of the area and meets the needs of the new community; and avoids or mitigates the potential ecological impacts of the development, and provides a net gain in biodiversity in the area. The Green Infrastructure Strategy is based on the need to conserve and enhance the existing landscape, historic and ecological features on the site and adjacent areas, whilst linking new and established green 	<p>A minor wording change was required to reflect that the NCNF green infrastructure strategy has now been prepared and is based on the factors set out in the principle.</p>

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
<p>features on the site and adjacent areas, whilst linking new and established green spaces within the built environment and connecting the urban area to its wider rural hinterland</p>	<p>spaces within the built environment and connecting the urban area to its wider rural hinterland.</p>	
<ul style="list-style-type: none"> the provision of Green Infrastructure to meet the recreational needs of additional residents, to contribute to the access networks to the natural environment and BAP targets to achieve a net gain for biodiversity, to make a positive contribution towards implementing the Partnership for Urban South Hampshire Sub-Regional Green Infrastructure Strategy, and to ensure that any potential adverse effects on nationally and internationally protected sites identified through the SA/ HRA work are avoided. Where adequate mitigation or avoidance measures cannot be achieved on site through the provision of Green Infrastructure a financial contribution will be sought to 	<ul style="list-style-type: none"> The provision of Green Infrastructure to meet the recreational needs of additional residents, to contribute to the access networks to the natural environment and Biodiversity Action Plan (BAP) targets to achieve a net gain for biodiversity, to make a positive contribution towards implementing the Partnership for Urban South Hampshire Sub-Regional Green Infrastructure Strategy, and to ensure that any potential adverse effects on nationally and internationally protected sites identified through the Habitat Regulations assessment (HRA) work are avoided. Where adequate mitigation or avoidance measures cannot be achieved on site through the provision of Green Infrastructure a financial contribution will be sought to provide off-site mitigation measures such as managing access to nationally or internationally important sites or the provision of off-site Green 	<p>The reference to the Sustainability Appraisal (SA) was removed as the potential impacts of the development on nationally and internationally protected sites has been identified through the Habitat Regulations Assessment (HRA) and not the SA. No other changes made.</p>

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
provide off-site mitigation measures such as managing access to nationally or internationally important sites or the provision of off-site Green Infrastructure	Infrastructure.	
<ul style="list-style-type: none"> green buffers will be incorporated into the layout to prevent coalescence with Knowle, Wickham, Funtley and Fareham 	<ul style="list-style-type: none"> Green buffers will be incorporated into the layout to prevent coalescence with Knowle, Wickham, Funtley and Fareham. 	No changes made.
<ul style="list-style-type: none"> the AAP and masterplan will be developed in accordance with the Emerging Transport Strategy, which is based on the following key principles; <ul style="list-style-type: none"> The SDA will have high levels of self containment; The SDA will address a significant proportion of trips through the development of robust reduce and manage policies; Bus Rapid Transit (BRT) will form a key component of the access strategy; 	<ul style="list-style-type: none"> Based on the revised Transport Strategy, the following key principles apply in relation to transport: <ul style="list-style-type: none"> To support the sustainability of the new community, the aim will be to create high levels of self containment; The development will address a significant proportion of trips through the development of robust reduce and manage policies; Bus Rapid Transit (BRT) will form a key component of the access strategy; Access will be via the A32 and junction 10 of the M27; The rate of development will be linked 	<p>The first part of this principle was revised to reflect the progress made on the NCNF Plan, the concept masterplanning and the revised transport strategy.</p> <p>References to 'SDA' have been replaced with 'development' to reflect the stage the plan has reached.</p> <p>The transport¹²³ and economic development¹²⁴ evidence indicate that the development may not be able to deliver 'high levels of self-containment' with any degree of certainty. As the commitment is potentially undeliverable, it needed to be revised to be consistent with</p>

¹²³ See the NCNF Transport Strategy (Parsons Brinckerhoff, March 2013)

¹²⁴ Draft Paper on Employment and Workspace (HJA, Feb 2013)

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
<ul style="list-style-type: none"> ○ Access will initially be via the A32 and junction 10 of the M27; ○ At a later stage a link road may be required from the A32 to junction 11 of the M27; ○ A phasing plan will be agreed, setting out how the rate of development will be linked to the funding and provision of the necessary transport infrastructure 	<p>to the funding and provision of the necessary transport infrastructure;</p> <ul style="list-style-type: none"> ○ Carefully designed transport interventions will minimise the traffic impacts on the local and strategic road network and mitigate any environmental impacts. 	<p>national policy. However, self-containment remains a key aspiration for the development and this is reflected in the overall approach of the transport and economic development strategies and the approach to community facilities on the site. The revised principle sets out this aspiration.</p> <p>In line with the transport strategy, the revised principle clarifies that access will be via the A32 and Junction 10 and not just for the initial phases.</p> <p>The reference to the potential need for a link road to Junction 11 has been removed, in line with the preferred option for development as set out in this plan and in the most recent NCNF Concept Masterplan¹²⁵.</p> <p>Reference to the need to agree a phasing plan has been removed. A draft phasing plan has been included within this version of the plan and this will form the basis of an agreed phasing plan in the Pre-Submission NCNF Plan.</p>

¹²⁵ NCNF Concept Masterplan Preferred Option Report (LDA Design, March 2013)

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
		This principle has been merged with the following one, on mitigating the impacts of development traffic, and this has been shortened to remove the reference to the BRT which is already covered in this principle.
<ul style="list-style-type: none"> the longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts. It will also need to help facilitate an effective Bus Rapid Transit system 		This principle has been merged into the previous one as set out above.
<ul style="list-style-type: none"> a balanced package of measures will be introduced to encourage smarter transport choices to meet the needs of the new development, and maximise the opportunities for sustainable travel; including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; connection to the Bus Rapid Transit system; and effective measures to mitigate the transport impacts of the proposed 	<ul style="list-style-type: none"> The development will incorporate a balanced package of measures to encourage smarter transport choices to meet the needs of the new development, and maximise the opportunities for sustainable travel; including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; connection to the Bus Rapid Transit system; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. 	The first few words of this principle have been revised to clarify the meaning. No other changes made.

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
development on the strategic and local road network		
<ul style="list-style-type: none"> the development will provide supporting social and physical infrastructure; including a range of convenience and comparison shopping, local employment, health, community and leisure facilities centred around a new district centre, together with provision for pre-school, primary and secondary education. Up to three local centres will be provided to act as neighbourhood hubs for the provision of social infrastructure and local employment opportunities 	<ul style="list-style-type: none"> The development will provide supporting social and physical infrastructure; including a range of convenience and comparison shopping, local employment, health, community and leisure facilities centred around a new district centre, together with provision for pre-school, primary and secondary education. Up to three local centres will be provided to act as neighbourhood hubs for the provision of social infrastructure and local employment opportunities. 	No changes made.
<ul style="list-style-type: none"> the layout will provide for a range of housing types, sizes and tenures to meet the needs of the new community and aim to provide between 30-40% affordable housing 	<ul style="list-style-type: none"> Each residential phase of the development will provide for a range of housing types, sizes and tenures, including affordable housing, to meet the needs of the community. The overall aim is to deliver between 30-40% affordable housing, subject to development viability and funding being available. 	<p>Reference to phases of development has been added to reflect the need for these aspects to be achieved throughout the full build-out of the new community and not only within one or two phases. Specific reference has been made to the need for each phase to include an element of affordable housing.</p> <p>The overall affordable housing target has been made subject to viability and the availability of funding. This change was made in order to be</p>

Current high level development principles (contained within Policy CS13)	New high level development principles (as set out in Policy NC1) which is proposed to replace the development principles within Core Strategy Policy CS13	Rationale for proposed changes
		consistent with national policy in light the on-going weakness in the housing market which puts pressure on overall development viability.
<ul style="list-style-type: none"> a Sustainable Drainage System will be fully integrated into the network of open spaces, to mitigate potential flood risk, allowing the SDA to adapt to climate change whilst providing biodiversity benefits and enhanced recreational opportunities. The development must also provide sewerage infrastructure 	<ul style="list-style-type: none"> Each main phase of the development will fully integrate Sustainable Drainage Systems into the network of open spaces, to mitigate potential flood risk, allowing the new community to adapt to climate change whilst providing biodiversity benefits and enhanced recreational opportunities. The development must also provide for both on-site and off-site sewerage infrastructure. 	<p>Reference to phases of development has been added to reflect the need for these aspects to be achieved throughout the full build-out of the new community and not only within one or two phases.</p> <p>The reference to 'SDA' has been removed.</p> <p>Clarification has been provided that both on-site and off-site sewerage infrastructure will be needed. This reflects the infrastructure planning evidence¹²⁶ and consultation evidence from sewerage undertakers.</p>

¹²⁶ NCNF Infrastructure Delivery Plan, Stage 1 Report (AECOM, February 2013)

Appendix B

NCNF Masterplan Options: Summary of Evaluation

The NCNF Concept Masterplan Options Study Report¹²⁷ provided the basis for the development of a range of options for taking the new community development forward. These options were used to create the Options Consultation document¹²⁸ that the Council published for consultation between 2nd and 31st July 2012. The options considered in that document and included in this assessment are as follows:

- Four overall masterplan and transport options;
- Four alternative locations for the District Centre;
- Two alternative locations for the secondary school;

Following the July 2012 consultation and alongside the second phase of concept masterplanning work, the following key factors were taken into account in analysing the various options:

- The July 2012 Options Consultation responses from the community and interested parties;
- The emerging NCNF Vision and the existing Core Strategy Vision;
- The Government's Garden City initiative and Creating Quality Places Standing Conference workshop held at FBC in January 2013;
- The Draft Sustainability Appraisal undertaken on the options being considered;
- The initial traffic modelling work undertaken in autumn 2012;
- The emerging Green Infrastructure Strategy including the mitigation of potential impacts of European protected sites on the Solent;
- Landowner aspirations;
- The infrastructure planning and emerging viability evidence work;
- Other completed and emerging evidence studies, including the Retail Study; the sports facilities assessment; the Smarter Choices and Parking Study and; the Employment Strategy.

Evaluation criteria

The analysis of the different options taking into account the factors listed above used the following criteria to assess the various options:

- **Emerging vision:-** Compatibility with the emerging vision of a stand-alone community that draws heavily on its surrounding landscape for quality and place-making, but with a strong relationship to Fareham. This involves a shift in character from wetland meadows and 'campus' influences in the south through more dense development with wide open spaces to wooded development in the north;

¹²⁷ NCNF Concept Masterplan Options Study Report (LDA Design, August 2012)

¹²⁸ NCNF Options Consultation (Fareham Borough Council, July 2012)

- **Core Strategy:-** Compliance with the Core Strategy vision and principles;
- **Consultation:-** Public consultation in July 2012 and on-going engagement with landowners and interested parties;
- **Green Infrastructure:-** Ability to deliver on-site green infrastructure including the mitigation of potential impacts of protected sites on the Solent;
- **Deliverability:-** The ability to deliver necessary site infrastructure and the overall viability of the development and;
- **Sustainability Appraisal:-** the performance of the option under the Draft Sustainability Appraisal which incorporates a draft Strategic Environmental Assessment.

Recommended Preferred Options

On the basis of the detailed assessment undertaken, a summary is provided below as a 'traffic light assessment'. The assessment recommended that the following options should be taken forward within the NCF Plan:

- Option 3 is the preferred overall masterplan and transport option;
- Location 1 is the preferred location for the District Centre;
- Neither of the two locations is recommended for the secondary school and a third alternative would need to be identified and assessed;

Key to the traffic light colours

Green	= More positive points than negative points
Amber	= A balance between positive and negatives
Red	= More negative points than positive points

Overall Masterplan and Transport Options

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Emerging Vision	<ul style="list-style-type: none"> • Provision of a new link road, together with easy access to M27 J10 & J11 makes this option too motorway focused, rather than Fareham focused. • Employment around J11 reduces the feeling of an integrated stand-alone community and would likely compromise sustainable movement patterns. • The A32 link road physically separates the NCNF from the countryside to the east, making it harder for the new community to relate and access the landscape. • Questionable whether employment at J11 could achieve design which is sympathetic with the immediate landscape (Portsdown Hill). 	<ul style="list-style-type: none"> • As Option 1, but the lack of an A32 link road allows a more positive relationship with the countryside to be maintained. • However, the lack of an A32 link also makes the J11 employment land even more remote and increases the anticipated unsustainable reliance on the car. 	<ul style="list-style-type: none"> • Focus on J10 and A32 improves perception of the new community as a place that is functionally related to Fareham, due to its more compact nature and physical connections. • No employment at J11 allows a better connection to exist between the new community and the countryside. • Developing the new community on both sides of the A32 forces the issue of severance to be addressed and forcing east-west movement infrastructure to be planned for. 	<ul style="list-style-type: none"> • The lack of any development to the east of the A32 removes the need to plan for any connections across it - effectively causing it to become a by-pass and a barrier to east-west movement. • The lack of any east-west connections restricts the relationship that this option has with the surrounding landscape and green infrastructure network. • The more limited size of development provided by this option is likely to restrict the level of supporting infrastructure which can be provided, therefore possibly making it more difficult to achieve a sense of cohesive community and increasing reliance on existing services and infrastructure in Fareham.

Page 361

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Core Strategy	<ul style="list-style-type: none"> • The quantity of housing provided by this option is in line with what is prescribed in the Core Strategy. • Employment space however is short of the Core Strategy target, but opportunities for additional jobs will exist at the development, particularly in retail, which would more than compensate for the employment space shortfall. • The provision of employment at J11, along with the A32 link does not represent local self-containment or sustainable access and would attract people from a wider catchment. • Any development at J11 would struggle to complement the local topography, landscape and historic structures. 	<ul style="list-style-type: none"> • Option 2 has the same housing and employment land-uses as option 1, but there is no A32 link to J11. • As such, without the A32 link, this scheme represents an even less self-contained scheme than option 1, albeit with some slight access improvements. • The employment area at J11 would operate largely in isolation from the main development which was a risk raised by the Inspector in removing reference to J11 development from the Core Strategy. 	<ul style="list-style-type: none"> • This option provides housing numbers which could reach the lower level of the range given in the Core Strategy. • Employment space however is short of the Core Strategy target, but opportunities for additional jobs will exist at the development, particularly in retail, which would more than compensate for the employment space shortfall. • The more compact layout of this option makes it more sustainable and integrated than options 1 & 2 which include development at J11. • There is enough space to create an employment area of sufficient size for it to play both a sub-regional and local role. 	<ul style="list-style-type: none"> • Housing numbers and employment space falls far below of Core Strategy requirement. • Employment space could be further reduced to allow housing numbers to increase, but that would leave an employment area that was of insufficient size to play a sub-regional role. • Option 4 would be the most compact and integrated development due to a lack of road severance. • The scale of this option is such that some of the facilities and services required by a self-contained community might not be viable due to a lack of funding availability.

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Consultation	<ul style="list-style-type: none"> Option 1 was preferred by the majority of public consultees on the basis of delivering the maximum number of homes and jobs in one location. The focus on J11 would enable better access to Fareham and would mean that the A32 could be downgraded. This option also represents the best separation of employment from housing, although others felt this to be a significant disadvantage (lack of sustainability). This option was preferred by PUSH, but was opposed by one of the two main landowners. 	<ul style="list-style-type: none"> This option was supported by the fewest public consultees. There was some support for the high number of homes and jobs which would be balanced by lower financial and environmental costs than option 1. Concern was expressed about the separation of employment from the new community. Option was opposed by both main landowners. 	<ul style="list-style-type: none"> Few public consultees supported this option. There was support for the balance between the large scale of development and the ability to integrate housing and employment on the same site. There was support for the viability of the development and its corresponding ability to deliver supporting infrastructure. Concerns about the capacity of J10 to accommodate the traffic generated [<i>since proved unfounded by modelling</i>]. Concern about overcoming the severance of the A32. This option was supported by other key stakeholders, including Winchester CC. One of the two main landowners supported a combination of options 3 and 4. 	<ul style="list-style-type: none"> Lots of public support for this option, second only to option 1, on the basis that this option has a comparatively small environmental impact. Support for the smaller scale of development was felt to be more in keeping with Fareham's needs [<i>despite the Core Strategy requirements</i>]. Some concern from those who felt that the scale of development would be inadequate to pay for the required supporting infrastructure. One of the two main landowners supports option 4, but in part because of a stated belief that the other landowner would prefer this option [<i>which was not the case</i>].

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Green Infrastructure	<ul style="list-style-type: none"> Higher level of housing would increase the level of green infrastructure required and this is not likely to be deliverable due to third party land ownerships. Extension of the development to the east of A32 makes it easier to deliver green infrastructure links through to Portsdown Hill. Inclusion of both sides of the A32 forces development to overcome the severance issue, improving east-west movement in the process. The new A32 link would however form a substantial new barrier to access the Wallingford valley. Relatively poor viability would make it harder to deliver the off-site green infrastructure. 	<ul style="list-style-type: none"> Would not suffer from the additional severance from a new A32 link like option 1 and therefore also increasing the viability of this option. Deliverance of off-site green infrastructure still likely to remain an issue however for option 2, due to the relatively poor viability. 	<ul style="list-style-type: none"> Not as well connected to the east as options 1 and 2, but better overall viability should assist in providing the sufficient quantity of green infrastructure. Development to the east of the A32 addresses the severance issue as with option 2, which should enable decent access to be provided from the new community to the Wallingford Valley. Lower level of housing reduced overall green infrastructure require which helps to ensure it can be delivered within land ownerships controlled by site promoters. 	<ul style="list-style-type: none"> The lack of development to the east of the A32 means there is no need to address east-west connections across the A32 which will isolate the community from the east. The need to find room for all land uses west of the A32 in this option places pressure on land availability and it may not be possible to deliver sufficient green infrastructure within land ownerships controlled by the site promoters.

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Deliverability	<ul style="list-style-type: none"> • The greater population and higher number of employees would maximise the viability of BRT and other services. • However, the development at J11 and the construction of the A32 link are extremely expensive items and have a very detrimental effect on viability. • Traffic modelling has demonstrated that use of J11 is the primary access would have significant adverse impacts on the strategic road network, including at J12. • Option 1 is the least viable option due to the high cost of the A32 link and improvements at J11. 	<ul style="list-style-type: none"> • More viable than option 1 due to the lack of the A32 link road, but still not as viable as 3 and 4. 	<ul style="list-style-type: none"> • More viable than options 1 and 2 and comparable with 4. • The higher housing numbers in option 3 compared to option 4 enable its relative viability to increase, if the proportion of market housing is increased. • The higher population and employee numbers make the viability of BRT and provision of other community infrastructure and services more viable than option 4. 	<ul style="list-style-type: none"> • Overall viability is comparable to option 3, but this option may not be able to provide the range of community infrastructure that option 3 could, due to the reduced housing numbers.

	Masterplan /Transport Option 1	Masterplan /Transport Option 2	Masterplan /Transport Option 3	Masterplan /Transport Option 4
Sustainability Appraisal	<ul style="list-style-type: none"> Option 1 was found to be the least sustainable due to a range of factors, including the isolation of employment at J11, the landscape sensitivity of land at J11 and the potential for flooding in the River Wallington floodplain. 	<ul style="list-style-type: none"> Option 2 performed in a very similar way to Option 1 in the Sustainability Appraisal, but was even less sustainable due to the lack of a link road to J11. 	<ul style="list-style-type: none"> Option 3 performed better than Options 1 and 2 overall. The key sustainability issues highlighted included the potential for some landscape and biodiversity impact east of the A32 and the potential for the A32 to act as a barrier to walking and cycling. 	<ul style="list-style-type: none"> Option 4 performed the best out of all the options for sustainability.

Page 366

Location of the District Centre

	District Centre Location 1	District Centre Location 2	District Centre Location 3	District Centre Location 4
Emerging Vision	<ul style="list-style-type: none"> Would facilitate creation of a strong feature at the main access point to the new community which provides strong connections with Fareham and a focus and landmark for residents and visitors. 	<ul style="list-style-type: none"> Similar to Location 1, but the focus of the new community would be moved further north weakening the links with Fareham. 	<ul style="list-style-type: none"> Does not provide a strong focus for those entering the new community Weakens the link to Fareham and creates more of a link to Knowle 	<ul style="list-style-type: none"> Creates a clear focus for the heart of the new community Link with Fareham is weak and there is no focus provided for those entering the new community.

	District Centre Location 1	District Centre Location 2	District Centre Location 3	District Centre Location 4
Core Strategy	<ul style="list-style-type: none"> Capable of complying with the Core Strategy. 	<ul style="list-style-type: none"> Capable of complying with the Core Strategy. 	<ul style="list-style-type: none"> Capable of complying with the Core Strategy. 	<ul style="list-style-type: none"> This location would make it difficult to ensure the centre was available until the later phases of the new community.
Consultation	<ul style="list-style-type: none"> Fewer people thought this option was the best as it was not the most central location. Location was supported by one of the two main landowners [<i>and has since been supported by the other main landowner</i>] 	<ul style="list-style-type: none"> Few people chose this location and those that did referred to its good accessibility for both new community and existing Knowle and Wickham residents. Some considered this location too peripheral to the development 	<ul style="list-style-type: none"> A significant number opted for this location as they considered it was central for the new community and could be accessed easily by all parts of the development. 	<ul style="list-style-type: none"> Similar to Location 3, this was chosen by many due to its central location. Some opted for Location 4 as they considered it would reduce the prospect of new and existing residents using the A32 to access the centre.
Green Infrastructure	<ul style="list-style-type: none"> Allows the centre to be fronted onto the central park. 	<ul style="list-style-type: none"> Location does not benefit from frontage onto the central park and is therefore harder to link into the green corridor network. 	<ul style="list-style-type: none"> Allows the centre to be fronted onto the central park. 	<ul style="list-style-type: none"> Allows the centre to be fronted onto the central park.

	District Centre Location 1	District Centre Location 2	District Centre Location 3	District Centre Location 4
Deliverability	<ul style="list-style-type: none"> • Close proximity of the centre to employment areas would help support its viability. • Access from adjacent A32 increases viability of the centre through passing trade and use buy residents in existing settlements. • Location allows early development of the centre which helps to improve viability. 	<ul style="list-style-type: none"> • Further away from employment areas weakens the viability of a centre at this location. • Other points are similar to Location 1. 	<ul style="list-style-type: none"> • There would be some viability support from Knowle for a centre at this location. • Further away from employment areas and from A32 weakens the viability of a centre at this location. 	<ul style="list-style-type: none"> • Centre would be unlikely to attract any trade from outside of the new community and so provides the weakest viability prospect. • Distance and lack of clear connection with the employment areas also harms viability.
Sustainability Appraisal	<ul style="list-style-type: none"> • This location was not considered to raise any significant sustainability issues. • It was considered to be a marginally less sustainable location than Location 4. 	<ul style="list-style-type: none"> • Performed least well in the Sustainability Appraisal due to the more peripheral location and greater difficulty of accessing a centre at this location by foot or cycle. 	<ul style="list-style-type: none"> • As with Location 1, this location was not considered to raise any significant sustainability issues. • It was considered to be a marginally less sustainable location than Location 4. 	<ul style="list-style-type: none"> • This location was considered to be most sustainable as it was central to the new community.

Location of the Secondary School

	Secondary School Location 1	Secondary School Location 2
Emerging Vision	<ul style="list-style-type: none"> • Location would provide a clear link between Fareham/Funtley and the new community. • Provides some potential for an education cluster with the new primary proposed to the north of the Location 1. • No clear connection could be achieved with any of the district centre locations. 	<ul style="list-style-type: none"> • Also provides a link between Fareham and the new community, although this would be focused more on access by motor vehicles • Provides some potential for an education cluster with Boundary Oak School • No clear connection could be achieved with any of the district centre locations.
Core Strategy	<ul style="list-style-type: none"> • Capable of complying with the Core Strategy, although location would be likely to result in the later delivery of a secondary school due to the need to create new roads to access the site. 	<ul style="list-style-type: none"> • Capable of complying with the Core Strategy.
Consultation	<ul style="list-style-type: none"> • This was the more popular location with many people approving of the links with Fareham and considering that the other location was too peripheral to the new community. 	<ul style="list-style-type: none"> • This was less favoured and a significant number of people thought that a secondary school at this location would be too peripheral and too close to the motorway.
Green Infrastructure	<ul style="list-style-type: none"> • It would be relatively easy to link a school at this location to the green corridor network. • However, the constraints on land within the main body of the new community would limit the areas available for landscaping 	<ul style="list-style-type: none"> • Allows for an effective integration of the secondary school with the countryside to the east. • Provides some potential for integration with the green corridor network east of the A32, but more difficult to access areas west of the A32. • As land east of the A32 is less constrained, there would be more potential for landscaping and additional green infrastructure linked to the school.

	Secondary School Location 1	Secondary School Location 2
Deliverability	<ul style="list-style-type: none"> Location 1 would be difficult to access early in the new community development and this may delay delivery of the secondary school. 	<ul style="list-style-type: none"> Proximity to A32 allows for early delivery of a secondary school.
Sustainability Appraisal	<ul style="list-style-type: none"> This location performed marginally better than Location 2. The key issues were the better potential for pedestrian and cycle links to the main body of the new community and to Fareham and due to the reduced potential here for impacts on landscape and site biodiversity. 	<ul style="list-style-type: none"> Although this location did not perform poorly in sustainability terms, there were issues in relation to the impact on biodiversity and landscape east of the A32. This would apply equally to any development proposed in this location and a school, with substantial playing fields and landscaping, could offer better mitigation than other forms of development. The location was considered to be less easily accessible by foot and cycle than Location 1.

Appendix C

List of Evidence and Background Documents

Evidence Documents

These documents have been specifically commissioned by Fareham Borough Council and produced on their behalf (largely by consultants) in order to specifically support the development of the NCNF Plan. All evidence documents are currently unpublished (unless indicated by *) and will be made publically available at the beginning of the public consultation on 29 April (unless indicated by **).

Title	Date finalised	Author
Outcomes of the Chelmer Demographic Model for the NCNF	2011 & 2012	Cambridge Econometrics
Draft Paper on Employment and Workspace	February 2013	Hardisty Jones Associates (HJA)
Dynamic Demographic Analysis of the New Community North of Fareham	June 2012	Cambridge Econometrics
Fareham Borough Housing Needs Assessment Update	August 2012	DTZ
Fareham Retail Study 2012 – NCNF Supplementary Retail Paper	December 2012	GVA
Refining the Fareham SDA Capacity Analysis Study*	July 2009	David Lock Associates
Habitat Regulations Assessment for the North of Fareham SDA Area Action Plan: Baseline Data Review Report*	May 2012	Urban Edge
Habitat Regulations Assessment for NCNF: Screening Statement	March 2013	Urban Edge
Fareham SDA Infrastructure Funding Position Statement	April 2011	Almondree Consulting
Fareham SDA Infrastructure Funding Factfile Update	February 2012	Almondree Consulting
NCNF Archaeological Review	February 2012	Hampshire County Council
NCNF Concept Masterplan Options Report	August 2012	LDA Design
NCNF Concept Masterplan Preferred Option Report	March 2013	LDA Design

Title	Date finalised	Author
NCNF Eco-Opportunities Study	August 2012	LDA Design & Parsons Brinckerhoff
NCNF Indoor and Outdoor Sports Facilities Assessment	October 2012	KPP
NCNF Infrastructure Delivery Plan Stage 1 Report	February 2013	AECOM
NCNF Infrastructure Funding Study**	Ongoing	GVA
NCNF Landscape Study	July 2012	LDA Design
NCNF Site Specific Housing Market Assessment	March 2013	DTZ / Wessex Economics
NCNF Transport Strategy	March 2013	Parsons Brinckerhoff
NCNF Viability Appraisals**	Ongoing	GVA
North Fareham SDA Smarter Choices Study and Parking Study	January 2012	Campbell Reith and ITP
Sustainability Appraisal for NCNF: Options Assessment	March 2013	Urban Edge
Sustainability Appraisal of the Area Action Plan for the North of Fareham Strategic Development Area: Scoping Report*	July 2009	Urban Edge
Sustainability Appraisal for the North of Fareham SDA Area Action Plan: Scoping Report*	May 2012	Urban Edge

Background Documents

These are published documents which are publically available (unless indicated by **) and which the NCNF Plan refers to or relies upon for evidence, but which were not produced specifically for the development of the NCNF Plan, unless otherwise indicated.

Title	Date published	Author
By Design: Urban Design in the Planning System - Towards Better Practice	May 2000	DETR & CABE
Community Infrastructure Levy Guidance	December 2012	DCLG
Developers' Contributions Towards Children's Services Facilities	December 2011	Hampshire County Council
Fareham Housing Strategy 2010-2015	April 2010	Fareham Borough Council

Title	Date published	Author
Fareham Local Development Scheme	March 2012	Fareham Borough Council
Fareham Local Plan Part 1: Core Strategy	August 2011	Fareham Borough Council
Fareham Local Plan Part 2: Development Sites and Policies DPD (Draft)	October 2012	Fareham Borough Council
Fareham Statement of Community Involvement	January 2011	Fareham Borough Council
Green Infrastructure Strategy for the Partnership for Urban South Hampshire	June 2010	Partnership for Urban South Hampshire
Hampshire County Council Infrastructure Statement - Version 1	December 2012	Hampshire County Council
Housing Provision for Older People in Hampshire: Older Persons Housing Study	November 2009	Hampshire County Council
National Planning Policy Framework	March 2012	DCLG
NCNF Interim Consultation Statement ¹²⁹	April 2013	Fareham Borough Council
PADHI: HSE's land use planning methodology	May 2011	HSE
PUSH Strategic Flood Risk Assessment: Final Report	December 2007	Atkins
Review of the barriers to institutional investment in private rented homes (The Montague Review)	August 2012	DCLG
School Places: Framework and Analysis 2012-2016	November 2012	Hampshire County Council
SDMP Phase II Final Report: Predicting the impact of human disturbance on overwintering birds in the Solent	February 2012	Stillman, R. A.; West, A. D.; Clarke, R.T. & Liley, D.
Solent Disturbance and Mitigation Project (Phase III)**	Unpublished	Footprint Ecology
South Hampshire Strategy: A framework to guide sustainable development and change to 2026	October 2012	Partnership for Urban South Hampshire
Urban Design Compendium	2007	English Partnerships
Winchester City Council Local Plan Part 1	March 2013	Winchester City Council

¹²⁹ This document was produced to support the Draft NCNF Plan and will be updated and re-published at the Pre-Submission NCNF Plan stage.

Appendix D

Maps and Diagrams

D.1 - Constraints Plan

D.2 - Concept Masterplan

D.3 - Combined Green Infrastructure Plan












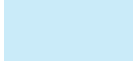


D.4 - Green Infrastructure Uses Plan

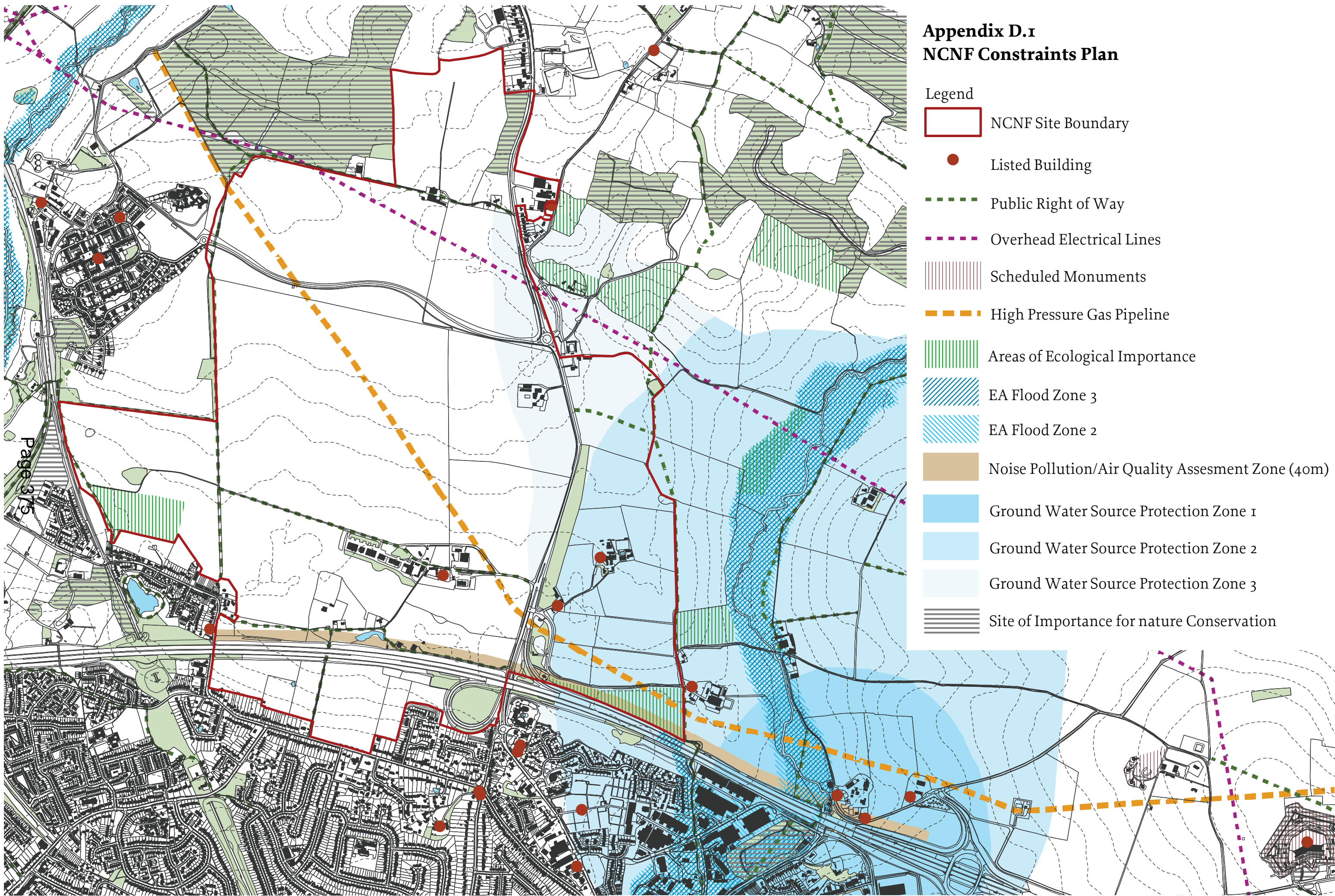
D.5 - Pedestrian and Cycle Linkages (Movement Framework plan)

D.6 - Landscape and Habitats Framework Plan

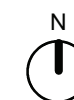
Appendix D.1 NCF Constraints Plan

Legend

-  NCF Site Boundary
-  Listed Building
-  Public Right of Way
-  Overhead Electrical Lines
-  Scheduled Monuments
-  High Pressure Gas Pipeline
-  Areas of Ecological Importance
-  EA Flood Zone 3
-  EA Flood Zone 2
-  Noise Pollution/Air Quality Assesment Zone (40m)
-  Ground Water Source Protection Zone 1
-  Ground Water Source Protection Zone 2
-  Ground Water Source Protection Zone 3
-  Site of Importance for nature Conservation



Page 3/5

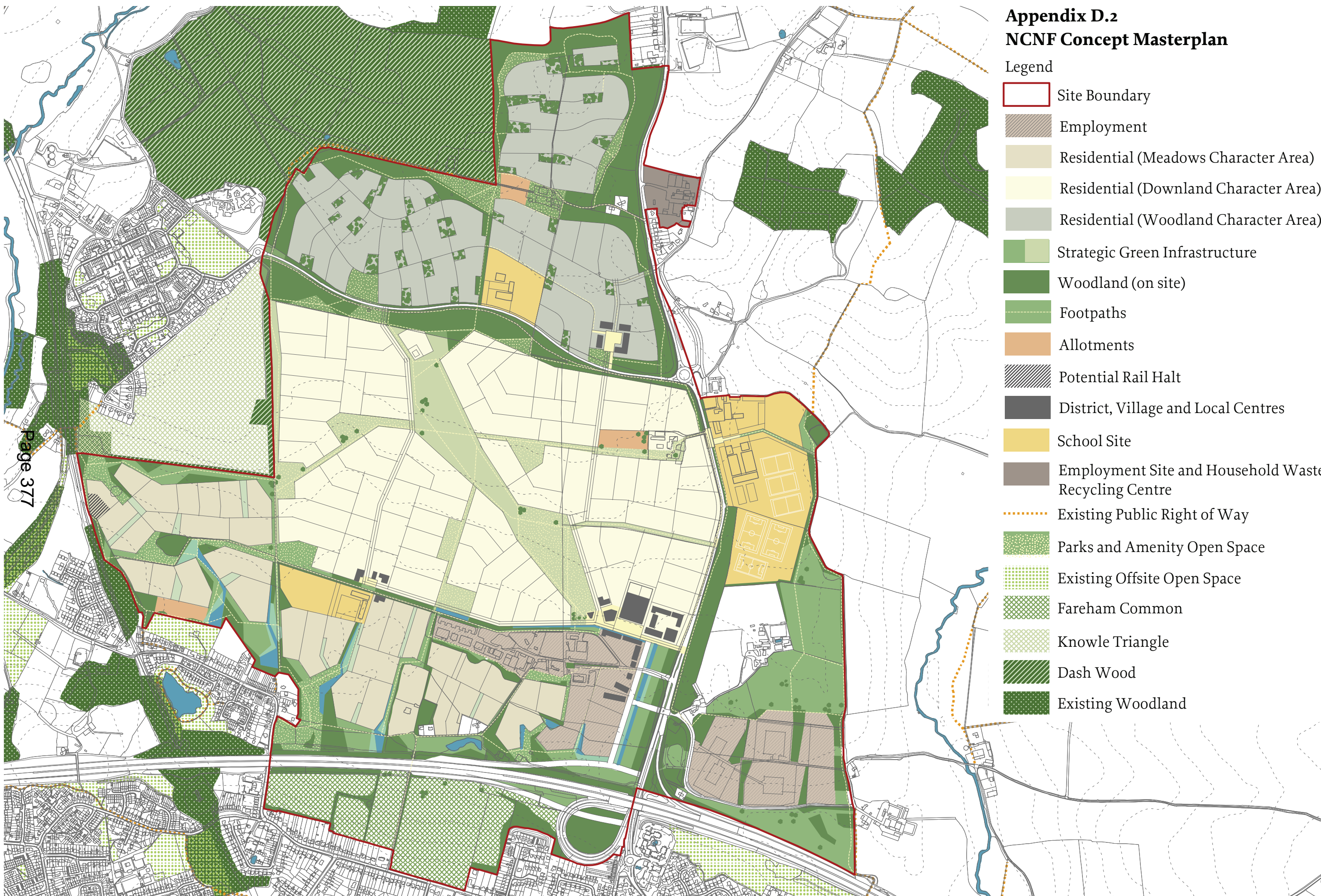


This page is intentionally left blank

Appendix D.2 NCNF Concept Masterplan

Legend








-  Site Boundary
-  Employment
-  Residential (Meadows Character Area)
-  Residential (Downland Character Area)
-  Residential (Woodland Character Area)
-  Strategic Green Infrastructure
-  Woodland (on site)
-  Footpaths
-  Allotments
-  Potential Rail Halt
-  District, Village and Local Centres
-  School Site
-  Employment Site and Household Waste Recycling Centre
-  Existing Public Right of Way
-  Parks and Amenity Open Space
-  Existing Offsite Open Space
-  Fareham Common
-  Knowle Triangle
-  Dash Wood
-  Existing Woodland

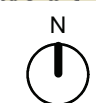
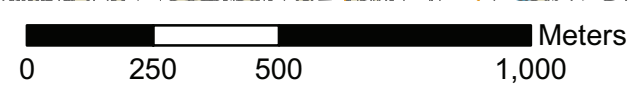
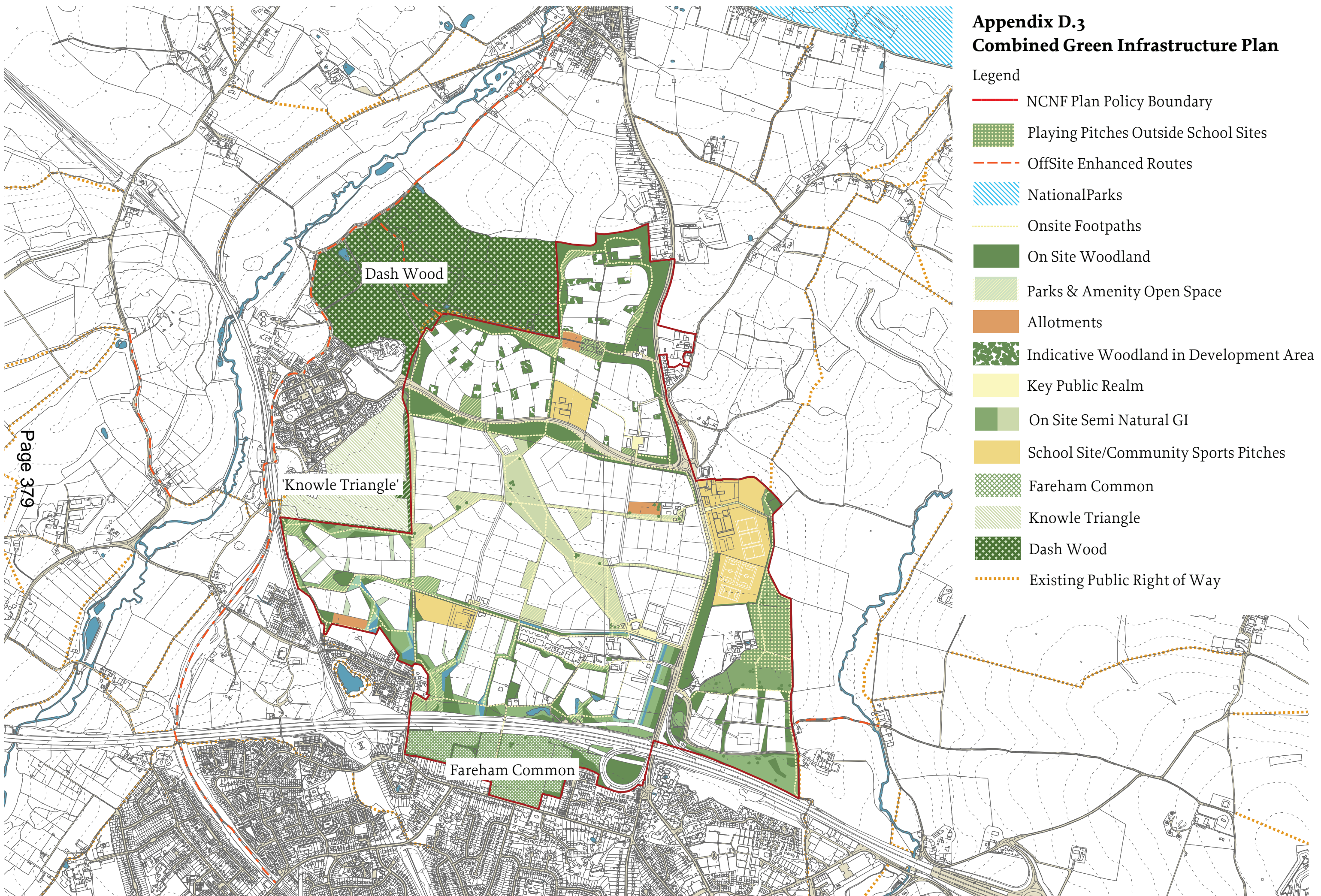


This page is intentionally left blank

Appendix D.3 Combined Green Infrastructure Plan

Legend

-  NCNF Plan Policy Boundary
-  Playing Pitches Outside School Sites
-  OffSite Enhanced Routes
-  National Parks
-  Onsite Footpaths
-  On Site Woodland
-  Parks & Amenity Open Space
-  Allotments
-  Indicative Woodland in Development Area
-  Key Public Realm
-  On Site Semi Natural GI
-  School Site/Community Sports Pitches
-  Fareham Common
-  Knowle Triangle
-  Dash Wood
-  Existing Public Right of Way



This page is intentionally left blank

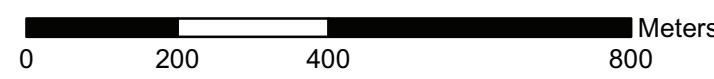
Appendix D.4 Green Infrastructure Uses Plan

Legend

-  Parks & Amenity Open Space
-  Allotments
-  On Site Semi Natural Greenspace
-  Wooded Clearing in Development Area
-  Key Public Realm Spaces
-  School Site and Community Sports Pitches
-  Off Site/Adjacent Semi Natural Greenspace
-  Playing Pitches Outside School Sites
-  OffSite Woodland
-  OnSite Woodland







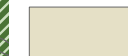



Page 381



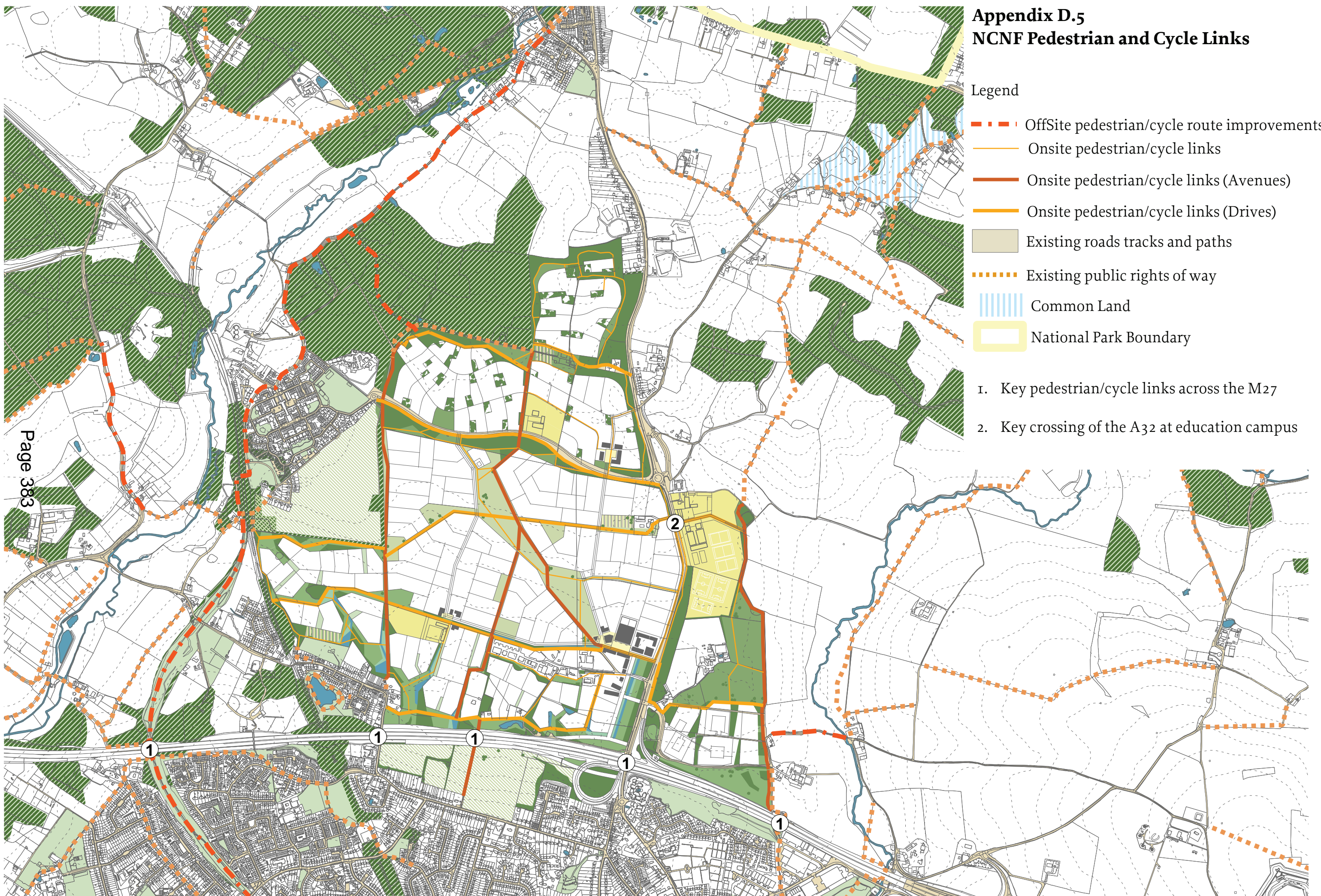
This page is intentionally left blank

Appendix D.5 NCNF Pedestrian and Cycle Links

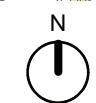
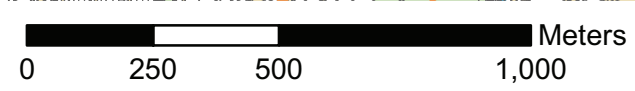
Legend

-  OffSite pedestrian/cycle route improvements
-  Onsite pedestrian/cycle links
-  Onsite pedestrian/cycle links (Avenues)
-  Onsite pedestrian/cycle links (Drives)
-  Existing roads tracks and paths
-  Existing public rights of way
-  Common Land
-  National Park Boundary

1. Key pedestrian/cycle links across the M27
2. Key crossing of the A32 at education campus






Page 383







This page is intentionally left blank

Appendix D.6 Landscape and Habitat Plan

Legend

-  Landscape set back
-  Buffers to surrounding settlements/buildings
-  Onsite woodland

Character areas reflecting surrounding landscape influences:

-  Meadow Character Area
-  Downland Character Area
-  Woodland Character Area
-  Campus Character Area

Broad Habitat Types

-  Wet Meadow Grassland
-  Dry Meadow Grassland
-  Woodland
-  Dry Meadow Grassland

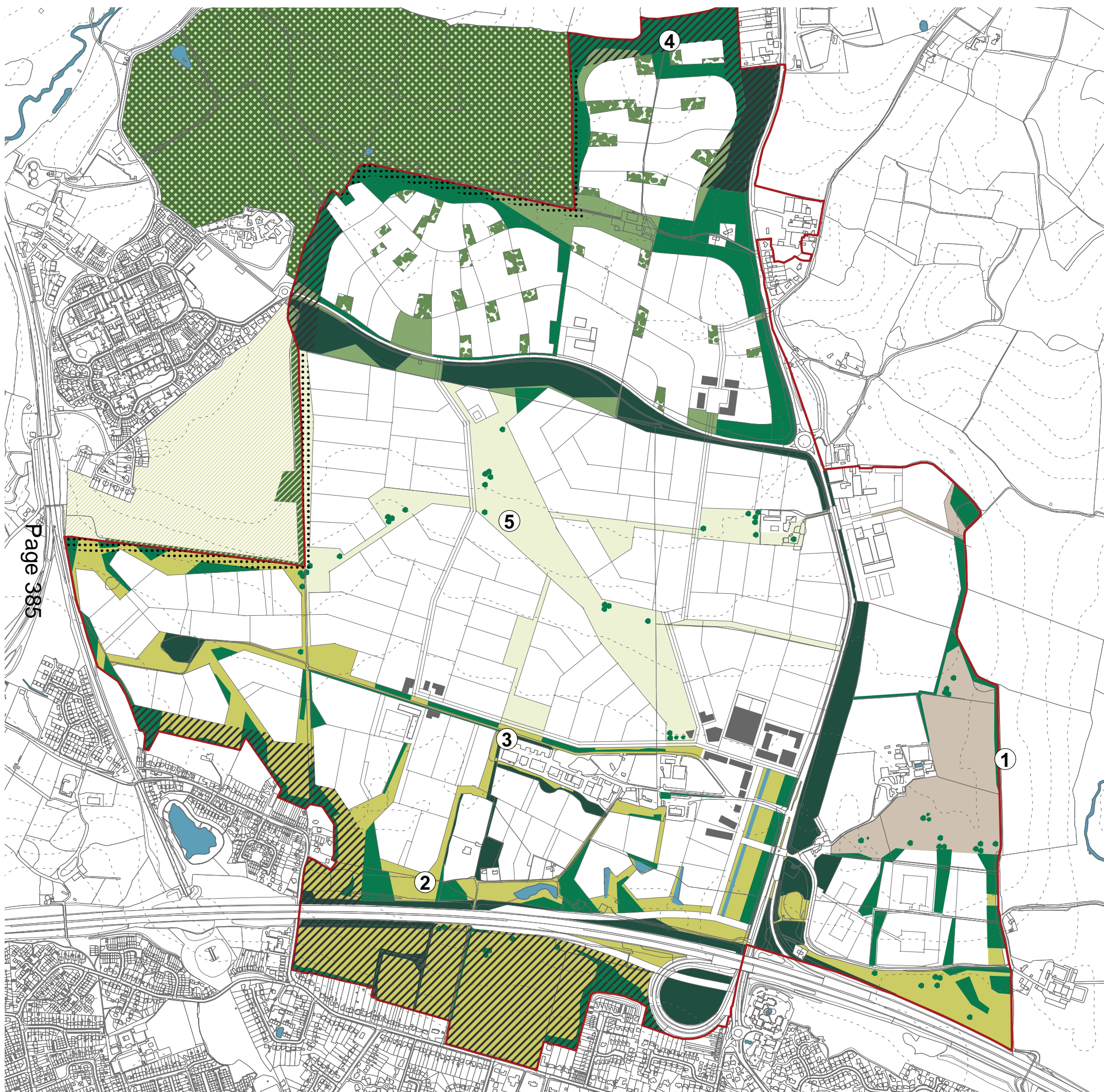
1. Woodland planting belts creating parkland character and partially screening views into the site from the east. Buildings and Green Infrastructure proposed to this edge to maintain an open parkland character relating to the Wallington Valley.

2. Existing and proposed north - south woodland planting belts partially screening and providing shelter from the M27.

3. Existing and proposed east - west woodland belts visually breaking views into the development from the south.

4. Proposed tree belt along locally significant ridgeline to maintain visual separation from Wickham

5. Proposed Downland park creating a visual link with the surrounding chalkland landscape



This page is intentionally left blank



URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

Sustainability Appraisal for the New Community North of Fareham Plan

Options Assessment

March 2013

**Sustainability Appraisal for the
New Community North of Fareham Plan
Options Assessment**

DRAFT

Client: Fareham Borough Council
Report No.: UE-0115 NCF SA Options Report_4_20130320
Version: 4
Status: Draft
Date: March 2013
Author: SPS/NEJP
Checked: SPS
Approved: NEJP

Contents

1	Introduction	1
1.1	Purpose of this Report	1
1.2	The New Community North of Fareham Plan	1
1.3	How to Use This Report	3
2	Assessment Methodology	5
2.1	Introduction	5
2.2	Assessment of the NCNF Options	5
3	Appraisal Findings: New Community North of Fareham Options	7
3.1	High Level Assessment of the New Community North of Fareham Options: Summary	7
3.2	Site Setting	7
3.3	Appraisal Commentary	8
4	Conclusions and Next Steps	19
4.1	Conclusions	19
4.2	Next Steps	21
	References and Bibliography	22
	Appendix I: Sustainability Appraisal Framework	A
	Appendix II: Summary of the High Level Assessment Results for the NCNF Plan	C
	Appendix III: Consultation Record	E

List of Tables and Figures

<i>Table 2.1: SA Objectives and corresponding Sustainability Themes for the Fareham Borough Council Site Allocations Sustainability Appraisal.</i>	6
<i>Table 4.1: Masterplanning options with best sustainability performance</i>	19
<i>Figure 1.1: NCNF Broad Area of Search and key constraints</i>	2

Abbreviations

ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
ASNW	Ancient Semi Natural Woodland
BAP	Biodiversity Action Plan
BRT	Bus Rapid Transit
DAM	Detailed Assessment Matrix
DPD	Development Plan Document
FBC	Fareham Borough Council
HLA	High Level Assessment
HRA	Habitats Regulation Assessment
HWRC	Household Waste and Recycling Centre
LDF	Local Development Framework
NCNF	New Community North of Fareham
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SAM	Scheduled Ancient Monument
SDMP	Solent Disturbance and Mitigation Project
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SPA	Special Protection Areas
SPZ	Source Protection Zone
SRTM	Sub Regional Transport Model
SSSI	Sites of Special Scientific Interest

1 Introduction

















1.1 Purpose of this Report

- 1.1.1 Subsequent to adoption of Fareham borough's Core Strategy in August 2011, the Council is preparing an Area Action Plan for the New Community North of Fareham (NCNF), and is undertaking a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the plan. Separate reports present the Habitats Regulations Assessment. This Options Assessment Report presents an appraisal of the main masterplanning options that were consulted on during summer 2012 and those arising during the development of the Draft Plan.
- 1.1.2 Sustainability Appraisal (incorporating Strategic Environmental Assessment; SEA) is the process of informing and influencing the evolution of NCNF Plan, in combination with other decision making information, to enable the allocation of land uses with maximum sustainability. In this context the report should be considered through the ongoing preparation of the NCNF Plan.

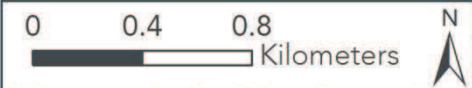
1.2 The New Community North of Fareham Plan

- 1.2.1 The principle of developing a New Community North of Fareham was established by the Fareham Borough Core Strategy and, before that, the South East Plan. The Core Strategy describes the vision for the New Community and sets the overall development objectives, including provision for 6,500-7,500 dwellings and up to 90,750m² of employment floorspace¹, whilst allowing for flexibility in the NCNF Plan to adjust these objectives where necessary in order to achieve a successful, sustainable development. The NCNF Plan is exploring a number of alternative options, including the number of new homes to be developed, jobs to be provided, a transport strategy, and quantity and layout of green infrastructure.
- 1.2.2 The Council has stated its intention that the New Community should aim for high standards of sustainability and resilience to climate change, should deliver a substantial number of affordable homes, and should avoid adversely affecting European nature conservation sites and other important environmental assets in the area. The process is being supported through the preparation of a concept masterplan for the development. The masterplan and NCNF Plan will establish a deliverable and viable quantum for residential, employment and retail development, setting out detailed objectives for community and infrastructure provisions, and the disposition and phasing of land uses.
- 1.2.3 Figure 1.1 illustrates the broad location of the New Community and the main environmental constraints nearby.

¹ Policy CS13 of the Fareham Core Strategy presents the broad development principles for the SDA.

-  Green Land (Winchester)
-  New Community North of Fareham
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar site
-  SINC
-  Site of Special Scientific Interest
-  National Park
-  Air Quality Management Area
-  Flood Zone 3
-  Flood Zone 2
-  Conservation Areas
-  Scheduled Monument
-  Listed Building (polygon)
-  Urban Area
-  Fareham Boundary

Contains data from Natural England 2012



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fareham Borough Council 100019110 (2012)



ENVIRONMENTAL CONSULTING
 Tower Point
 44 North Road
 Brighton
 BN1 1YR

Scale 1: 25,000	Date Dec 2012
Created by SS	Reviewed by NP
Drawing number UE-0115_NCNF_constraints _1_20121204	

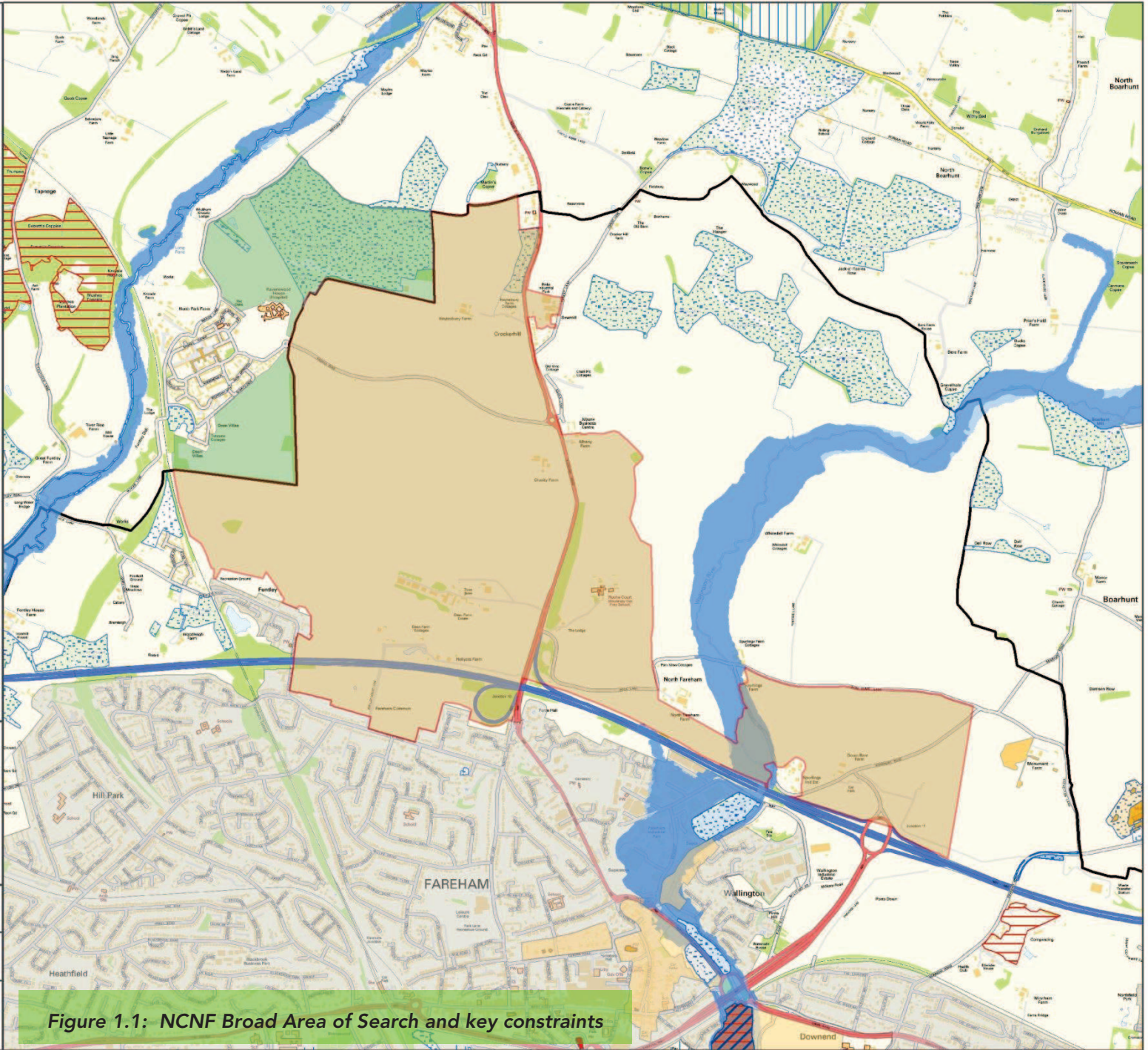


Figure 1.1: NCNF Broad Area of Search and key constraints

1.3 How to Use This Report

- 1.3.1 This report should be used to provide sustainability context to development of the concept masterplan and the Draft NCFN Plan. It should be noted that the report is not the equivalent of an Environmental Report in line with the SEA Directive; this will be published later in the process as the Sustainability Report. The information presented herein is a key part of the assessment of alternatives and will also be documented in the Sustainability Report.
- 1.3.2 Whilst an Options Assessment Report is not a requisite part of the CLG SA Guidance (CLG, 2009), this document follows the intentions of National Planning Policy Framework (2012; NPPF). In this context, the Options Assessment Report presents sustainability issues for consideration alongside the proposed options for the masterplan and NCFN Plan.
- 1.3.3 The Options Report is structured as follows:
- 1.3.3.1 **Chapter 2** and **Appendix I** set out the methodology for the assessment of the masterplanning options.
 - 1.3.3.2 **Chapter 3** and **Appendix II** present the findings of the appraisal of the masterplanning options and discuss the assessment of options. This is presented through an assessment summary matrix and an accompanying commentary which compares the sustainability performance of each of the options in relation to the SA Framework, developed during the SA scoping process.
 - 1.3.3.3 **Chapter 4** is the final chapter of the report and presents a number of conclusions linked to the appraisal carried out on the options, and sets out the next steps in the SA process.

This page is intentionally blank.

DRAFT

2 Assessment Methodology

2.1 Introduction

2.1.1 This chapter sets out the approach to the appraisal of the NCNF options discussed in the previous chapter. It also describes how the findings of the appraisal have been presented to inform the development of the NCNF Plan.

2.2 Assessment of the NCNF Options

2.2.1 Following consultation on the Concept Masterplan Options for the New Community in summer 2012, a number of options within each of a series of themes was distilled from the masterplanning work. These were supplied to assessment team by the Council, and address the following themes:

- ▶ Site boundary
- ▶ Location of district centre
- ▶ Retail floorspace
- ▶ Secondary school capacity and catchment
- ▶ Community facilities
- ▶ Affordable housing
- ▶ Employment location
- ▶ Quantum of employment floorspace
- ▶ Smarter choices
- ▶ Balance of public and private open space
- ▶ Energy
- ▶ Household waste recycling centre
- ▶ Use of Fareham Common
- ▶ High Level Development Principles
- ▶ Use of land in Winchester District
- ▶ Number of local and district centres
- ▶ Location of secondary school
- ▶ Health
- ▶ Quantum of housing
- ▶ Housing density
- ▶ Affordable housing mix
- ▶ Employment land use split
- ▶ Public transport
- ▶ Transport network
- ▶ Green Infrastructure Strategy
- ▶ Water
- ▶ Use of land at Pinks Sawmills
- ▶ Additional Development Principles

2.2.2 The appraisal of masterplanning options has engaged a strategic High Level Assessment (HLA) technique which uses the SA Framework to evaluate each option. The SA Framework was developed through the SA scoping stage and consists of eleven SA Objectives, each of which has corresponding 'decision making criteria' and 'sustainability themes' (Table 2.1). The full SA Framework, including objectives, decision making criteria and sustainability themes is reproduced in Appendix I. For each option, with reference to onsite or nearby environmental constraints, the impact of the proposal on the SA Objectives was assessed (Strong Negative, Negative, Neutral, Positive or Strong Positive). Through this approach the appraisal has evaluated the likely sustainability performance of each option against each of the eleven SA Objectives within the SA Framework.

Table 2.1: SA Objectives and corresponding Sustainability Themes for the Fareham Borough Council Site Allocations Sustainability Appraisal.

SA Objective		Sustainability Theme(s)
1	To provide good quality and sustainable housing for all	Housing; Population and quality of life
2	To conserve and enhance built and cultural heritage	Landscape; Historic environment
3	To conserve and enhance the character of the landscape	Landscape; Historic environment
4	To promote accessibility and encourage travel by sustainable means	Transportation and accessibility; Population and quality of life; Air quality; Climate change
5	To minimise carbon emissions at the new community and promote adaptation to climate change	Air quality; Climate change; Material assets
6	To minimise air, water, light and noise pollution affecting the new community	Air quality; Population and quality of life; Water
7	To conserve and enhance biodiversity	Biodiversity and geodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Material assets; Soil; Water
9	To strengthen the local economy and provide accessible jobs available to residents of the new community	Population and quality of life; Economic factors
10	To create vital and viable new centres which complement existing centres	Population and quality of life; Economic factors
11	To create a healthy and safe new community	Health; Population and quality of life

2.2.3 The HLA is referred to by CLG (2009) as a ‘sieving technique’ the purpose of which is to focus later detailed assessments on the most challenging options. Within this SA, options which are taken forward for detailed assessment are those which (a) are selected as preferred in the next version of the masterplan, and (b) are appraised as having greater negative than positive effects overall, or (c) those with one or more strong negative impacts on at least one SA Objective. Any new options to be considered for inclusion in the masterplan will also be subject to HLA before it is decided whether they should undergo detailed assessment.

2.2.4 The findings of the HLA are summarised in matrix format which illustrates the impact of each proposal, on each of the SA Objectives. Commentary for each of the masterplanning options discusses each theme in relation to the eleven SA Objectives and corresponding sustainability themes. This enables the reader to establish and directly compare the likely sustainability performance of each of the options in relation to the full range of sustainability issues considered through the SA process.

2.2.5 The findings of the options assessment are presented in Chapter 3.

3 Appraisal Findings: New Community North of Fareham Options

3.1 High Level Assessment of the New Community North of Fareham Options: Summary

3.1.1 Appendix II presents a matrix summarising the HLA carried out on each of the masterplanning options. This is accompanied in section 3.3 by a commentary discussing and comparing the options' sustainability performance in relation to the SA Objectives.

3.2 Site Setting

3.2.1 The current NCFN area of search, as shown on Figure 1.1, includes the core area of farmland north of the M27 and west of the A32, together with smaller areas of land east of the A32, north of the M27 junction 11 and south of the M27 at Fareham Common (parts of the site within Winchester district at Knowle and Fiddler's Green are excluded from this description as they are unlikely to be developed). The area includes:

- ▶ A corridor of land prone to flooding (Flood Zones 2 and 3) associated with the River Wallington. The Meon Flood Zones lie outside of the site to the west
- ▶ One Grade II* listed building (Dean Farmhouse, Wickham Road), and two Grade II listed buildings (The Lodge and Boundary Oak School, Roche Court; Wickham Road). A further six Grade II listed buildings fall just outside of the site (Downbarn Farmhouse and Cottage, Boarhunt Road; Greenhill Cottage, Spurlings Lane; Church of St Francis in Funtley; House at Saw Mills, Forest Lane; and North Fareham Farmhouse, Pook Lane).
- ▶ Four Scheduled Ancient Monuments (SAM) can be found not far to the east of the site, including Fort Nelson (also a Grade I listed building) and three World War II Heavy Anti-aircraft Gun sites at Monument Farm.
- ▶ Grade II listed Knowle Hospital Chapel lies outside of the site, while there are further listed buildings and conservation areas across the M27 in Fareham.
- ▶ One Site of Importance to Nature Conservation (SINC) is within the site adjacent to the A32 in the north of the site; Blakes Copse, an area of Ancient Semi-Natural Woodland (ASNW).
- ▶ A further six SINC, all ASNW, can be found close to the site in the north (Martin's Copse, Knowle Copse / Dash Wood / Raven's Wood, Homerhill Copse and the Hanger, Carpenter's Copse, Ravenswood Row, and Birchfrith Copse).
- ▶ A further four SINC, all ASNW, can be found to the west of the site (Funtley Triangle (poor unimproved wet grasslands), Park Cottages Copse (fragments of ASNW), the River Meon, and Great Beamond Coppice (ASNW). Wallington Meadow SINC (poor unimproved grassland of community value) lies just outside of the site downstream of the Wallington.

- ▶ The majority of the core of the site is Agricultural Land Classification (ALC) Grade 2 (very good), with fragments of Grade 3 (good to moderate) land around the fringes.
- ▶ A Source Protection Zone (SPZ) focused on the River Wallington in the east of the site, but with Zones 2 and 3 extending as far north and west as Albany Farm at the A32, and east to junction 11.
- ▶ Areas of high visibility and landscape sensitivity to the east of the site; areas of good landscape quality just east of the site, extending north from junction 11; areas of low to medium landscape quality between the Wallington and A32, and at the south and north edges of the site; and an area of low landscape quality in the central core of the site.

3.3 Appraisal Commentary

Site boundary

- 3.3.1 The HLA options in Appendix II differ from the numbered options that were consulted on as part of the Concept Masterplan. HLA option one refers to Concept Masterplan options 1 and 2, which are the same. HLA option two refers to Concept Masterplan option 3 (no land north of junction 11), while HLA option 3 refers to Concept Masterplan option 4 (no land at all east of A32).
- 3.3.2 Objective 1 (housing) is not fundamentally affected by changes to the site boundary; a smaller site could reduce the number of homes deliverable, but this could feasibly be offset by building to higher densities.
- 3.3.3 Objective 2 (heritage) may be negatively affected by all three options, however, options one and two would have comparatively more severe impacts because the majority of listed buildings on sites are found the east of A32 and north of junction 11, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts.
- 3.3.4 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas closer to residential and town centres uses would represent a more sustainable mix of uses. Option one performs least well in this respect, within options two and three performing progressively better. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.
- 3.3.5 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core areas, are agricultural land of relatively low ecological value (notwithstanding the SINC's at the west and north boundaries and an area of wet pasture around North Fareham Farm and Pook Lane (CBA, 2011) which occasionally supports wintering

Curlew). The majority of all areas considered within these masterplanning options are ALC Grade 2 (Objective 8).

3.3.6 Option three would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new community (Objective 11; by making it easier to walk or cycle to all areas). Options one and two do not detract from the objective to strengthen the economy and provide new jobs, but neither helps to improve accessibility.

3.3.7 In summary, to allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option one is the least sustainable for the site boundary.

Use of land in Winchester district

3.3.8 Allocating housing on part of the Knowle triangle may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the triangle may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for formal or informal recreation) and landscape quality (Objective 3, at least as perceived from within Knowle). A comparative assessment between these options for Knowle triangle is essentially neutral with regard to all other objectives.

3.3.9 In summary, using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.

Location of district centre

3.3.10 Assuming that at least one district centre will be a pre-requisite for developing a sustainable community, and notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), there is not a great deal to separate the four locations in a comparative assessment. Option two (corner of A32 and Knowle Road) could be viewed as performing less well, because it would be toward the edge of the community, thus not being very accessible (Objectives 4 and 9) or as successful in creating viable new centres (Objective 10) or promoting healthy travel and centrally located facilities (Objectives 4 and 11). However, the degree to which this holds true would depend on whether land to the east of A32 is also developed. By the same logic, option four (or any other centrally located option) would perform better against these objectives.

3.3.11 In summary, a centrally located district centre would offer the greatest sustainability benefits to the New Community.

Number of local and district centres

3.3.12 The assessment findings for this theme are similar to those above, in relation to the location of a district centre. The key sustainability consideration is accessibility (Objectives 4 and 9), and how

it relates to community vitality (Objective 10), healthy and sustainable travel, and an appropriate mix of uses (Objectives 4 and 11). In this respect, a higher number of centres which are more centrally located within the New Community (rather than in Knowle) would perform better, but not to overprovide such that their economic viability is constrained through competition for limited custom. The Council has commissioned additional retail capacity studies which indicate that two or three local centres could be supported by the New Community in addition to one district centre, depending on their location and catchments. It was considered that Knowle could continue to serve a small scale convenience role.

- 3.3.13 In summary, the number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre.

Retail floorspace

- 3.3.14 The overall level of retail development will need to be informed by the findings of retail capacity studies; the Core Strategy level of provision may or may not be confirmed as suitable – providing more or less than this level should be justified through the NCFN Plan evidence studies. The main sustainability consideration is the potential to increase car travel (Objective 4), air pollution (Objective 6) and carbon emissions (Objective 5), especially if the amount of retail is overprovided (hence drawing in additional traffic from outside the New Community) or underprovided (thereby increasing out-commuting from the development). Excessive road traffic from any source may also negatively affect biodiversity assets in the area (Objective 7), including European sites, an issue that is being examined through the HRA.

Location of secondary school

- 3.3.15 Providing a secondary school will be a pre-requisite for developing a sustainable community and, notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), a comparative assessment of the four locations does not reveal great differences. There are two listed buildings near to Roche Court (Objective 2), which raises the possibility of negative impacts to the buildings or their setting, but it should be possible to avoid such impacts through appropriate design; the effect is thus assessed as uncertain. All four locations are in areas of low to medium landscape quality (Objective 3), so none performs better than the others.
- 3.3.16 Funtley may be the most accessible location for the school (Objective 4); it would be close both to residential areas within the New Community, and existing residents in Fareham. However, the other locations may actually be equally accessible from New Community residents, depending on the final layout of the town, so these are scored as neutral. Similar principles apply regarding carbon (Objective 5) and pollution (Objective 6) emissions from travel to school, and the likelihood of encouraging healthy travel (Objectives 4 and 11), and so the same assessment conclusions are made.
- 3.3.17 Regarding biodiversity, the winter bird survey (CBA, 2011) found periodic use of the wet pastures around North Fareham Farm and Pook Lane by Curlew. This is some distance from Roche Court (c.600m) but developing another school here could conceivably increase

disturbance in the area, especially if it is to the south of Roche Court. On the other hand, provision of additional playing fields might improve the quality of habitats for other wintering birds, notably Brent Goose. A further risk to biodiversity from allocating the school near Roche Court is the potential for increased use of roads passing close to Portsmouth Harbour, particularly if a link road is provided between A32 and junction 11. Portsmouth Harbour SPA/Ramsar is sensitive to air pollution (see also the HRA).

3.3.18 On balance, locating the school at Funtley is likely to be the most sustainable option.

Secondary school capacity and catchment

3.3.19 From a sustainability perspective, the main considerations are to provide educational facilities in accessible locations to facilitate healthy travel, and to discourage travel by car and unnecessary carbon and pollution emissions. Where existing school capacity is restricted there may also be an argument to overprovide in the New Community, although this would tend to attract trips from a wider area, but providing a smaller facility than would be needed to serve the development alone does not score well against the SA Objectives.

3.3.20 One option is to provide a smaller size NCNF school at a later phase if the development could part fund a larger Whiteley School. This would generate sufficient capacity at Henry Cort School to allow it to absorb pupils from the NCNF, which would mean the NCNF secondary school could be delivered later (from approximately 2030) and would be two FE smaller. However, parents living at the NCNF may not be likely to move children from Henry Cort back to the new school once it is open, which may undermine self-containment of the NCNF.

3.3.21 In summary, the most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.

Health and community facilities

3.3.22 For both the health theme and community facilities theme, the primary consideration again is that of accessibility. To provide a higher level of facilities will help to facilitate healthy travel (Objectives 4 and 11), and discourage travel by car (Objective 4) and unnecessary carbon (Objective 5) and pollution emissions (Objective 6). It will also promote the vitality of communities and help to create a healthy and safe New Community.

3.3.23 The most sustainable options will be to provide a higher level of health and community facilities.

Quantum of housing

3.3.24 Three levels of residential development are considered, High (7,500), Mid (6,500) and Low (5,400), each of which will help to provide housing for all (Objective 1), although its quality and sustainability will need to be considered once some design work is complete. Option one provides the greatest benefit to this Objective. No information is yet available on the location of residential development, and so it is not possible to properly assess the potential impacts on heritage (Objective 2) and landscape (Objective 3). But there are listed buildings in the area,

the setting of which may be harmed by inappropriate design, while some parts of the site are of medium to low landscape quality and these will be degraded by development.

- 3.3.25 The site is considered to be in a broadly sustainable location with regards to access (Objective 4). It is well served by the road network, and should also benefit from improved bus services and BRT. All housing quanta considered will increase carbon emissions (Objective 5) both during construction and operation, with the greatest increases coming from the higher levels of development. The same could be said for air, water, light and noise pollution (Objective 6), but the New Community is unlikely to be affected by existing pollution sources so long as residential areas are generally directed away from the M27 corridor.
- 3.3.26 The core of the site is of relatively low ecological value (Objective 7), but areas rich in biodiversity are present around the fringes, particularly the ancient woodland SINCS to the north, and the river corridors and wet grasslands to the east and west. Higher levels of development are more likely to negatively affect these assets, but all options have the potential to; ensuring that the layout and design of the New Community responds to ecological assets at the micro scale will be important to preserving what currently exists, while opportunities should be taken to enhance the biodiversity resource through design wherever possible. All options will use a considerable amount of natural resources (Objective 8), particularly during construction, as well as resulting in the loss of Grade 2 agricultural land. But there will be opportunities to incorporate the use of sustainable and/or recycled materials in construction, and to design-in measures to reduce the operational use of resources.
- 3.3.27 In summary, to provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have negative effects.

Housing density

- 3.3.28 In relation to most Sustainability Objectives, the density to which residential areas are built has little impact; effects are assessed as neutral for housing (Objective 1), climate change (Objective 5), pollution (Objective 6), resource (Objective 8), the economy (Objective 9) and vitality of centres (Objective 10). Those objectives which are more directly related to the amount of land, and hence environmental assets, lost to development are assessed progressively more positively the higher the density. This applies to heritage (Objective 2), landscape (Objective 3), and ecology (Objective 7). Higher density development is also more likely to support the viability of public transport services (Objective 4).
- 3.3.29 The exception is in relation to the lower density option with regard to ecological impacts; building at lower densities risks decreasing the amount of land that can be given over to semi-natural greenspace, which is needed in order to help avoid impacts to European sites (see also the HRA). It is accepted that it is not currently possible to place an absolute figure on the relative balance between the developed area and semi-natural greenspace, but the assessment indicates the direction of travel in this respect. Conversely, in relation to the health of the New Community, building at the higher densities may limit the amount of (formal) open space that could be provided within developed areas, which may result in negative impacts.

- 3.3.30 In summary, building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

Affordable housing and affordable housing mix

- 3.3.31 Affordable housing is considered an essential element of any sustainable development (Objective 1), particularly so in the south east where the average house price is significantly above the national average (but it is noted that prices in Fareham are below the county and regional averages). The provision of affordable housing in the New Community must take account of economic viability (because it is better to provide some homes than none at all), but not to provide any would limit the community's ability to be diverse vital and viable (Objective 10). For all other Objectives (and for all Objectives in relation to affordable housing mix) effects are assessed as neutral.
- 3.3.32 The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

Employment location

- 3.3.33 Objective 1 (housing) is not affected by the location of employment. Objective 2 (heritage) would have comparatively more severe impacts if employment uses were located at junction 11 because this area both has more listed buildings (three in comparison to one at Dean Farm) and is in relatively close proximity to SAMs at Monument Farm and Fort Nelson, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts (though it is accepted that the land between junction 10 and Dean Farm is still in an area of medium to low landscape quality).
- 3.3.34 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas at junction 10 closer to residential and town centre uses would represent a more sustainable mix of uses. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.
- 3.3.35 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core areas and including the land between junction 10 and Dean Farm, are agricultural land of relatively low ecological value. Both areas are ALC Grade 2 land (Objective 8).
- 3.3.36 Allocating employment at junction 10 would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new

community (Objective 11; by making it easier to walk or cycle to all areas). Option one does not detract from the objective to strengthen the economy and provide new jobs, but neither does it help to improve accessibility.

- 3.3.37 In summary, to allocate employment land at junction 10 is assessed as being the most sustainable option. It would also be a more appropriate use of land in close proximity to the M27 corridor than residential development.

Employment land use split

- 3.3.38 It is difficult to assess the options considered here, because the employment land use split that the market would decide (option two) is not known. In general terms, B1 and B2 uses are viewed as more likely to generate greater job density, thereby improving access to the job market and the self-containment of the New Community (Objective 9), than B8 uses. All three use classes are likely to contribute to carbon and air pollution emissions (Objectives 5 and 6) because they are significant trip generators.

Quantum of employment floorspace

- 3.3.39 The two options here are equally difficult to assess because the option for less than one job per household is not quantified. However, broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome, helping to improve access to the job market and the self-containment of the New Community (Objective 9).

Public transport

- 3.3.40 None of the public transport options is considered to have any impact on housing provision (Objective 1), heritage (Objective 2; because there are no known heritage assets that would be affected) or landscape (Objective 3). Constructing a new rail station in Knowle/Funtley could theoretically have landscape impacts, but the area is one of low to medium landscape quality. Depending on its precise location, a rail station in Knowle/Funtley could have negative effects on SINC²s in the area, including Funtley Triangle, Park Cottage Copse and Great Beamond Coppice.
- 3.3.41 Regarding accessibility, sustainable and healthy travel, the strength of the local economy and vitality of centres (Objectives 4, 9, 10 and 11) all options are expected to be beneficial, with BRT performing the most strongly because it represents a high quality and relatively fast service that can be accessible from a high number of locations. New local bus services would share this attribute, but not necessarily be regarded as high quality, fast or reliable. The benefits of constructing a new rail halt are uncertain because (a) the likelihood of people accessing the station by sustainable means declines with distance (e.g. 960m for pedestrian access²), (b) would have limited destinations and frequency of services, and (c) may not attract sufficient patronage to be viable (but this would need to be confirmed through a feasibility study).
- 3.3.42 All options would contribute to a reduction in carbon emissions to some degree, by helping to reduce reliance on private transport, but again the rail halt may not be as successful due to its

² Transport for London (April 2010): *Measuring Public Transport Accessibility Levels: Summary*.

limited accessibility. The options are considered to be neutral in relation to air, noise, water, light pollution and natural resources (Objective 6 and 8); a degree of noise and air pollution would be expected but this is unlikely to be significant in the context of the New Community.

- 3.3.43 In conclusion, routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

Smarter choices

- 3.3.44 The effectiveness of smarter transport choices, which remain undefined for the New Community at present, is uncertain. But their purpose is to encourage more sustainable travel modes, and this is reflected in the assessment.

Transport network

- 3.3.45 All transport network options include a network of local routes through the New Community, with access to principal routes at the A32. BRT and/or buses would circulate along the local routes, and improved walking and cycling linkages would be made to Knowle, Funtley, Fareham and the wider countryside. The main differences between the options are as follows. The first option (Concept Masterplan Option 1) includes a new link road from the A32 to junction 11, passing through developed areas east of the A32 and north of junction 11 if these are selected as preferred options; junctions 10 and 11 would be improved. The second option (Concept Masterplan Options 2, 3 and 4) excludes the link road and, while junction 11 would be improved, junction 10 would be upgraded to 'all moves'. The third option is similar to the second one but with the east-facing M27 exit at junction 10 leaving the motorway just east of Funtley.
- 3.3.46 All options would promote accessibility, strengthen the local economy and contribute to the vitality of centres (Objectives 4, 9 and 10) but, by providing an additional road link, option one may not help to encourage travel by sustainable modes.
- 3.3.47 Option one, however, is assessed as leading to a number of environmental impacts. The setting of Downbarn Farmhouse and Cottage, North Fareham Farmhouse and Greenhill Cottage (Grade II listed buildings; Objective 2) could be degraded, while these areas are in relatively close proximity to SAMs at Monument Farm and Fort Nelson. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site. Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) are located here, together with the areas of greatest ecological value on site (Objective 7). Additionally, the link road would focus a larger number of traffic movements onto the road network near Portsmouth Harbour, where internationally important habitats are sensitive to air pollution (option two would share this impact; see also the HRA).
- 3.3.48 In summary, a transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

Balance of public and private space

- 3.3.49 Providing larger garden space for new homes could be said to improve their quality (Objective 1). However, if this results in less space being available for open space within communities (Objective 10), sports and recreation facilities and, crucially, semi-natural greenspace to help offset disturbance impacts to European sites (Objective 7; see also the HRA) the balance of impacts would tend to favour a greater provision of public open space.

Green infrastructure strategy

- 3.3.50 Only one option was provided for assessment. The Green Infrastructure Strategy outlined in the Concept Masterplan makes good use of existing assets in the landscape and seeks to integrate areas of biodiversity value within the development, while improving connectivity within and across the development, and into the wider countryside. Because of its characteristic multifunctionality, the Green Infrastructure Strategy is considered to contribute to most of the Sustainability Objectives. Further assessment will be required once a more detailed strategy is available.

Energy

- 3.3.51 Each of the energy options can be expected to contribute to the provision of good quality housing by improving the energy performance of buildings and/or reducing the potential for higher bills and fuel poverty; option three is strongest in this respect. Option one is considered to be the most effective at reducing carbon emissions (assuming a renewable or low carbon fuel source), however, it could contribute to air pollution depending on which fuel is selected and (if biomass) the frequency of deliveries. It may also constrain the degree to which buildings can be made energy efficient because a critical level of energy demand is required to make a site-wide generation option viable (LDA Design / Parsons Brinckerhoff, August 2012).
- 3.3.52 On balance, the assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

Water

- 3.3.53 All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others. The main difference in the options is the potential risk to health and safety in black water recycling (through cross-contamination in supplies); the impact is uncertain because it would depend on the means of implementation.

Household waste and recycling centre

- 3.3.54 To provide a household waste and recycling centre (HWRC) performs more sustainably than not to provide one because it will reduce the need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

Use of Fareham Common

- 3.3.55 Allocating housing on part of Fareham Common may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the Common may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for in/formal recreation) and landscape quality (Objective 3, at least as perceived from surrounding areas). A comparative assessment between these options is essentially neutral with regard to all other objectives. Additionally, the proximity of the M27 would be a potentially significant source of air and noise pollution to residents living at Fareham Common (Objective 6).
- 3.3.56 In summary, using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

Use of land at Pinks Sawmills

- 3.3.57 Pinks Sawmills is a small site just east of the A32 near Blakes Copse SINC. It is unlikely to result in additional ecological impacts (Objective 7) because other areas of residential development are likely to be allocated nearby in any case; both options are assessed as neutral in this respect. The site is just inside the envelope of low to medium landscape quality (DLA, 2009), in comparison to the higher quality landscapes to the east (Objective 3). There is a listed building on site (Objective 2), the setting of which may be harmed by development. It is assumed that not allocating the site would have no impact on the overall level of housing provision (Objective 1) because houses could be located elsewhere.
- 3.3.58 Being isolated on the eastern side of the A32, a busy road that will become busier once it is the main access to the community, the allocation would not promote accessibility (Objective 4) and the viability of centres (Objective 10). Additionally, the health and safety of residents is likely to be negatively affected, as they would have to cross the road to access services in the town centre (Objective 11), or otherwise would have little choice but to travel by car with consequent carbon and other pollution emissions (Objectives 5 and 6).
- 3.3.59 A second option is to allocate it as a mixed-use site for employment development and Household Waste and Recycling Centre. This shares some of the same impacts (e.g. heritage) but is neutral in terms of accessibility, vitality and health and safety. The option would have positive effects by reducing the need to travel outside of New Community and promoting the sustainable (re)use of materials (when compared to not providing a HWRC).
- 3.3.60 It is concluded that allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

High Level Development Principles

- 3.3.61 The Draft Plan considers whether to amend the vision for the New Community as described in the Adopted Core Strategy. It does this in light of new evidence studies and changed national

planning policy, and in so doing focuses on the issues of self-containment and energy efficiency. The NCFN Economic Development Strategy³ makes it clear that although the new community can be designed to provide for residents' needs, there will be other needs that can only be met by travelling outside of the site. The review recommended that the aim of achieving "a high level of self-containment" should be changed to "encouraging self-containment" which reflects the continued aspiration for promoting self-containment that has informed the plan.

- 3.3.62 The Core Strategy vision states that the new settlement "will be an exemplar of energy efficient design". The Council has examined the potential for this aspiration to be achieved and the evidence⁴ suggests that it would be technically feasible but would represent a significant financial burden on the development, impacting on development viability given the many other infrastructure and development costs. Consequently the Draft Plan considers whether to remove this aim and rely instead on other aspects of the Core Strategy vision such as maximising orientation (for solar gain), meeting renewable energy needs in a viable fashion and creating buildings that are thermally efficient.
- 3.3.63 The assessment shows that the Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but that the revised vision nonetheless embodies the principles of sustainability.

Additional Development Principles

- 3.3.64 The Draft Plan considers whether to include additional objectives to embrace the principles of a Garden City. These focus on the character and distribution of land uses to deliver a sustainable community which benefits from integrated green and open spaces, reflecting the existing landscape character. The additional principles direct the principal employment area to the south of the site close to Junction 10 (see options tested above) and a cluster of educational facilities east of the A32 (see options tested above).
- 3.3.65 The additional development principles are assessed as performing generally well under the SA Objectives. Many of the principles also feature elsewhere in the plan options, and so not to include the additional principles score a neutral assessment score.

³ See the draft Paper on Employment and Workspace (HJA, February, 2013)

⁴ NCFN Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, 2012)

4 Conclusions and Next Steps

4.1 Conclusions

4.1.1 Using the results of the HLA, it is possible to identify which options are preferred from a sustainability perspective at the present stage, and to recommend that these are considered for selection as preferred options for the New Community North of Fareham Plan. They are arranged by masterplan theme and summarised in Table 4.1 below.

Table 4.1: Masterplanning options with best sustainability performance

Most Sustainable Options
Site boundary: To allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option three is the least sustainable for the site boundary.
Use of land in Winchester district: Using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.
Location of district centre: A centrally located district centre would offer the greatest sustainability benefits to the New Community.
Number of local and district centres: The number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre
Retail floorspace: Currently inconclusive.
Location of secondary school: Locating the school at Funtley is likely to be the most sustainable option.
Secondary school capacity and catchment: The most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.
Health and community facilities: The most sustainable options will be to provide a higher level of health and community facilities without risking the viability of facilities through overprovision.
Quantum of housing: To provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have negative effects.

Most Sustainable Options

Housing density:

Building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

Affordable housing and affordable housing mix:

The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

Employment location:

To allocate employment land at junction 10 is assessed as being the most sustainable option.

Employment land use split:

In general terms, B1 and B2 uses are viewed as more likely to generate greater job density than B8.

Quantum of employment floorspace:

Broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome.

Public transport:

Routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

Smarter choices:

To provide 'more intense' smarter choice performs more strongly because their purpose is to encourage more sustainable travel modes.

Transport network:

A transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

Balance of public and private space:

The balance of impacts would tend to favour a greater provision of public open space.

Green infrastructure strategy:

Because of its characteristic multifunctionality, the Green Infrastructure Strategy outlined in the Concept Masterplan is considered to contribute to most of the Sustainability Objectives.

Energy:

The assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

Water:

All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others.

Household waste and recycling centre:

To provide a HWRC performs more sustainably than not to provide one because it will reduce the

Most Sustainable Options

need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

Use of Fareham Common:

Using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

Use of land at Pinks Sawmills:

Allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

High Level Development Principles:

The Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but the revised vision nonetheless embodies the principles of sustainability.

Additional Development Principles:

The additional development principles are assessed as performing generally well under the SA Objectives.

4.2 Next Steps

- 4.2.1 The assessment presented in this Options SA Report sets out the first iterative stage of the appraisal of reasonable alternatives for the New Community North of Fareham Plan. A number of options that have significant adverse impacts or unknown impacts on the SA Objectives will require a further detailed assessment and will be carried forward to a Detailed Assessment Matrix if they are selected for inclusion in the next version of the masterplan.
- 4.2.1 Following the completion of the detailed assessments, a Sustainability Report will be produced which will be provided for consultation alongside the Pre-Submission Plan.
- 4.2.2 Comments on the findings of this report are invited at any time between **29 April and 10 June 2013**. Please submit comments to planningpolicy@fareham.gov.uk.

References and Bibliography

Chris Blandford Associates (2011): *The North of Fareham Consortium: North of Fareham Strategic Development Area Winter Birds Survey*.

Department for Communities and Local Government (2009): CLG Plan Making Manual: Sustainability Appraisal (September 2009): <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450>

Department for Communities and Local Government (2012): *National Planning Policy Framework*: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

LDA Design and Parsons Brinckerhoff (August 2012): *New Community North of Fareham: Eco-Opportunities Study*.

MVA Consultancy (October 2012): *Transport for South Hampshire Evidence Base: New Community North of Fareham SRTM Tests (Runs 1 – 4)*. Report for Fareham Borough Council.

Urban Edge Environmental Consulting Ltd (2012): *Sustainability Appraisal for the North of Fareham SDA Area Action Plan: Scoping Report*. May 2012.

Appendix I: Sustainability Appraisal Framework

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

New Community North of Fareham Plan: SA Framework

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
1	To provide good quality and sustainable housing for all	Q1a	Deliver affordable housing to meet local needs	Housing; Population and quality of life
		Q1b	Provide a mix of dwelling sizes and types to support the local housing market	
		Q1c	Meet the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q1d	Provide housing that is designed and constructed sustainably	
		Q1e	Provide housing that is adaptable to meet changing family needs and the changing climate	
2	To conserve and enhance built and cultural heritage	Q2a	Assess, record and preserve archaeological features	Landscape; Historic environment
		Q2b	Preserve and enhance buildings and structures of architectural or historic interest	
		Q2c	Preserve and enhance the setting of cultural heritage assets	
		Q2d	Support access to, interpretation and understanding of the historic environment	
3	To conserve and enhance the character of the landscape	Q3a	Minimise the adverse impact on the landscape setting of neighbouring settlements including gaps between settlements	Landscape; Historic environment
		Q3b	Protect and enhance the setting of Portsdown Hill	
		Q3c	Protect views to and from the South Downs National Park	
		Q3d	Protect and enhance landscape features within the new community	
		Q3e	Maintain and enhance woodland / hedgerow cover and management	

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
4	To promote accessibility and encourage travel by sustainable means	Q4a	Encourage walking and cycling	Transportation and accessibility; Population and quality of life; Air quality; Climate change
		Q4b	Create a safe transport network	
		Q4c	Provide appropriate travel choices for all of the new community residents	
		Q4d	Actively encourage 'smarter choices'	
		Q4e	Provide frequent high quality rapid transit links	
		Q4f	Provide good public transport to nearby centres	
		Q4g	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	To minimise carbon emissions at the new community and promote adaptation to climate change	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Minimise carbon and other greenhouse gas emissions	
		Q5d	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk	
		Q5e	Support adaptation to climate change	
6	To minimise air, water, light and noise pollution affecting the new community	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality	
		Q6d	Limit light pollution	
		Q6e	Limit noise pollution and the impact of motorway noise pollution on new residents	

#	SA Objective	Decision making criteria: - Will the option/proposal help to...	Sustainability theme(s)
7	To conserve and enhance biodiversity	Q7a Protect and enhance internationally and nationally designated habitats Q7b Protect and enhance locally designated habitats Q7c Protect and enhance priority habitats, and the habitat of priority species Q7d Achieve a net gain in biodiversity Q7e Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure in line with the aims of the Biodiversity Opportunity Areas	Biodiversity and geodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a Minimise water consumption Q8b Support sustainable levels of water abstraction Q8c Use land efficiently Q8d Minimise the loss of best and most versatile agricultural land Q8e Encourage recycling of household waste Q8f Encourage recycling of materials and minimise consumption of resources during construction	Material assets; Soil; Water
9	To strengthen the local economy and provide accessible jobs available to residents of the new community	Q9a Provide accessible jobs for the population at the new community Q9b Provide a range of jobs and premises Q9c Facilitate skills enhancement Q9d Support working from home	Population and quality of life; Economic factors

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
		Q9e	Contribute to a low carbon economy	
10	To create vital and viable new centres which complement existing centres	Q10a	Meet the day to day needs of residents of the new community near to where they live	Population and quality of life; Economic factors
		Q10b	Support the vitality and viability of nearby existing centres	
		Q10c	Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design	
11	To create a healthy and safe new community	Q11a	Provide accessible and appropriate healthcare services and facilities for all of the new community residents	Health; Population and quality of life
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Minimise opportunities for criminal and anti-social behaviour and the fear of crime	
		Q11d	Provide opportunities to gain access to locally-produced fresh food	
		Q11e	Provide suitable education services for all who require it	
		Q11f	Provide a range of leisure and community facilities that are accessible by all	

Appendix II: Summary of the High Level Assessment Results for the NCNF Plan

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Site boundary

1	Concept Masterplan Options 1/2: Land west and east of A32, including land north of M27J11	0	-	-	-	-	-	-	-	0	0	0
2	Concept Masterplan Option 3: Land west and east of A32, not including land north of M27J11	0	-	-	-	-	-	-	-	0	0	0
3	Concept Masterplan Option 4: Land west of A32 only	0	-	-	+	+	+	+	-	+	+	+

Use of land in Winchester District

4	Further Variation 2a: Housing on part (Knowle buffer)	+	0	-	0	0	0	-	0	0	0	-
5	Further Variation 2b: Playing fields or other formal open space (Knowle buffer)	0	0	+	0	0	0	0	0	0	0	+
6	Semi-natural greenspace	0	0	+	0	0	0	+	0	0	0	+

Location of district centre

7	Alternative DC Option 1: Adjacent to A32	0	0	0	0	0	0	0	0	0	0	0
8	Alternative DC Option 2: Adjacent to A32 and Knowle Road junction	0	0	0	-	0	0	0	0	-	-	-
9	Alternative DC Option 3: Halfway along Knowle Road	0	0	0	0	0	0	0	0	0	0	0
10	Alternative DC Option 4: Centre of site	0	0	0	+	0	0	0	0	+	+	+

Number of local and district centres

11	Two new centres, plus better use of Knowle	0	0	0	-	0	0	0	0	-	-	-
12	Three new centres	0	0	0	+	0	0	0	0	+	+	+
13	Four new centres	0	0	0	+/?	0	0	0	0	+/?	+/?	+/?

Page 421



**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Retail floorspace

14	Core Strategy level of provision: up to 9,000sqm	0	0	0	?	?	?	?	0	0	0	0
15	More than Core Strategy	0	0	0	?	?	?	?	0	0	0	0
16	Less than Core Strategy	0	0	0	?	?	?	?	0	0	0	0

Location of secondary school

17	Alternative School Option 1: near Funtley	0	0	0	+	+	+	0	0	0	+	+
18a	Alternative School Option 2a: south of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	0	?	0	0	0	0	--/+	0	0	0	0
18b	Alternative School Option 2b: north of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	0	?	0	0	0	0	-/+	0	0	0	0
19	Near Knowle, with playing fields in Knowle triangle (additional option)	0	0	0	0	0	0	0	0	0	0	0

Secondary school capacity and catchment

20	Meets NCNF needs only	0	0	0	+	+	+	+	0	0	+	+
21	Larger (also serving parts of Fareham)	0	0	0	0	-	-	-	0	0	0	0
22	Smaller	0	0	0	-	-	-	-	0	0	-	-

Health

23	Higher level of facilities provided	0	0	0	+	+	+	0	0	0	+	+
24	Lower level of facilities provided	0	0	0	-	-	-	0	0	0	-	-

Community facilities

25	Higher level of facilities provided	0	0	0	+	+	+	0	0	0	+	+
26	Lower level of facilities provided	0	0	0	-	-	-	0	0	0	-	-

Page 422

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Quantum of housing

27	High: 7,500 (Concept Masterplan Options 1/2)	++	-	-	+	--	--	--	--	0	0	0
28	Mid: 6,500 (Concept Masterplan Option 3)	+	-	-	+	-	-	-	-	0	0	0
29	Low: 5,400 (Concept Masterplan Option 4)	+	-	-	+	-	-	-	-	0	0	0

Housing density

30	30 dwellings per hectare	0	0	0	0	0	0	-	0	0	0	0
31	35 - 38dph	0	+	+	+	0	0	+	0	0	0	?
32	40dph	0	++	++	++	0	0	++	0	0	0	?

Affordable housing

33	0% provision	-	0	0	0	0	0	0	0	0	-	0
34	20% provision	+	0	0	0	0	0	0	0	0	+	0
35	30-40% provision (as in the Core Strategy)	++	0	0	0	0	0	0	0	0	++	0

Affordable housing mix

36	More affordable rent, less intermediate homes	0	0	0	0	0	0	0	0	0	0	0
37	Less affordable rent, more intermediate homes	0	0	0	0	0	0	0	0	0	0	0

Employment location

38	Largely at junction 11	0	--	--	--	--	--	--	--	0	0	0
39	Largely at Dean Farm and junction 10	0	-	-	+	+	+	+	-	+	+	+

Page 423



**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Employment land use split

40	B1: 60%; B2: 13%; B8: 27% (as per Concept Masterplan)	?	?	?	?	?	?	?	?	?	?	?
41	Market decides	?	?	?	?	?	?	?	?	?	?	?

Quantum of employment floorspace

42	One job per household (i.e. 12.1sqm per dwelling)	0	0	0	0	0	0	0	0	+	0	0
43	Less than one job per household	0	0	0	0	0	0	0	0	-	0	0

Public transport

44	Bus Rapid Transit penetrates site	0	0	0	++	+	0	0	0	++	++	++
45	Rail halt at Knowle / Funtley	0	0	0	+/?	+/?	0	-/?	0	+/?	+/?	+/?
46	New / re-routed local bus service	0	0	0	+	+	0	0	0	+	+	+

Smarter choices

47	More intense	0	0	0	++	++	++	0	0	0	0	++
48	Less intense	0	0	0	+	+	+	0	0	0	0	+

Transport network

49	Junction 11 upgrades and link road, plus some improvements at J10 (Concept Masterplan Option 1)	0	-	-	+/-	-	-	--	-	+	+	0
50	Upgrade junction 10 to all-moves (Concept Masterplan Options 2, 3 and 4)	0	0	0	+	0	0	0	0	+	+	0
51	Upgrade junction 10 to all-moves with east-facing slip leaving M27 just east of Funtley	0	0	0	+	0	0	0	0	+	+	0

Balance of public and private open space

52	More garden space and less public open space	+	0	0	0	0	0	-	0	0	0	+
53	Less garden space and more public open space	0	0	+	0	0	0	+	0	0	+	+

Page 424

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Green Infrastructure Strategy

54	Green Infrastructure Strategy from Concept Masterplan	+	0	+	+	+	+	+	+	+	+	+
----	---	---	---	---	---	---	---	---	---	---	---	---

Energy

55	Concept Masterplan Energy Option 1: Site wide energy generation	+	0	0	0	++	-/?	0	0	0	0	0
56	Concept Masterplan Energy Option 2: Individual building energy generation	+	0	0	0	+	0	0	0	0	0	0
57	Concept Masterplan Energy Option 3: Energy efficiency	++	0	0	0	+	0	0	0	0	0	0

Water

58	Reducing water usage	0	0	0	0	+	+	+	+	0	0	0
59	Rainwater harvesting	0	0	0	0	+	+	+	+	0	0	0
60	Grey water recycling	0	0	0	0	+	+	+	+	0	0	0
61	Black water recycling	0	0	0	0	+	+	+	+	0	0	-/?

Household waste recycling centre

62	Include HWRC on site	0	0	0	+	0	0	0	+	0	0	0
63	No HWRC on site	0	0	0	-	0	0	0	-	0	0	0

Use of Fareham Common

64	Housing on part	+	0	-	0	0	-	-	0	0	0	-
65	Green infrastructure - local food production or other formal open space	0	0	+	0	0	0	0	0	0	0	+
66	Green infrastructure - semi-natural / agricultural as at present	0	0	+	0	0	0	+	0	0	0	+

Page 425

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Use of land at Pinks Sawmills

67	Exclude from site boundary	0	0	0	0	0	0	0	0	0	0	0
68	Allocate as housing	0	-	0	-	-	-	0	0	0	-	-
69	Allocate as mixed-use site for employment and HWRC	0	-	0	+	0	0	0	+	0	0	0

High Level Development Principles

70	Retain Core Strategy vision for NCF, including high level of self-containment and exemplar energy efficiency	0	0	0	++	++	++	0	0	0	+	++
71	Revise vision to encourage self-containment, and promote renewable energy and thermal efficiency	0	0	0	+	+	+	0	0	0	++	+

Additional Development Principles

72	Include additional development principles focusing on character & distribution of land uses	0	0	+	+	+	0	0	+	+	+	+
73	Do not include additional development principles	0	0	0	0	0	0	0	0	0	0	0

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Key to the High Level Assessment Matrix

- ++ Likely strong positive effect
- + Likely positive effect
- 0 Neutral/no effect
- Likely adverse effect
- Likely strong adverse effect
- +/-/? Uncertain effects

SEA Objectives

- 1 To provide good quality and sustainable housing for all
- 2 To conserve and enhance built and cultural heritage
- 3 To conserve and enhance the character of the landscape
- 4 To promote accessibility and encourage travel by sustainable means
- 5 To minimise carbon emissions at the new community and promote adaptation to climate change
- 6 To minimise air, water, light and noise pollution affecting the new community
- 7 To conserve and enhance biodiversity
- 8 To conserve and manage natural resources (water, land, minerals, agricultural land, materials)
- 9 To strengthen the local economy and provide accessible jobs available to residents of the new community
- 10 To create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe new community

Page 426



Appendix III: Consultation Record

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
Natural England	Aug-12	1	General	The extent of the baseline information is welcomed.	Scoping	-
		2	Chap5	Transport modelling work will need to be undertaken to assess the impact on air quality. Natural England will seek assurances that the increase in kg/n/ha/yr on relevant designated sites will be below 1% of the lower end of the critical load figure for the designated habitats. This could be done at the Environmental Impact Assessment stage to support a development proposal.	SA/SEA Scoping Report (May 2012); "Scoping"	Transport modelling work is currently being undertaken using the SRTM. Emissions data is available in kg per 12 hours for NOx, PM10, HC, CO and Carbon. Air quality is a consideration of both the SA and HRA of the plan, and more detailed work will be carried out at the project stage.
		3	Chap6	The Solent Disturbance and Mitigation Project should be considered in the biodiversity chapter and key findings noted to prompt later assessment.	Scoping	Reference to SDMP will be added to this chapter.
		4	Chap6	While it is unlikely that coastal birds would use the site, the indirect effects of development could be relevant. In the SA or HRA we would want to see what percentage of new inhabitants could be expected to visit the coast, how regularly, and what the likely impacts to site integrity are.	Scoping	The SA will look at the effects of different options, and the HRA will look at the impact on site integrity. We will use data from the SDMP. If this is insufficient following peer review, further visitor surveys to obtain this information will be considered.
		5	Chap6	Mitigation and avoidance measures, in line with those in the SDMP should be considered. The scale of the development may mean that locally planned on and off site measures to avoid and mitigate recreational impact on specific coastal sites may be required (e.g. Salterns Park and Browndown).	Scoping	Avoidance and mitigation measures will be a combination of ANGSt, on and off site measures, plus some identified in the SDMP
		6	Chap6	NE welcomes and encourages the approach to provision of GI, in line with NPPF.	Scoping	-
Environment Agency	Aug-12	7	General	Supportive of the document. It is well thought out and easy to navigate. Supportive of the outlined themes and pleased to note the following topics have been given full consideration: • Biodiversity and geodiversity; • Climate change; • Soil ; • Water	Scoping	-
		8	Chap6	We support the key findings identified in box 6.2 (page 38). We welcome that potential impacts on wetland features have been identified. Pleased that the need to identify landscape scale biodiversity enhancement opportunities has been highlighted. We support steps to deliver enhancement within the Biodiversity Opportunity Areas and would encourage enhancement/restoration of the adjoining river Wallington. The Wallington catchment is of huge ecological importance. It will be important to protect from the impacts of development and seek opportunities to provide biodiversity gain.	Scoping	Development is not proposed very near to the Wallington but its catchment will be changed by development. The Wallington is not within a BOA so this may need to feed through to a policy in the plan (either on ecology or on the Wallington or both) and also to references in the sections on the overall development strategy and masterplanning. The thrust of the specific policy could be simply to require development proposals to protect and seek opportunities for enhancement etc, unless anything specific is flagged up in SA/HRA.
		9	Chap15	We are supportive of this section and are pleased land quality through remediation of contaminated land is acknowledged.	Scoping	-
		10	Chap16	Water conservation is critical and should be supported by metering and policies such as the Code for Sustainable Homes, starting with level 3.	Scoping	An Eco-Opportunities Study was undertaken to identify options for water efficiency and re-use and these will be considered during preparation of the plan. Portsmouth Water have confirmed they intend to meter water usage at all new developments.
		11	Chap16	We welcome the recommendation in Section 16.3.1 of the report that downstream flooding should be considered by the plan. The impacts upon downstream communities have the potential to be significant unless adequate measures are put in place. This is linked to the potential increase in flood risk from surface water runoff.	Scoping	No change needed to the SA as we are aware of surface water run off issues. It will be addressed in the plan and in more detail at the project stage through SUDS.
		12	Chap16	We recommend in this chapter, that there is strong emphasis put on the importance of bluewater infrastructure and the positive environmental outcomes it can bring to the local area.	Scoping	State the importance of blue infrastructure in the key issues box page 38.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		13	16.3.1	We welcome the reference to the Water Framework Directive and identification in the Key Issues For The NCFN Plan, Water section that "waste water will need to be effectively managed through the development of the SDA. Current capacity and infrastructure is insufficient for the needs of the SDA" (Section 16.3.1: Box 16.1). However, there does not seem to be any supporting text to expand on this issue.	Scoping	We are currently working with Southern Water and Albion Water to identify a solution to the capacity issue. It is sufficient to identify the issue in the Scoping Report and then test options later.
		14	AppB	In Appendix B, section 6, we would recommend the following decision making criteria, " maintain and where possible improve water quality " as this seems to have been missed. Water quality should not just be protected and/or improved for nature conservation, but for all uses. This is in line with the requirements of the Water Framework Directive. It is important to consider the direct impacts of the development on water quality through pollution prevention and physical amendments but also the indirect ones i.e. the impact on waste water treatment and discharge.	Scoping	Add to decision making criteria
		15	16.2.6	We welcome Section 16.2.6 as it discusses groundwater vulnerability within the area and that through development, pollution prevention is required.	Scoping	-
		16	Chap16	Box 16.1 should include key message of groundwater protection through development as a whole, not just through careful surface water runoff.	Scoping	Add groundwater protection through development as a whole, not just through careful surface water mgt (i.e. groundworks, contamination/remediation).
		17	AppD	We are pleased to see that GP3 has been included within the PPP for Water. We would also advise Flood and Coastal Erosion Risk Management Strategy is included here.	Scoping	Include Flood and Coastal Erosion Risk Management Strategy in appendix.
		18	AppB	We would recommend that consideration is given to including how the potential options/proposals contribute to an overarching aspiration of reducing the risk of flooding through the development of the SDA. As an absolute minimum the plan should seek to ensure no increase in flood risk as a result of the development.	Scoping	Add to decision making criteria 5d.
		19	AppB	5. Support 5d and 5e. 6. Support 6b 7. Support objective 7 8. Support 8a	Scoping	-
		20	AppB	We recommend the importance of protecting groundwater in highly sensitive areas, such as in zone SPZ 1 is identified within section 8.	Scoping	Already included at 6b.
English Heritage	Aug-12	21	General	English Heritage commented on the previous version of the SA in 2009 and are pleased to see that the comments have been taken into account in this updated version.	Scoping	-
		22	Chap10	The sub-section on baseline data is rather more about explaining the baseline than identifying relevant data sources and, equally importantly, identifying gaps in the available data. English Heritage has published guidance on SAs in Strategic Environmental Assessment, Sustainability Appraisals and the Historic Environment. This sets out a wide range of potential information sources for the historic environment.	Scoping	Double-check EH guidance for additional relevant data sources: http://www.helm.org.uk/upload/pdf/Strat-env-ass.pdf
		23	Chap10	The historic development of the area appears to be solely about the development of Fareham, not the history of the proposed area of the SDA and its surroundings. I expected mention of the historic town of Wickham and the former Knowle Hospital, both nearby, and the Forest of Bere. Although there are references to historic landscape within both this chapter and chapter 12, I also expected further explanation of the historic landscape i.e. more of an indication why this area of landscape has developed the way it has.	Scoping	Add reference to historic development of Wickham, Knowle and Forest of Bere.
		24	Chap10	Although this chapter now identifies all the listed buildings within the NCFN Plan area, it omits to explore the relationship of these buildings with the surrounding environment – their setting and, in the case of the farmhouses, their functional relationship with their associated farmland, whether former or existing. One of the identified key issues is, quite rightly, the potential for the development of the SDA to have effects on the setting of historic environment features, but for such potential effects to be identified, there has to be a greater understanding of the significance of that setting, including viewpoints of heritage assets, within the SEA.	Scoping	Discuss with FBC.
		25	AppB	The EH guidance sets out a wide range of SA objectives and decision-making criteria or sub-objectives on pages 6 and 7. Although not all are applicable to this particular SA, I would suggest that the SA objectives include the two social objectives, which could be combined.	Scoping	The two social objectives are: • To improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings • To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities Criteria 2d amended.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		26	AppB	The decision-making criterion in respect of archaeological remains should be assess, record <u>and preserve</u> archaeological features.	Scoping	Amended.
		27	AppB	I'm not sure why Q2b is "Conserve and enhance" whilst Q2c is "Protect and enhance" – I suggest both should be "preserve" in line with the English Heritage guidance.	Scoping	Amended.
		28	AppB	The guidance suggests "Will it provide for increased understanding and interpretation of the historic environment" as decision-making criterion, which is effectively Q2d, although the latter could include the word "interpretation".	Scoping	Amended.
		29	AppB	The guidance also suggests "Will it respect, maintain and strengthen local distinctiveness and sense of place" and "Will it promote high quality urban design" as decision-making criteria, which could perhaps be incorporated under SA Objective 1.	Scoping	Included within AAP objectives.
Portsmouth Water	Aug-12	30	Chap16	Hopefully our recent meeting with the Council has clarified our position on sustainability and the role of the Code for Sustainable Homes. The CAMS documents are out of date and the local water resources situation does not require effluent re use at the North Fareham SDA. We do not think that the higher levels of the Code are viable or justified for this site and they are not included in our WRMP. We are working on the River Wallington as part of our WFD Investigations and hope that a solution can be agreed shortly. Possible licence reductions will affect our current surplus but not our overall water resources balance.	Scoping	PW states that re-use of water on site is not strictly necessary as they have sufficient supply. PW concerned that rainwater will not provide water when it is most needed. PW concerned about the risk of cross contamination if greywater / blackwater is supplied to homes. PW concerned about householders being responsible for maintenance of greywater systems. PW states that Code level 5 cannot be met on site as it requires a step change and a different technology. Albion Water offer a completely different solution. PW are not convinced that Albion Water will be able to get the discharge consents due to likely effects on the Solent, Titchfield Haven and river Meon.
David Lock Associates on behalf of Buckland Development Limited	Aug-12	31	General	We have carefully considered the key issues that have been set out in the report and believe the broad principles to be sound. BDL will endeavour to address these key issues when preparing an outline planning application for the site and incorporate appropriate detailed design responses within the scheme. The nature of these responses will only emerge as detailed design work progresses and the basic development viability issues are explored in more detail. Throughout this work achieving sustainable economic growth will remain a core BDL objective, as required by the National Planning Policy Framework (NPPF).	Scoping	-
		32	General	BDL have a fundamental interest in the area and would welcome the opportunity to inform the detailed stages of the plan and, therefore, would appreciate being kept updated with the progress of the document and further consultation opportunities.	Scoping	-
RSPB	Aug-12	33	Chap6	Recreational disturbance to the Solent European sites is a key issue for consideration in respect of the North of Fareham SDA. This matter will, of course, be examined in more detail through the HRA process.	Scoping	-
		34	Chap6	However, we are concerned that the Sustainability Appraisal scoping report does not clearly reflect this issue, and indeed appears to contradict the need to protect the European sites from increased recreational pressures by reference to supporting access to the natural environment (Box 6.2).	Scoping	Promoting access to nature is a sound policy objective, aiming to benefit both communities and conservation. But agree that disturbance impacts should be identified.
		35	Chap6	Although the Sustainability Appraisal need not repeat the detailed assessment of recreational disturbance issues covered under the HRA, it should at least highlight the issue, and cross-reference to the HRA as appropriate. It certainly should not propose actions that would conflict with the protection of the European sites. Therefore, any action or objective that would encourage access to the natural environment should be carefully considered to ensure that it will not lead to additional pressure on the European sites or to other ecologically linked areas such as Brent goose feeding sites.	Scoping	Amended.
		36	AppB	We support other references in the scoping report to enhancing statutory and non-statutory wildlife interests through the delivery of the NCNF Plan, and consider that (in addition to the need to implement avoidance and mitigation measures) this objective should also be extended to enhance the interest features of the Solent European sites.	Scoping	Not amended; not entirely clear how NCNF can feasibly enhance the interest features of Solent European sites.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		37	Chap6	We have recommended some further opportunities for achieving a net increase in biodiversity within the development site itself, in our recent response to the NCNF Options Consultation. We would like to see some of these examples also highlighted in the Sustainability Appraisal.	Scoping	Check response, amend where appropriate.
The Fareham Society	Aug-12	38	General	The document clearly outlines the main facts about the environmental issues likely to be significantly affected. The Society note the facts about the adverse impact the development will have on the landscape to the north of Fareham, the approach to the town from the north, and the loss of countryside. The landscape will be damaged by built development.	Scoping	-
		39	Chap4	Agree with the key issues for the plan relating to accessibility and transport identified in box 4.1.	Scoping	-
		40	Chap5	The Society is concerned about the impact of the development on air quality and would like to see further air quality testing in all the areas likely to be affected.	Scoping	-
		41	Chap6	Table 6.6 – mistake in title. It should say 'Portsmouth Harbour Biodiversity Opportunity Area'	Scoping	Amended.
		42	Chap8	Economy – what research has been done on the effect of congestion on the highway network on the ability of Fareham to attract new businesses?	Scoping	-
		43	Chap8/14	Is there an assessment of the skills available in the Borough, particularly of the unemployed, so that there is an effort to attract jobs that match available skills?	Scoping	-
		44	Chap10	Para 10.2.5 and 10.2.6 – Furzehall Farm Grade II listed has been omitted from the list of listed buildings just south of the NCNF Plan boundary. It is situated in a very vulnerable location just south of the motorway bridge.	Scoping	Amended.
		45	Chap10	Listed buildings adjacent to Wickham Road and close to the highway should be mentioned i.e. the cemetery and the Potteries as highway changes could affect them or their settings. Any locally listed buildings should also be included.	Scoping	Amended.
		46	Chap10	Roche Couth with its parkland settings is fully recorded by Hampshire Gardens Trust. Most of its main boundaries are largely unchanged and should not be in any way altered by development.	Scoping	Amended.
		47	Chap4/5/10	Since the redevelopment of Knowle, the car parking in the Square at Wickham is frequently full, particularly at weekends, causing cars to drive round looking for spaces emitting pollutants and affecting the ambiance and setting of the historic village. The SDA is an enormous threat to its historic setting and the main road cannot take a major increase in traffic.	Scoping	-
		48	Chap12	One of the original landscape sensitivity analyses made it clear that all areas of the SDA are sensitive, but some more than others. It is a high visibility site, particularly from the M27 and North Fareham, totally unlike Whiteley with its dense tree belts.	Scoping	-



Urban Edge Environmental Consulting Ltd

Tower Point | 44 North Road | Brighton | BN1 1YR

T: 01273 666 375 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  [@UrbanEdgeEnviro](https://twitter.com/UrbanEdgeEnviro)

© Urban Edge Environmental Consulting Ltd 2013

Urban Edge Environmental Consulting Ltd

Tower Point | 44 North Road | Brighton | BN1 1YR

T: 01273 666 375 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  @UrbanEdgeEnviro

© Urban Edge Environmental Consulting Ltd 2013

UE URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION



URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

Habitats Regulations Assessment for the New Community North of Fareham Plan

Screening Statement

March 2013

Habitats Regulations Assessment for the New Community North of Fareham Plan

Screening Statement

DRAFT

Client: Fareham Borough Council
Report No.: UE-0115 NCFN HRA Screening_4_20130320
Version: 4
Status: Draft
Date: March 2013
Author: SPS/NEJP
Checked: SPS
Approved: NEJP

Contents

Executive Summary	i
E1 Introduction	i
E2 Scope of the Assessment	i
E3 Findings	ii
E4 Consultation Arrangements	ii
1 Introduction	1
1.1 Background	1
1.2 Purpose and Structure of this Document	1
1.3 Habitats Regulations Assessment	2
1.4 The New Community North of Fareham Plan	2
2 Methodology	5
2.1 Guidance and Best Practice	5
2.2 Methodology	5
2.3 Consideration of Effects	6
2.4 Appropriate Assessment	7
2.5 Dealing with Uncertainty	9
3 European Sites	11
3.1 Scope of the Assessment	11
3.2 Site Accounts	16
3.3 Qualifying Features	16
3.4 Conservation Objectives for SAC and SPA	16
3.5 Conservation Objectives for Ramsar Sites	16
3.6 Condition Status	16
3.7 Key Environmental Conditions Supporting Site Integrity	17
4 Likely Significant Effects	19
4.1 Introduction	19
4.2 Results	19
4.3 In Combination Test	20

5	Commentary	21
5.1	Introduction	21
5.2	Atmospheric Pollution	21
5.3	Disturbance	24
5.4	Water Abstraction	26
5.5	Waste Water Discharge	26
5.6	Supporting Habitats	27
6	Screening Statement and Consultation	31
6.1	Screening Statement	31
6.2	Consultation Arrangements	32
	References and Bibliography	33
	Appendix I: European Site Information	A
	Appendix II: Screening Matrix	YY
	Appendix III: Record of Consultation Responses	AAA

List of Tables and Figures

<i>Table 2.1: Stages in the HRA process drawing on guidance from DCLG and Natural England</i>	6
<i>Table 3.1: The qualifying features of European sites close to Fareham borough</i>	13
<i>Table 5.1: Data extracts from SRTM (Source: MVA, October 2012)</i>	22
<i>Figure 1.1: NCFN Broad Area of Search and key constraints</i>	4
<i>Figure 3.1: European sites in and around Fareham borough</i>	12

DRAFT

Abbreviations

BRT	Bus Rapid Transit
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
HWRC	Household Waste and Recycling Centre
NCNF	New Community North of Fareham
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SDMP	Solent Disturbance and Mitigation Project
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SRTM	Sub Regional Transport Model
SSSI	Site of Special Scientific Interest
WRMP	Water Resource Management Plan

Executive Summary

E1 Introduction

E1.1 Subsequent to adoption of Fareham borough's Core Strategy in August 2011, the Council is progressing with the preparation of an Area Action Plan for the New Community North of Fareham (NCNF), and is undertaking a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the plan. This HRA report presents a screening assessment of the main masterplanning options that were consulted on during summer 2012, and those arising during the development of the Draft Plan, to determine which should be subject to more detailed assessment during future stages of preparation of the NCNF Plan.

E1.2 HRA is a requirement of the Conservation of Habitats and Species Regulations 2010 ('the Habitats Regulations'). The assessment focuses on the likely significant effects of the plan on the nature conservation interests of European-protected areas in and around Fareham borough, and seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of proposals in the plan.

E2 Scope of the Assessment

E2.1 The assessment addresses the following European sites which can be found in and around Fareham borough. The list includes those sites which consultees

- ▶ Butser Hill Special Area of Conservation (SAC)
- ▶ River Itchen (SAC)
- ▶ Solent and Isle of Wight Lagoons (SAC)
- ▶ Solent Maritime (SAC)
- ▶ The New Forest (SAC)
- ▶ Chichester and Langstone Harbours Special Protection Area (SPA)
- ▶ Portsmouth Harbour (SPA)
- ▶ Solent and Southampton Water (SPA)
- ▶ The New Forest (SPA)
- ▶ Chichester and Langstone Harbours (Ramsar)
- ▶ Portsmouth Harbour (Ramsar)
- ▶ Solent and Southampton Water (Ramsar)
- ▶ The New Forest (Ramsar)

E3 Findings

E3.1 The HRA shows that significant effects are considered a likely or uncertain outcome of one or more of the masterplanning options within each of the following themes:

- ▶ Site boundary
- ▶ Use of land in Winchester district
- ▶ Location of secondary school
- ▶ Quantum of housing
- ▶ Transport network
- ▶ Energy
- ▶ Retail floorspace
- ▶ Secondary school capacity/catchment
- ▶ Employment location
- ▶ Balance of public/private open space
- ▶ Use of Fareham Common

E3.2 The assessment shows that, of the 13 European sites considered, one (Solent and Isle of Wight Lagoons SAC) is not likely to be affected by the NCFN Plan. For three sites there is uncertainty at the present stage as to whether they could be significantly affected (Butser Hill SAC and New Forest SAC/Ramsar). All other sites are considered likely to be significantly affected by the NCFN Plan.

E3.3 The following aspects of the NCFN Plan are considered to be unlikely to significantly affect any European site:

- ▶ Number of local and district centres
- ▶ Community facilities
- ▶ Housing density
- ▶ Affordable housing mix
- ▶ Quantum of employment floorspace
- ▶ Smarter choices
- ▶ Water;
- ▶ Location of district centre
- ▶ Additional Development Principles
- ▶ Health
- ▶ Affordable housing
- ▶ Employment land use split
- ▶ Public transport
- ▶ Green infrastructure strategy
- ▶ Household waste & recycling centre;
- ▶ Use of land at Pinks Sawmills
- ▶ High Level Development Principles

E3.4 The Council will now undertake a detailed Appropriate Assessment of the NCFN Plan with specific reference to these areas, to determine the ways in which the sites may be adversely affected, and consider suitable avoidance and mitigation measures.

E4 Consultation Arrangements

E4.1 The findings of this report are open to consultation with Natural England, the Environment Agency, RSPB, Hampshire Wildlife Trust and New Forest and South Downs National Park Authorities. Comments are invited at any time between **29 April and 10 June 2013**.

1 Introduction

1.1 Background

1.1.1 Subsequent to adoption of Fareham borough's Core Strategy in August 2011, the Council is preparing an Area Action Plan for the New Community North of Fareham (NCNF), and is undertaking a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the plan. Separate reports present the Sustainability Appraisal. This HRA report presents a screening assessment of the main masterplanning options that were consulted on during summer 2012, and those arising during the development of the Draft Plan, to determine which should be subject to more detailed assessment during future stages of preparation of the NCNF Plan.

1.1.2 HRA is a requirement of the Conservation of Habitats and Species Regulations 2010 ('the Habitats Regulations'). The assessment focuses on the likely significant effects of the plan on the nature conservation interests of European-protected areas in and around Fareham borough, and seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of proposals in the plan.

1.2 Purpose and Structure of this Document

1.2.1 This report addresses the early stages of Habitats Regulations Assessment, and follows a Baseline Data Review Report which was consulted on in tandem with the Sustainability Appraisal Scoping Report in July and August 2012. Baseline data collected through that report are not re-presented here. Instead, this report documents the initial assessment stage, known as screening, and states whether or not a full Appropriate Assessment is required for the NCNF Plan. The report shows that there are 13 European sites in and around the borough that require consideration because they could potentially be affected by proposals being considered for inclusion in the New Community North of Fareham Plan.

1.2.2 The outputs of the report include information in relation to:

- ▶ The Habitats Regulations Assessment process (**section 1.3**);
- ▶ The New Community North of Fareham Plan (**section 1.4**);
- ▶ The methodology for assessment (**Chapter 2**);
- ▶ Information about the European sites (**Chapter 3**);
- ▶ The likely significant effects of the plan (**Chapter 4**);
- ▶ A commentary on why the plan's potential effects have been considered as significantly negative (**Chapter 5**); and
- ▶ A Screening Statement as to the need, or otherwise, for Appropriate Assessment, and consultation arrangements (**Chapter 6**).

1.3 Habitats Regulations Assessment

- 1.3.1 Habitats Regulations Assessment is a requirement of the Conservation of Habitats and Species Regulations 2010 ('the Habitats Regulations'), the UK's transposition of *European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora* ('the Habitats Directive').
- 1.3.2 HRA must be applied to any plan or project in England and Wales with the potential to adversely affect the ecological integrity of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of European sites.
- 1.3.3 European sites are designated for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the Habitats Directive) and Special Protection Areas (SPAs, designated under *European Council Directive 2009/147/EC on the conservation of wild birds* ('the Birds Directive')). Additionally, the National Planning Policy Framework (DCLG, 2012) and Circular 06/05 (ODPM, 2005) require that Ramsar sites (UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
- 1.3.4 Under regulation 102 of the Habitats Regulations, the assessment must determine whether or not a plan or project will adversely affect the integrity of the European site(s) concerned, in view of the site's conservation objectives. The process is characterised by the precautionary principle. The European Commission (2000a) describes the principle as follows:

"If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with the protection normally afforded to these within the European Community, the Precautionary Principle is triggered.

"Decision-makers then have to determine what action to take. They should take account of the potential consequences of taking no action, the uncertainties inherent in the scientific evaluation, and they should consult interested parties on the possible ways of managing the risk. Measures should be proportionate to the level of risk, and to the desired level of protection. They should be provisional in nature pending the availability of more reliable scientific data.

"Action is then undertaken to obtain further information enabling a more objective assessment of the risk. The measures taken to manage the risk should be maintained so long as the scientific information remains inconclusive and the risk unacceptable."

1.4 The New Community North of Fareham Plan

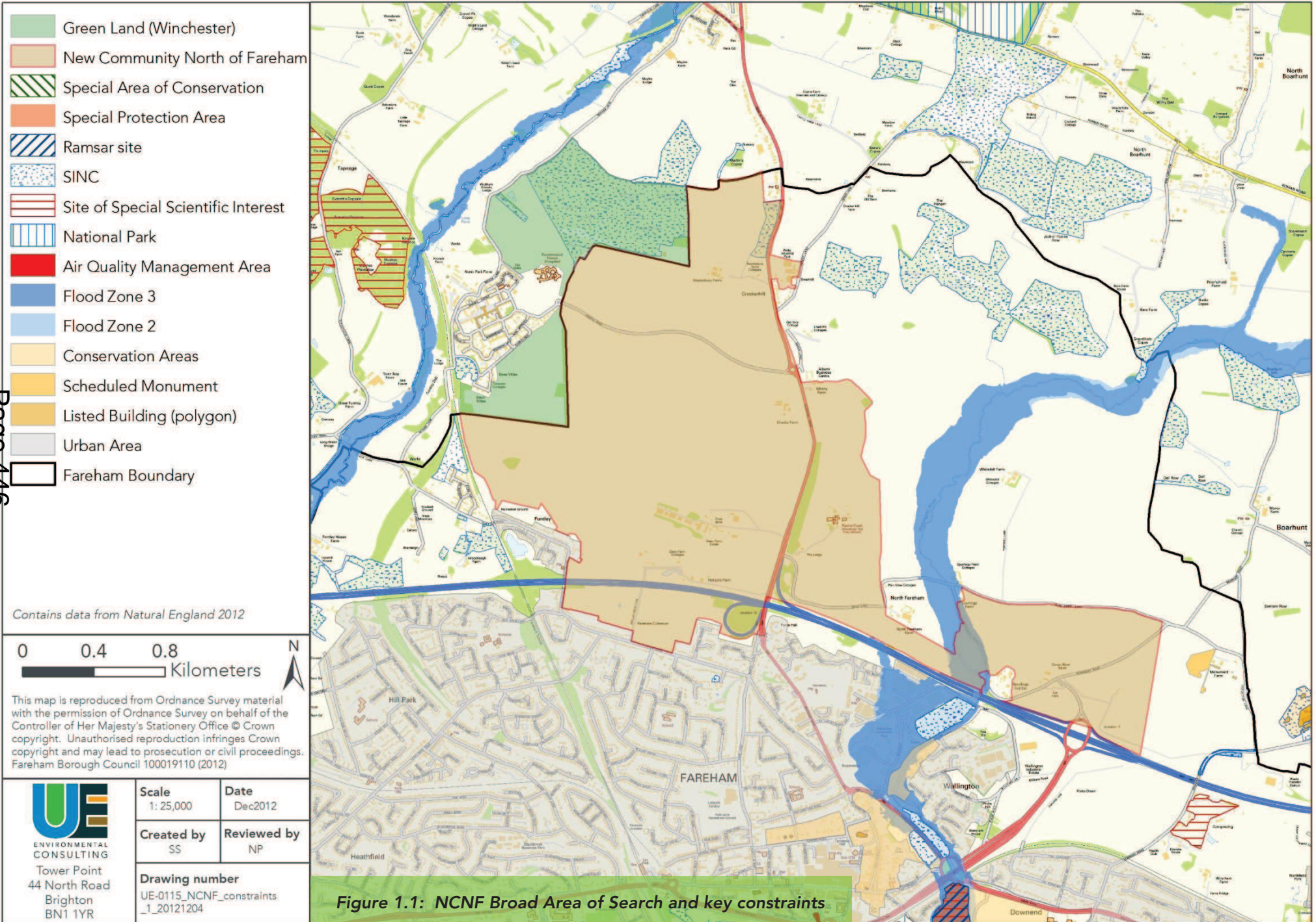
- 1.4.1 The principle of developing a New Community North of Fareham was established by the Fareham Borough Core Strategy and, before that, the South East Plan. The Core Strategy describes the vision for the New Community and sets the overall development objectives,

including provision for 6,500-7,500 dwellings and up to 90,750m² of employment floorspace¹, whilst allowing for flexibility in the NCNF Plan to adjust these objectives where necessary in order to achieve a successful, sustainable development. The NCNF Plan is exploring a number of alternative options, including the number of new homes to be developed, jobs to be provided, a transport strategy, and quantity and layout of green infrastructure.

- 1.4.2 The Council has stated its intention that the New Community should aim for high standards of sustainability and resilience to climate change, should deliver a substantial number of affordable homes, and should avoid adversely affecting European sites and other important environmental assets in the area. The process is being supported through the preparation of a masterplan for the development. The masterplan and NCNF Plan will establish a deliverable and viable quantum for residential, employment and retail development, setting out detailed objectives for community and infrastructure provisions, and the disposition and phasing of land uses. Figure 1.1 illustrates the broad location of the New Community and the main environmental constraints nearby.

DRAFT

¹ Policy CS13 of the Fareham Core Strategy presents the broad development principles for the SDA.



Contains data from Natural England 2012



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fareham Borough Council 100019110 (2012)


 ENVIRONMENTAL CONSULTING Tower Point 44 North Road Brighton BN1 1YR	Scale 1: 25,000	Date Dec2012
	Created by SS	Reviewed by NP
	Drawing number UE-0115_NCNF_constraints _1_20121204	

Figure 1.1: NCNF Broad Area of Search and key constraints

2 Methodology

2.1 Guidance and Best Practice

2.1.1 Draft guidance on HRA has been defined by DCLG (2006) with more detailed draft guidance from Natural England (Tyldesley, 2009) and a range of other bodies². The guidance recognises that there is no statutory method for undertaking Habitats Regulations Assessment and that the adopted method must be appropriate to its purpose under the Habitats Directive and Regulations. DCLG guidance identifies three main stages to the HRA process:

- ▶ **Screening:** Analysing draft options for likely significant effects on internationally designated sites;
- ▶ **Appropriate Assessment:** Ascertaining the effects on site integrity; and
- ▶ **Alternative Solutions:** Devising alternatives to the plan options, avoidance or mitigation measures.

2.1.2 An HRA must determine whether or not a plan or project will adversely affect the integrity of the European site(s) concerned, in view of the site's conservation objectives. Where adverse effects are anticipated changes must be made to the plan or project. The hierarchy of intervention is important: where significant effects are likely or uncertain, decision-makers must firstly seek to avoid the effect through for example, a change of policy. If this is not possible, mitigation measures should be explored to remove or reduce significant effects.

2.1.3 If neither avoidance, nor subsequent mitigation is possible, alternatives to the plan or project should be considered. Such alternatives should explore ways of achieving the objectives that avoid significant effects entirely. If there are no alternatives suitable for removing an adverse effect, decision-makers must demonstrate that there are Imperative Reasons of Overriding Public Interest to continue with the proposal. This is widely perceived as an undesirable position and should be avoided if at all possible.

2.2 Methodology

2.2.1 The guidance from DCLG and Natural England was written for use in assessing strategic plans. Where individual projects come into play, as will be the case for future phases of development for the New Community, it may prove to be more suitable to use alternative guidance for example Tyldesley (2011), English Nature (1997a&b, 1999 and 2001) and European Commission (2001).

2.2.2 The overall objective of the Appropriate Assessment will be to ascertain whether any part of the plan will lead to an adverse effect on the ecological integrity of nearby European sites and, if so, make recommendations on how such effects can be avoided or mitigated. It will be carried out

² For example European Commission (2001) and RSPB (Dodd *et al*, 2007)

in accordance with the draft Natural England guidance (Tyldesley, 2009) as summarised in **Table 2.1**.

Table 2.1: Stages in the HRA process drawing on guidance from DCLG and Natural England

DCLG Stage	Natural England (Tyldesley) Steps			
AA1: Likely significant effects	1. Gather the evidence base about international sites.			
	2. Consult Natural England and other stakeholders on the method for HRA and sites to be included.			
	3. Screen elements of the plans for likelihood of significant effects.			
	4. Eliminate likely significant effects by amending the plan / option.			
	5. Consult Natural England and other stakeholders on the findings of the screening stage, and scope of the Appropriate Assessment if required.			
AA2: Appropriate Assessment and ascertaining the effect on integrity	6. Appropriate Assessment of elements of the plan likely to have significant effects on a European site.	8. Assess additions and changes to the plan and prepare draft HRA record.		
	AA3: Mitigation measures and alternative solutions	7. Amend the plan / option or take other action to avoid any adverse effect on integrity of European site(s).	9. Complete the draft Appropriate Assessment and draft HRA record.	
ITERATIVE				
		Reporting and recording	10. Submit draft HRA and supporting documents to Natural England.	
			11. Consult Natural England, other stakeholders and the public (if suitable).	
			12. Publish final HRA record and submit with Natural England letter to Inspector for Examination.	
			13. Respond to any representations relating to the HRA and to Inspector's questions.	
14. Check changes to the plan, complete HRA record and establish any monitoring required.				

2.3 Consideration of Effects

2.3.1 The main masterplanning options that were consulted on during summer 2012 were screened for likely significant effects on the European sites. Such effects can be sorted into one of 17 categories which are listed below in Box 1. These categories are derived from the draft HRA guidance document produced for Natural England (Tyldesley, 2009) and help to determine which, if any, elements of the plan would be likely to have a significant effect on any interest feature of any European site, alone or in combination with other projects and plans, directly or indirectly. The 17 categories fall into four broader sections which can be described as:

Category A	Elements of the plan / options that would have no negative effect on a European site at all
Category B	Elements of the plan / options that could have an effect, but the likelihood is there would be no significant negative effect on a European site either alone or in combination with other elements of the same plan, or other plans or projects
Category C	Elements of the plan / options that could or would be likely to have a significant effect alone and will require the plan to be subject to an appropriate assessment before the it may be adopted
Category D	Elements of the plan / options that would be likely to have a significant effect in combination with other elements of the same plan, or other plans or projects and will require the plan to be subject to an appropriate assessment before the plan may be adopted

2.3.2 Where it is agreed that significant impacts cannot be mitigated, the Appropriate Assessment stage would need to be undertaken to understand the scale and magnitude of potential impacts in view of each site’s qualifying features, conservation objectives and vulnerabilities, as well as the mitigation measures that may be available to reduce or remove the effect.

2.4 Appropriate Assessment

2.4.1 The purpose of the Appropriate Assessment (HRA Stage AA2) is to further analyse likely significant effects identified during the screening stage, as well as those effects which were uncertain or not well understood and taken forward for assessment in accordance with the precautionary principle. The assessment should seek to establish whether or not the plan will adversely affect site integrity, which can be described as follows (ODPM, 2005):

“The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.”

2.4.2 The assessment first focuses on the effects generated by the proposals of the plan and considers ways in which they can be avoided altogether. Where adverse effects cannot be avoided by changes to the plan, mitigation measures are introduced to remove or reduce the effects to the level of non-significance. Any residual (non-significant) effects can then be taken forward for further analysis to establish whether they might be expected to become significant in combination with the effects of other plans or projects. The impact assessment considers each of the European sites’ conservation objectives in turn and states whether or not the impacts of the plan would prevent the conservation objective from being met. Where one or more objective is impeded, and in accordance with guidance from English Nature (2004; now Natural England), additional factors are considered in order to reach a decision regarding the effects on site integrity. Such factors include:

- Scale of impact;
- Duration of impact & recovery/reversibility;
- Conflicting feature requirements;
- Uncertainty in cause and effect relationships and a precautionary approach.
- Long term effects and sustainability;
- Dynamic systems;
- Off-site impacts; and

Box 1: Screening Assessment Key

Category A: No negative effect

- A1 Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.
- A2 Options / policies intended to protect the natural environment, including biodiversity.
- A3 Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site.
- A4 Options / policies that positively steer development away from European sites and associated sensitive areas.
- A5 Options / policies that would have no effect because development is implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites.

Category B: No significant effect

- B Options / policies that could have an effect, but the likelihood is there would be no significant negative effect on a European site either alone or in combination with other elements of the same plan, or other plans or projects.

Category C: Likely significant effect alone

- C1 The option, policy or proposal could directly affect a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.
- C2 The option / policy could indirectly affect a European site e.g. because it provides for, or steers, a quantity or type of development that may be ecologically, hydrologically or physically connected to it or increase disturbance.
- C3 Proposals for a magnitude of development that, no matter where it was located, the development would be likely to have a significant effect on a European site.
- C4 An option / policy that makes provision for a quantity / type of development but the effects are uncertain because its detailed location is to be selected following consideration of options in a later, more specific plan.
- C5 Options / policies for developments or infrastructure projects that could block alternatives for the provision of other development in the future, that may lead to adverse effects on European sites, which would otherwise be avoided.
- C6 Options, policies or proposals which are to be implemented in due course - if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.
- C7 Any other options, policies or proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning'.
- C8 Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of HRA at project level by arguing that the plan provides IROPI to justify its consent despite a negative assessment.

Category D: Likely significant effects in combination

- D1 The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies within the same plan the cumulative effects would be likely to be significant.
- D2 Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects, the combined effects would be likely to be significant.
- D3 Options or proposals that are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the later stages could have a significant effect on European sites.

2.5 Dealing with Uncertainty

- 2.5.1 The NCNF Plan, although more detailed than the Core Strategy, remains a strategic planning document. Further details about development proposals will be added through a series of planning applications, each of which will be supported by an Environmental Impact Assessment and HRA. It is important to acknowledge, therefore, that uncertainties regarding the precise nature of impacts on European sites may persist throughout preparation of the NCNF Plan. By the same token, the HRA will draw mainly on secondary data rather than primary research, and by necessity will be of a less detailed nature than the HRAs for planning applications.
- 2.5.2 The guidance from Natural England (Tyldesley, 2009) gives helpful advice on a number of ways in which uncertainty can affect an HRA, which are described in Box 2.

Box 2: Dealing with Uncertainty: extracts from Tyldesley (2009)

Scientific Uncertainty

Scientific uncertainty can arise in predicting the effects of one or more aspect of a plan on the interest features of a European site. Scientific uncertainty may be due to a lack of scientific know-how, or of ecological information, or inadequate or out-of-date scientific data. It may also occur where the assessor is unable to satisfactorily predict and estimate the nature, scale or spatial extent of changes proposed by the plan. The Habitats Directive and Regulations state that, wherever scientific uncertainty is encountered, a precautionary approach should be adopted. If in doubt, further assessment should be undertaken and the worst outcome assumed.

Regulatory Uncertainty

Some plans will include references to proposals that are planned and implemented through other planning and regulatory regimes, for example, trunk road or motorway improvements. These will be included because they have important implications for spatial planning, but they are not proposals of the LTA, nor are they proposals brought forward by the plan itself. Their potential effects will be assessed through other procedures. The LTA may not be able to assess the effects of these proposals. Indeed, it may be inappropriate for them to do so, and would also result in unnecessary duplication...

There is a need to focus the Habitats Regulations Assessment on the... proposals directly promoted by the plan, and not all and every proposal for development and change, especially where these are planned and regulated through other statutory procedures which will be subject to an HRA.

Planning Hierarchy Uncertainty

The higher the level of a plan in the hierarchy the more general and strategic will be its provisions and therefore the more uncertain its effects will be. The protective regime of the Directive is intended to operate at differing levels. In some circumstances assessment 'down the line' will be more effective in assessing the potential effects of a proposal on a particular site and protecting its integrity. However, three tests should be applied.

It will be appropriate to consider relying on the Habitats Regulations Assessments of lower tier plans, in order for a LTA to ascertain a higher tier plan would not have an adverse effect on the integrity of a European site, only where:

A] The higher tier plan assessment cannot reasonably assess the effects on a European site in a meaningful way; whereas

B] The Habitats Regulations Assessment of the lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, will be able to change the proposal if an adverse effect on site integrity cannot be ruled out, because the lower tier plan is free to change the nature and/or scale and/or location of the proposal in order to avoid adverse effects on the integrity of any European site (e.g. it is not constrained by location specific policies in a higher tier plan);
C] The Habitats Regulations Assessment of the plan or project at the lower tier is required as a matter of law or Government policy.

It may be helpful for the Habitats Regulations Assessment of the higher tier plan... to indicate what further assessment may be necessary in the lower tier plan.

Implementation Uncertainty

In order to clarify the approach where there is uncertainty because effects depend on how the plan is implemented, and to ensure compliance with the Regulations, it may be appropriate to impose a caveat in relevant policies, or introduce a free-standing policy, which says that any development project that could have an adverse effect on the integrity of a European site will not be in accordance with the plan...

This would help to enable the assessors to reasonably conclude, on the basis of objective information, that even where there are different ways of implementing a plan, and even applying the precautionary principle, no element of the plan can argue that it draws support from the plan, if it could adversely affect the integrity of a European site.

DRAFT

3 European Sites

3.1 Scope of the Assessment

- 3.1.1 European sites considered within the scope of this assessment include all those falling partially within or close to Fareham borough. Additionally, there may be activities occurring as a result of development within the New Community, which could take place outside of the confines of the borough, possibly affecting European sites further afield.
- 3.1.2 During preliminary consultation on the Baseline Data Review Report, queries were raised as to whether Emer Bog SAC or Butser Hill SAC should be included within the scope of the HRA. Emer Bog SAC is designated for its transition mire and quaking bog habitat, and its condition is most vulnerable to local changes in water levels and input of agricultural nutrients from neighbouring land³; the New Community North of Fareham is unlikely to influence either of these factors. The site is not considered further.
- 3.1.3 Butser Hill SAC is designated for its semi-natural dry calcareous grasslands (Festuco-Brometalia) with chalk heath and mixed scrub, and yew *Taxus baccata* woodland (a priority feature). Both are vulnerable to input of nutrients from the air, including from road traffic, and the site is located very close to the A3 north of Havant. However, a recent HRA carried out by Winchester City Council and Havant Borough Council in relation to a major development area West of Waterlooville (c.2,550 dwellings) found that the site was unlikely to be significantly affected by increasing traffic flows as a result of development. Given the relative proximity of Butser Hill to Waterlooville (c.12km by road) in comparison to the New Community (c.28km by road) it is uncertain whether the site would be affected. However, the site is included in the scope of this HRA as a precautionary approach.
- 3.1.4 The scope of the assessment therefore includes the following sites, as depicted by Figure 3.1:
- ▶ Butser Hill SAC
 - ▶ Solent & Isle of Wight Lagoons SAC
 - ▶ The New Forest SAC
 - ▶ Portsmouth Harbour SPA
 - ▶ The New Forest SPA
 - ▶ Portsmouth Harbour Ramsar
 - ▶ The New Forest Ramsar
 - ▶ River Itchen SAC
 - ▶ Solent Maritime SAC
 - ▶ Chichester & Langstone Harbours SPA
 - ▶ Solent and Southampton Water SPA
 - ▶ Chichester & Langstone Harbours Ramsar
 - ▶ Solent and Southampton Water Ramsar

³ For more information refer to the following hyperlinks:

<http://www.sssi.naturalengland.org.uk/special/ssi/vam/VAM%201003510.pdf>

<http://jncc.defra.gov.uk/ProtectedSites/SACselection/n2kforms/UK0030147.pdf>

European Sites

-  Green Land (Winchester)
-  New Community North of Fareham
-  Special Area of Conservation
-  Ramsar site
-  Special Protection Area
-  Fareham Boundary
-  District Boundaries

Contains data from Natural England 2012



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fareham Borough Council 100019110 (2012)



Scale 1: 185,000	Date Dec2012
Created by SS	Reviewed by NP
Drawing number UE-0115_NCNF_EUsites _1_20121204	

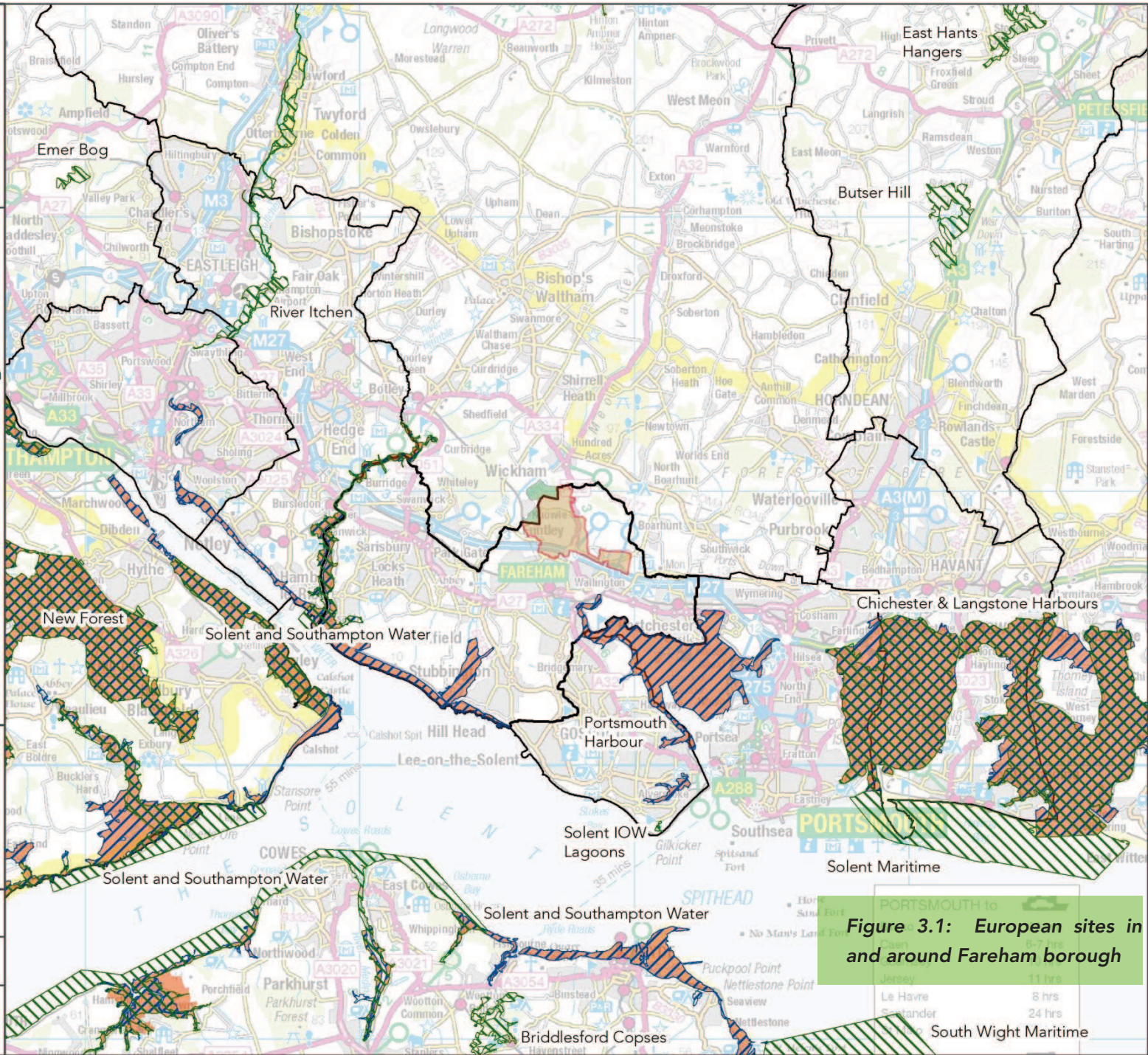


Figure 3.1: European sites in and around Fareham borough

Table 3.1: The qualifying features of European sites close to Fareham borough

Solent & Southampton Water SPA	Solent & Soton Water Ramsar	Chichester & Langstone SPA	Chichester & Langstone Ramsar
<p>Breeding</p> <ul style="list-style-type: none"> - Little Tern <i>Sterna albifrons</i> - Sandwich Tern <i>Sterna sandvicensis</i> - Common Tern <i>Sterna hirundo</i> - Mediterranean Gull <i>Larus melanocephalus</i> - Roseate Tern <i>Sterna dougallii</i> <p>Overwintering</p> <ul style="list-style-type: none"> - Black-tailed Godwit <i>Limosa limosa islandica</i> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> - Ringed Plover <i>Charadrius hiaticula</i> - Teal <i>Anas crecca</i> <p>Bird Assemblage</p> <ul style="list-style-type: none"> - Over winter the area regularly supports 51,361 individual waterfowl (5 year peak mean 1998) 	<p>Criterion 1</p> <ul style="list-style-type: none"> - Several outstanding wetland habitat types, including unusual double tidal flow, a major sheltered channel, saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs <p>Criterion 2</p> <ul style="list-style-type: none"> - Nationally rare species assemblage <p>Criterion 5</p> <ul style="list-style-type: none"> - Winter assemblage of 51,343 waterfowl (5 year peak mean 02/03) <p>Criterion 6</p> <p>Breeding</p> <ul style="list-style-type: none"> - Sandwich Tern <i>Sterna sandvicensis</i> - Common Tern <i>Sterna hirundo</i> - Little Tern <i>Sterna albifrons</i> - Roseate Tern <i>Sterna dougallii</i> <p>Overwintering</p> <ul style="list-style-type: none"> - Black-tailed Godwit <i>Limosa limosa islandica</i> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> - Teal <i>Anas crecca</i> 	<p>Breeding</p> <ul style="list-style-type: none"> - Little Tern <i>Sterna albifrons</i> - Common Tern <i>Sterna hirundo</i> - Sandwich Tern <i>Sterna sandvicensis</i> <p>Overwintering</p> <ul style="list-style-type: none"> - Bar-tailed Godwit <i>Limosa lapponica</i> - Pintail <i>Anas acuta</i> - Shoveler <i>Anas clypeata</i> - Eurasian Teal <i>Anas crecca</i> - Wigeon <i>Anas penelope</i> - Turnstone <i>Arenaria interpres</i> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> - Sanderling <i>Calidris alba</i> - Dunlin <i>Calidris alpina alpina</i> - Ringed Plover <i>Charadrius hiaticula</i> - Red-breasted Merganser <i>Mergus serrator</i> - Eurasian Curlew <i>Numenius arquata</i> - Grey Plover <i>Pluvialis squatarola</i> - Shelduck <i>Tadorna tadorna</i> - Redshank <i>Tringa totanus</i> <p>Bird Assemblage</p> <ul style="list-style-type: none"> - Over winter the area regularly supports 93,230 individual waterfowl (5yr peak mean 	<p>Criterion 1</p> <ul style="list-style-type: none"> - Two outstanding estuarine basins, the site includes intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes <p>Criterion 5</p> <ul style="list-style-type: none"> - Winter assemblage of 76,480 waterfowl (5 year peak mean 1998/99 - 2002/03) <p>Criterion 6</p> <p>Breeding</p> <ul style="list-style-type: none"> - Little Tern <i>Sterna albifrons albifrons</i> <p>Overwintering</p> <ul style="list-style-type: none"> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> - Dunlin <i>Calidris alpina alpina</i> - Grey Plover <i>Pluvialis squatarola</i> - Common Shelduck <i>Tadorna tadorna</i> <p>On passage</p> <ul style="list-style-type: none"> - Ringed Plover <i>Charadrius hiaticula</i> - Black-tailed Godwit <i>Limosa limosa islandica</i> - Common Redshank <i>Tringa totanus totanus</i>

	<p><u>On passage</u></p> <ul style="list-style-type: none"> - Ringed Plover <i>Charadrius hiaticula</i> 	1998)	
Portsmouth Harbour SPA	Portsmouth Harbour Ramsar	River Itchen SAC	Solent Maritime SAC
<p><u>Overwintering</u></p> <ul style="list-style-type: none"> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> - Dunlin <i>Calidris alpina alpina</i> - Black-tailed Godwit <i>Limosa limosa islandica</i> - Red-breasted Merganser <i>Mergus serrator</i> 	<p><u>Criterion 3</u></p> <ul style="list-style-type: none"> - <i>Species assemblage of importance to maintaining biogeographic biodiversity</i> <p><u>Criterion 6</u></p> <p><u>Overwintering</u></p> <ul style="list-style-type: none"> - Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> 	<p><u>Annex I Habitat</u></p> <ul style="list-style-type: none"> - Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation <p><u>Annex II Species</u></p> <ul style="list-style-type: none"> - White-clawed (or Atlantic stream) crayfish <i>Austropotamobius pallipes</i> - Southern damselfly <i>Coenagrion mercuriale</i> - Bullhead <i>Cottus gobio</i> - Brook lamprey <i>Lampetra planeri</i> - Otter <i>Lutra lutra</i> - Atlantic salmon <i>Salmo salar</i>. 	<p><u>Annex I Habitat</u></p> <ul style="list-style-type: none"> - Estuaries - <i>Spartina</i> swards (<i>Spartinion maritimae</i>) - Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) - Sandbanks - slightly covered by sea water all the time - Mudflats and sandflats not submerged at low tide - Annual vegetation drift lines - Perennial vegetation of stony banks - <i>Salicornia</i> and other annuals colonising mud and sand - Shifting white dunes with <i>Ammophila arenaria</i> - Coastal lagoons* <p><u>Annex II Species</u></p> <ul style="list-style-type: none"> - Desmoulin's whorl snail <i>Vertigo moulinsiana</i>
The New Forest SPA	The New Forest Ramsar	The New Forest SAC	Butser Hill SAC
<p><u>Breeding</u></p> <ul style="list-style-type: none"> - Nightjar <i>Caprimulgus europaeus</i> - Woodlark <i>Lullula arborea</i> - Honey Buzzard <i>Pernis apivorus</i> 	<p><u>Criterion 1</u></p> <p>Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and</p>	<p><u>Annex I Habitat</u></p> <ul style="list-style-type: none"> - Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) - Oligotrophic to mesotrophic standing 	<p><u>Annex I Habitat</u></p> <ul style="list-style-type: none"> - Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) - <i>Taxus baccata</i> woods of the British Isles *

<p>- Dartford Warbler <i>Sylvia undata</i></p> <p>Overwintering</p> <p>- Hen Harrier <i>Circus cyaneus</i></p>	<p>undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain</p> <p>Criterion 2</p> <p>Diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate</p> <p>Criterion 3</p> <p>The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England</p>	<p>waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i></p> <ul style="list-style-type: none"> - Northern Atlantic wet heaths with <i>Erica tetralix</i> - European dry heaths - <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) - Depressions on peat substrates of the <i>Rhynchosporion</i> - Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>) - <i>Asperulo-Fagetum</i> beech forests - Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains - Bog woodland * - Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) * - Transition mires and quaking bogs. - Southern damselfly <i>Coenagrion mercuriale</i> - Stag beetle <i>Lucanus cervus</i> - Great crested newt <i>Triturus cristatus</i> 	<p>Solent and loW Lagoons SAC</p> <p>Annex I Habitat</p> <ul style="list-style-type: none"> - Coastal lagoons*
---	--	---	---

* Denotes priority feature

3.2 Site Accounts

3.2.1 An ecological description of each European site is given in Appendix I.

3.3 Qualifying Features

3.3.1 The qualifying features of each site are listed in Table 3.1 and Appendix I.

3.4 Conservation Objectives for SAC and SPA

3.4.1 The Habitats Directive requires that Member States maintain or where appropriate restore habitats and species populations of European importance to favourable conservation status. European site conservation objectives are referred to in the Habitats Regulations and Article 6(3) of the Habitats Directive. They are for use when there is a need to undertake an Appropriate Assessment under the relevant parts of the respective legislation. The conservation objectives are set for each feature (habitat or species) of an SAC/SPA. Where the objectives are met, the site can be said to demonstrate a high degree of integrity and the site itself makes a full contribution to achieving the aims of the Habitats and Birds Directives. The conservation objectives recently defined by Natural England for the SACs and SPAs included within the scope of this HRA are given in Box 3.

3.5 Conservation Objectives for Ramsar Sites

3.5.1 Ramsar sites do not have agreed conservation objectives, but in most instances overlap with SPA site boundaries. However, it should be noted that Ramsar qualifying features can include a range of habitats and non-bird species common to SAC designations, as well as bird species and assemblages and their supporting habitats, which are common to SPAs.

3.5.2 Of the Ramsar sites around Fareham, the qualifying Ramsar Convention criteria for the Solent and Southampton Water, Portsmouth Harbour, and Chichester and Langstone Harbours sites overlap substantially with the features of their equivalent SPAs. No additional conservation objectives are defined to assess these features, and those relating to the equivalent SPAs can be used in the assessment.

3.5.3 Conversely, the Ramsar criteria for the New Forest overlap with the features of its equivalent SAC. No additional conservation objectives are defined to assess these features, and those relating to the SAC can be used in the assessment.

3.6 Condition Status

3.6.1 The conservation status of European sites is not routinely reported by Natural England, but it carries out condition monitoring of Sites of Special Scientific Interest (SSSI) at regular intervals. Although not exactly matching the boundaries of European sites, and being notified for

different purposes, the condition status of a SSSI helps to give an impression of the overall ecological status of the SAC/SPA/Ramsar it coincides with. The latest condition assessments of SSSIs forming part of the European sites within the scope of this assessment are summarised in Appendix I.

3.7 Key Environmental Conditions Supporting Site Integrity

3.7.1 The Habitats Regulations require that an Appropriate Assessment is made of the implications for each site in view of the site's conservation objectives. To make such an assessment, it is necessary to understand in more detail the features of the sites that contribute to their favourable condition or conservation status. Natural England has published detailed Favourable Condition Tables in which various attributes of the habitat and species populations are defined for assessing site condition. These have been developed from the definition of Favourable Conservation Status provided in Article 1 of the Habitats Directive. Drawing on the Favourable Condition tables, a number of key environmental conditions that support site integrity can be identified; these are summarised in Appendix I.

Box 3: Conservation objectives for SAC and SPA

Special Protection Areas

With regard to the individual species and/or assemblage of species for which the site has been classified;

Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.

Subject to natural change, to maintain or restore:

- ▶ The extent and distribution of the habitats of the qualifying features;
- ▶ The structure and function of the habitats of the qualifying features;
- ▶ The supporting processes on which the habitats of the qualifying features rely;
- ▶ The populations of the qualifying features;
- ▶ The distribution of the qualifying features within the site.

Special Areas of Conservation

With regard to the natural habitats and/or species for which the site has been designated;

Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.

Subject to natural change, to maintain or restore:

- ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- ▶ The structure and function of qualifying natural habitats and habitats of qualifying species;
- ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;
- ▶ The populations of qualifying species;
- ▶ The distribution of qualifying species within the site.

This page is intentionally blank.

DRAFT

4 Likely Significant Effects

4.1 Introduction

4.1.1 This chapter considers the main masterplanning options for the New Community North of Fareham Plan, as consulted on in summer 2012 and options arising during the development of the Draft Plan. Acknowledging that the plan is not necessary to the management of any European site, it states whether or not the proposals are likely to have significant effects on the internationally important interest features of each European site, either alone or in-combination with other plans or projects.

4.2 Results

4.2.1 Appendix II illustrates the full results of the HRA screening assessment for the New Community North of Fareham Plan. The assessment shows that, of the 13 European sites considered, one (Solent and Isle of Wight Lagoons SAC) is not likely to be affected by the NCNF Plan. For three sites there is uncertainty at the present stage as to whether they could be significantly affected (Butser Hill SAC and New Forest SAC/Ramsar). All other sites are considered likely to be significantly affected by the NCNF Plan.

4.2.2 It is concluded that one or more of the masterplanning options within each of the following themes is likely to significantly affect at least one European site:

- ▶ Site boundary
- ▶ Use of land in Winchester district
- ▶ Location of secondary school
- ▶ Quantum of housing
- ▶ Transport network
- ▶ Energy
- ▶ Retail floorspac
- ▶ Secondary school capacity/catchment
- ▶ Employment location
- ▶ Balance of public/private open space
- ▶ Use of Fareham Common

4.2.3 The following aspects of the NCNF Plan are considered to be unlikely to significantly affect any European site:

- ▶ Number of local and district centres
- ▶ Community facilities
- ▶ Housing density
- ▶ Affordable housing mix
- ▶ Quantum of employment floorspace
- ▶ Health
- ▶ Affordable housing
- ▶ Employment land use split
- ▶ Public transport
- ▶ Green infrastructure strategy

- ▶ Smarter choices
- ▶ Water;
- ▶ Location of district centre
- ▶ Additional Development Principles
- ▶ Household waste & recycling centre;
- ▶ Use of land at Pinks Sawmills
- ▶ High Level Development Principles

4.2.4 A commentary on the way in which the effects could arise is given in the next chapter, in relation to the following impact types:

- ▶ Atmospheric pollution;
- ▶ Water abstraction;
- ▶ Loss of habitats.
- ▶ Disturbance from recreation;
- ▶ Waste water discharge; and

4.3 In Combination Test

4.3.1 Other plans and projects being prepared or implemented in the area may have the potential to cause negative effects on the integrity of European sites. These effects may be exacerbated when experienced in combination with the effects of the plan in question, possibly leading an insignificant effect to become significant. It is therefore important to consider which other plans and projects could generate similar effects as the NCNF Plan at the same European sites, and which may act in-combination.

4.3.2 The plans and projects listed below will be taken forward and considered for likely effects in combination with the NCNF Plan during the Appropriate Assessment stage if required:

- ▶ Eastleigh Adopted Local Plan Review 2001-2011
- ▶ Eastleigh Draft Local Plan (LDF) 2011-2029
- ▶ Winchester saved adopted policies in the Local Plan 2006
- ▶ Winchester Local Plan Part 1 - Joint Core Strategy
- ▶ Winchester Local Plan Part 2 – Development Management and Allocations Document.
- ▶ Gosport Local Plan Review 2001 to 2016 (Adopted 2006)
- ▶ Gosport Borough Local Plan 2011 to 2029
- ▶ Portsmouth City Local Plan saved policies (adopted 2006)
- ▶ The Portsmouth Plan (adopted 2012)
- ▶ Portsmouth AAPs (Somersetown and North Southsea AAP & Southsea Town Centre AAP)
- ▶ Portsmouth Site Allocations DPD
- ▶ North Solent Shoreline Management Plan (December 2010)
- ▶ Hampshire Local Transport Plan (2011-2031)
- ▶ Joint Hampshire Minerals and Waste Core Strategy (adopted 2007) (Includes New Forest National Park and South Downs National Park)

5 Commentary

5.1 Introduction

5.1.1 The Baseline Data Review Report gathered together the available evidence in relation to the anticipated impacts of the NCNF Plan on the European sites. The following sections discuss each of these in turn, drawing on the information presented in the baseline report.

5.2 Atmospheric Pollution

5.2.1 All of the European sites analysed are experiencing atmospheric pollution concentration levels or deposition loads that exceed at least one critical value for the pollutants of interest (acid deposition, nitrogen deposition or oxides of nitrogen). Proposals within the New Community that increase the flow of traffic on roads within 200m of European sites are the sources of additional impact that is attributable to the NCNF Plan. The baseline report referred to the Sub Regional Transport Model (SRTM) as the key piece of work that would provide additional data in this respect, allowing the contribution of the New Community to be assessed for impacts on site integrity.

5.2.2 Results from SRTM runs to inform masterplanning for the New Community are now available (MVA Consultancy, October 2012). Four separate model runs were prepared which can be summarised as:

- ▶ Run1: 2031 baseline without NCNF (includes committed transport schemes⁴ and planned strategic development as known at 2010);
- ▶ Run2: 2031 baseline plus 'full' NCNF without transport mitigation (as Run1 plus 'full development' option⁵);
- ▶ Run3: 2031 baseline plus 'full' NCNF with transport mitigation (as Run2 plus NCNF highway schemes presented in Concept Masterplan Transport Option One⁶); and
- ▶ Run4: 2031 baseline plus 'reduced' NCNF with transport mitigation (as Run 1 plus 'reduced development' option⁷, plus NCNF highway schemes presented in Concept Masterplan transport Options Two, Three and Four⁸).

5.2.3 Outputs from the model include changes in traffic flow on road links for the AM peak, PM peak and inter-peak periods. The data are presented for the north of Fareham borough only, which limits its value for use in the HRA because changes in traffic under different development

⁴ Refer to MVA, 2012, Appendix A.

⁵ Including 7,500 dwellings, 90,750sqm employment, 6,000sqm retail, one secondary school and three primary schools.

⁶ Link road from A32 to M27 junction 11, improvements to junctions 10 and 11 (but not making junction 10 'all moves'.

⁷ Including 6,850 dwellings, 82,850sqm employment, 6,000sqm retail, one secondary school and three primary schools.

⁸ No link road from A32 to M27 junction 11, no improvements to junction 11, junction 10 becomes 'all moves'.

scenarios can be compared in the Portsmouth Harbour area only. It is understood that underlying data should be obtainable for road links further afield, but it is unclear whether all relevant links were modelled (i.e. roads passing within 200m of European sites). Data for road links passing, or leading in the direction of, sites included in the assessment are presented in Table 5.1.

Table 5.1: Data extracts from SRTM (Source: MVA, October 2012)

European Sites	Link	Run	AM*	PM*
Portsmouth Harbour (Town Quay, Fareham area)	A27 Eastern Way Flyover	3	+101	-91
	A27 Eastern Way approach to A32	4	+71	-62
Butser Hill, Chichester & Langstone Hbrs, Solent Maritime, Portsmouth Hbr (east)	M27 (from J11 eastbound)	3	+336	+156
		4	-91	-97
Solent Maritime, Solent & Southampton Water, River Itchen, New Forest	M27 (from J10 westbound)	3	+156	-191
		4	+493	+210

* Changes in traffic flow when compared to run1

- 5.2.4 As can be seen, the data are inconclusive. Run4 represents a substantial improvement on the baseline for sites to the east of the NCNF, but generates greater flows of traffic heading towards sites in the west. Given the relative distances of Butser Hill, Solent Maritime, Chichester and Langstone Harbours from junction 11, and of Solent and Southampton Water, Solent Maritime, River Itchen and New Forest from junction 10, it may be that modelled traffic flow changes would be unlikely to constitute a significant increase in emissions in any case. For example, the destinations of these journeys may cause the traffic to deviate from a route passing any of the European sites. But it is not currently possible to verify this.
- 5.2.5 For Portsmouth Harbour, run4 returned more favourable traffic flow forecasts largely due to the conversion of junction 10 to 'all moves', thereby significantly reducing the numbers travelling to junction 11 only to turn back in a westerly direction.
- 5.2.6 Returning to the masterplanning options for the New Community, the following paragraphs discuss the relative performance of the options within each theme that may lead to a significant increase in traffic flow or otherwise affect pollutant concentration or deposition at European sites (see also Appendix II).

Retail floorspace

- 5.2.7 The options include the Core Strategy level of provision (9,000sqm), more than the Core Strategy, or less than Core Strategy. The SRTM allowed for a retail allocation of 6,000sqm. It is assumed that providing for Core Strategy levels of retail or above would increase the likelihood of significant effects by attracting more people from outside the New Community to shop at its retail sites. The impact of providing for less than the Core Strategy would depend on its effect on traffic flows, for example, it may result in more people travelling from within the New

Community for shopping. The assessment currently assumes that this is less likely because the NCFN aims for self-containment, together with providing high quality public transport to other main centres such as Fareham and Portsmouth. Given that results from the SRTM runs are inconclusive at present, these issues will need to be explored in greater detail during the Appropriate Assessment.

Location of secondary school

- 5.2.8 Locating the school near (either north or south of) Roche Court may result in increased traffic on roads close to Portsmouth Harbour, especially if the link road from A32 to junction 11 is provided; locations at Funtley or Knowle would be unlikely to have the same result as there is no obvious access to this part of the road network.

Secondary school capacity and catchment

- 5.2.9 A school which meets the needs of the New Community only would contribute to the self-containment of trip generators within the town, reducing traffic flows on roads close to Portsmouth Harbour. Providing for more or less capacity could result in additional trips being made from NCFN residents to access schools in Fareham or vice versa.

Quantum of housing

- 5.2.10 The number and location of new dwellings, coupled with the location of destinations to which new residents will want to travel, will be the single largest driver of increased emissions through road traffic. The SRTM looked at two residential scenarios; run3 is equivalent to a 'High' level of provision (7,500), run4 is comparable with a 'Mid' level of provision (quantified as 6,500 in the options, whereas SRTM run4 assumed 6,850). It cannot currently be concluded that either the 'High' or 'Mid' options will not significantly affect the European sites. The 'Low' level of provision was not tested in the SRTM.

Location of employment

- 5.2.11 Focusing employment development, which in total will amount to around 80 – 90,000sqm, at junction 11 is likely to result in greater use of roads links close to Portsmouth Harbour. Conversely, locating it largely at Dean Farm would probably attract the majority of journeys to use junction 10 and A32, away from Portsmouth Harbour.

Public transport

- 5.2.12 None of the options are considered likely to increase emissions, but having the Bus Rapid Transit (BRT) route penetrate the site is expected to be most successful at helping to reduce the number of car trips made.

Transport network

- 5.2.13 Of the four masterplanning options for the transport network, option 1 is comparable to SRTM run3 in relation to the SRTM's transport assumptions. Masterplanning options 2, 3 and 4, together with the additional option of converting junction 10 to all moves with the east-facing

slip leaving the M27 just east of Funtley, are all more similar to SRTM run4. However, both masterplanning options 1 and 2 allow for employment development to be focused at junction 11, and can thus be expected to result in greater relative traffic increases on roads close to Portsmouth Harbour. Masterplanning options 3 and 4 can be expected to lead to less severe (but not necessarily insignificant) pollution effects at Portsmouth Harbour.

Energy

- 5.2.14 There is a risk that energy option 1 (site-wide energy) could further contribute to pollutant concentrations and deposition rates at the European sites, particularly Portsmouth Harbour. This could result from both the chimney plume from the energy centre(s) (although the prevailing wind may make this less likely) and through increased road traffic if the centre(s) are to be supplied biomass fuel by road. It will not be possible to fully explore these risks, which may not necessarily lead to adverse effects at European sites, until future more detailed stages of planning i.e. once the number and location of energy centres, fuel choice and delivery frequency can be determined.

Summary

- 5.2.15 From an atmospheric pollution perspective, the following would seem to be preferred options:
- ▶ Providing a level of retail development that maximises the self-containment of shopping trips within the New Community, and minimises the number of shopping trips made to the New Community by external residents;
 - ▶ Locating the secondary school near Funtley or Knowle;
 - ▶ Providing a secondary school which serves the New Community only (or which maximises the self-containment of trips within the New Community, and minimises the number of trips made to the New Community by external residents);
 - ▶ Low to Mid levels of residential development (5,400 – 6,500);
 - ▶ Focusing employment development on Dean Farm;
 - ▶ Ensuring that the BRT route penetrates the New Community;
 - ▶ Converting junction 10 to 'all moves' and not providing a link road from A32 to junction 11; and
 - ▶ Potentially, an energy strategy which focuses on individual building generation and/or energy efficiency, but more evidence is needed in this respect.
- 5.2.16 Further analysis is required through the Appropriate Assessment stage before atmospheric pollution impacts can be resolved.

5.3 Disturbance

- 5.3.1 Developing a New Community North of Fareham can be expected to increase the local population by up to around 18,000 people (assuming a dwelling occupancy rate of 2.4). Given the high quality and strong attraction of the Solent and New Forest to residents in south

Hampshire, increased visitor patronage of these areas is likely to result. The studies reviewed within the baseline report indicate that uncontrolled increases in visitor numbers would result in more severe effects on the ecological integrity of New Forest SPA, Chichester and Langstone Harbours SPA/Ramsar, Portsmouth Harbour SPA/Ramsar, and Solent and Southampton Water SPA/Ramsar, via disturbance impacts to breeding, migratory and overwintering birds.

- 5.3.2 In devising a suitable response to this risk, the onus will be on providing sufficient high quality land for recreation within and adjacent to the New Community so that both new and existing residents of north Fareham have easy and attractive access to semi-natural areas, fulfilling their daily needs for recreational activities such as walking and dog walking. This is unlikely to prevent increases in visitor numbers at either the Solent or New Forest because of their exceptional quality and comparative proximity. As a consequence, measures will also be required to manage growing visitor numbers in these areas.
- 5.3.3 The final phase of the Solent Disturbance and Mitigation Project is currently underway, and it is anticipated that this will offer a strategic approach to improved, coordinated site management across the Solent. Where opportunities exist, development of the New Community will need to facilitate and/or implement such solutions. Similarly, additional research is underway to inform recreation management within the New Forest, and it may be necessary for development of the New Community to help implement the resulting action plan. These considerations will be explored in greater detail during the Appropriate Assessment stage.
- 5.3.4 The following masterplanning options are likely to significantly affect one or more European sites due to disturbance (see also Appendix II):
- ▶ **Use of land in Winchester District (Knowle Triangle) or Fareham Common:** Developing part of the Knowle Triangle or Fareham Common for housing would reduce the overall amount of land available for green infrastructure, which is intended to be the main method of offsetting impacts at European sites.
 - ▶ **Quantum of housing:** Intuitively, high levels of housing provision are likely to result in more severe disturbance impacts at Solent sites and the New Forest. Development at the lower or mid levels may be easier to manage successfully in this respect, both due to the lower overall increase in population, and because there will be more land space within which to provide mitigation (alternative recreational sites).
 - ▶ **Housing density:** Although the density of housing is not expected to negatively affect European sites, a higher density development would result in more land space within which to provide mitigation.
 - ▶ **Quantum of employment floorspace:** Similarly, the level of employment provision is not expected to negatively affect European sites, but a smaller footprint of development would result in more land space within which to provide mitigation.
 - ▶ **Balance of public and private open space:** The effect of decreasing the amount of public open space in favour of increased private open space (gardens), whilst uncertain, could reduce the effectiveness of remaining public spaces in helping to mitigate disturbance impacts.

- ▶ **Green Infrastructure Strategy:** The outline strategy described within the Concept Masterplan is considered to be a good start to planning this important aspect of the New Community. The emphases on strengthening existing landscape/habitat corridors, enhancing accessibility within the site and into the surrounding countryside, and providing areas for wildlife, informal recreation and dog walking are particularly welcome.

5.3.5 Future stages of masterplanning and preparation of the NCNF Plan will consider in greater detail the relative balance between development quanta and provision of green infrastructure, with reference to continuing studies at the Solent and New Forest. The issue will be taken forward for Appropriate Assessment to assist with this analysis.

5.4 Water Abstraction

5.4.1 As stated in the baseline report, Water Resource Management Plans (WRMP) for both water supply companies in south Hampshire have been prepared, and each demonstrates that sufficient water is available to supply new development while also allowing for sustainability reductions to abstraction licences to be made, to ensure the ecological integrity of European sites is maintained. It is accepted that some doubt remains over the precise solution to ensuring continuity of supply once sustainability reductions on the River Itchen are implemented. However there is a high degree of collaborative working between the main bodies with responsibility (Environment Agency, Natural England, Southern Water and Portsmouth Water) and it seems likely that a workable solution will be agreed.

5.4.2 The residential development quantum will be the main factor leading to increased water abstraction and consumption, but is accounted for in the relevant WRMP. This will be offset to a degree by any of the masterplanning options considered for water supply and consumption; reducing use, rainwater harvesting, grey water recycling or black water recycling.

5.4.3 It is concluded that the NCNF Plan is unlikely to significantly affect any of the European sites through water abstraction.

5.5 Waste Water Discharge

5.5.1 Evidence gathered in the baseline report suggests that sufficient capacity for waste water treatment is likely to exist at Peel Common works, despite the constraints placed on the works in relation to both volume and nitrogen loading. But it is accepted that there is a limit to the headroom available at Peel Common and, while other developments in the sub-region may seek to connect to the works, the available capacity will reduce over time. Options for sewerage connections to Peel Common are still being explored and, at present, it is not certain whether a feasible option exists.

5.5.2 An alternative approach to waste water treatment has been put forward by Albion Water, which has a treatment works at Knowle. The proposal is that sewage could be treated at an enlarged Knowle works, with black water being recycled back into the New Community for use in toilet flushing, etc. Albion Water has stated that the existing sewerage assets, the sewage treatment

works and discharge consent are able to accommodate some additional flows but it is envisaged that major upgrades and/or additional capacity would be required by 2018, and existing adopted 'strategic' sewers and pumping station would require reinforcement. The company emphasises that its water services would include the provision of non-potable water to meet sanitary and irrigation requirements across the site. The feasibility of this option is being explored in greater detail.

- 5.5.3 The preferred solution for waste water treatment is not yet known, and so cannot be fully assessed at the current time. The issue will be taken forward for further analysis at the Appropriate Assessment stage.

5.6 Supporting Habitats

- 5.6.1 Whereas the Solent Disturbance and Mitigation Project seeks to manage impacts to overwintering birds within the SPA/Ramsars in the area, the *Solent Waders and Brent Goose Strategy* (King, 2010) aims to avoid impacts to SPA species using land outside of the designated sites. It does this by identifying parcels of land which are known to be regularly used by waders and Brent Goose, or which may become regularly used in the future, and encouraging their protection from development and increased recreational use through the planning system. No sites identified within the Strategy as currently or potentially important to waders or Brent Goose fall within the NCFN boundary. However, a group of sites listed as important for Brent Goose in the earlier 2002 Strategy lie at Monument Farm, overlapping with the site boundary north and east of junction 11.
- 5.6.2 According to the Strategy authors, the Monument Farm sites were included within the scope of the 2010 Strategy, but not visited by any of the volunteer surveyors. Similar sites on a comparable latitude to the east were visited; no Brent Geese were recorded, but not on a sufficient number of visits to be confident of classifying the sites as of "no recorded use". The distance of fields at Monument Farm, and indeed other areas within the NCFN boundary, from mean high water suggests that, if they are used at all by Brent Goose, it would probably only be during extreme winter weather. Additionally, such sites are only attractive to the birds when a food source is available i.e. winter wheat.
- 5.6.3 A winter bird survey was carried out in 2010/11 (Chris Blandford Associates; CBA, 2011) which included the entire NCFN site, plus a buffer of up to 2km (habitat-dependant). Surveys were carried out between October 2010 and March 2011; weather conditions were generally suitable but some visits had to be re-scheduled due to heavy snow fall. No Brent Goose were recorded, Curlew being the only species observed during the survey which is included on any of the European site citations as a qualifying feature (Chichester and Langstone Harbours SPA). Flocks of between seven and 40 individuals were periodically observed in the permanent pasture around North Fareham Farm and Pook Lane between early December and early February. The fields represent some of the least disturbed habitat within the NCFN site due to a general absence of agricultural activities.
- 5.6.4 The absence of Brent goose, and indeed the overall limited ecological value of the site for wintering birds, is interpreted by CBA (2011, p.8) as being attributable to three main causes:

- ▶ **"Distance from SPAs:** it is conceivable that there are more suitable inland foraging areas closer to the SPAs than the Study Area. This would appear to be borne out by the survey maps accompanying the Brent Goose Strategy, which indicate, in general terms, that Brent geese are moving to suitable inland sites which are closer to the SPA than the Study Area;
- ▶ **"Habitat suitability:** Brent geese generally favour grasslands for foraging. Whilst the Study Area supports areas of grassland, particularly towards its northern and south eastern boundaries (along the A27 corridor), much of this is considered to be sub-optimal or unsuitable due to: field size, hedgerows, tree lines, woodland and agricultural uses (cattle grazing). Whilst arable crops may provide some foraging potential, it appears that the availability of suitable foraging areas closer to the coast may be a deciding factor;
- ▶ **"Disturbance:** it became evident during the survey that much of the Study Area is subject to regular disturbance. The three major forms of disturbance were:
 - General agricultural disturbance associated with crop management including, ploughing, sowing, periodic spraying, cattle movements etc.;
 - Crop protection, particularly in the form of gas cannons, but also including a variety of bird scarers; and
 - Recreational disturbance, such as dog walking and rambling, which was recorded to varying extents during each survey event."

5.6.5 Returning to the masterplanning options for the New Community, the following paragraphs discuss how each of the options within each theme could lead to a significant impact through loss of habitat to development:

- ▶ **Site boundary / Employment location:** Concept Masterplan Options One and Two would allocate land for development east of the A32, including a focus for employment development north of junction 11 near Monument Farm. Although Brent Goose has not been recorded using these fields in recent years, they may still form part of the wider network of feeding sites in extreme winters, and could perhaps be used more often by the birds if the habitats were suitably managed. Option Three would allocate land to the east of the A32 between North Fareham Farm and Roche Court, but not at junction 11. Although this would remove the potential for loss of land near Monument Farm to development, it could nonetheless reduce the ability of permanent pastures in the area to support occasional flocks of Curlew. Option Four focuses all development west of the A32, where overall ecological value and potential to support wintering birds is lower.
- ▶ **Location of secondary school:** Locating the school at Roche Court has the potential to reduce the ability of permanent pastures in the area to support occasional flocks of Curlew by increasing disturbance in the area (although the existing playing fields at Boundary Oak School are some distance away; c.600m). Locating the school to the north of Roche Court is likely to fare better in this respect than locating it to the south of Roche Court. On the other hand, development of an additional school may result in the need for additional playing fields which are an important source of grassland for feeding Brent Goose.

- ▶ **Quantum of housing:** The level of housing provision will influence the amount of land lost to development. Most of the land to be allocated, particularly that to the west of the A32, is considered to be sub-optimal for Brent Goose due to a combination of distance from the coast, habitat type, and high levels of disturbance; the loss of land to development itself will not contribute greatly to the impact in this respect. However, the higher the number of homes to be developed, the greater the pressure for recreation will be. Increasing recreational use of land outside of European site boundaries will require consideration where these areas are also identified as important or potentially important to waders and Brent Goose, such as some of the fields around Portsdown Hill, Wicor Recreation Ground and Cams Hall.

5.6.6 These issues will be further explored during the Appropriate Assessment stage.

DRAFT

This page is intentionally blank.

DRAFT

6 Screening Statement and Consultation

6.1 Screening Statement

6.1.1 This document sets out Fareham Borough Council's statement on Habitats Regulations Assessment for the New Community North of Fareham Plan. It shows that significant effects are considered a likely or uncertain outcome of one or more of the masterplanning options within each of the following themes:

- ▶ Site boundary
- ▶ Use of land in Winchester district
- ▶ Location of secondary school
- ▶ Quantum of housing
- ▶ Transport network
- ▶ Energy
- ▶ Retail floorspace
- ▶ Secondary school capacity/catchment
- ▶ Employment location
- ▶ Balance of public/private open space
- ▶ Use of Fareham Common

6.1.2 The assessment shows that, of the 13 European sites considered, one (Solent and Isle of Wight Lagoons SAC) is not likely to be affected by the NCNF Plan. For three sites there is uncertainty at the present stage as to whether they could be significantly affected (Butser Hill SAC and New Forest SAC/Ramsar). All other sites are considered likely to be significantly affected by the NCNF Plan.

6.1.3 The following aspects of the NCNF Plan are considered to be unlikely to significantly affect any European site:

- ▶ Number of local and district centres
- ▶ Community facilities
- ▶ Housing density
- ▶ Affordable housing mix
- ▶ Quantum of employment floorspace
- ▶ Smarter choices
- ▶ Water;
- ▶ Location of district centre
- ▶ Additional Development Principles
- ▶ Health
- ▶ Affordable housing
- ▶ Employment land use split
- ▶ Public transport
- ▶ Green infrastructure strategy
- ▶ Household waste & recycling centre;
- ▶ Use of land at Pinks Sawmills
- ▶ High Level Development Principles

6.1.4 The Council will now undertake a detailed Appropriate Assessment of the NCNF Plan with specific reference to these areas, to determine the ways in which the sites may be adversely affected, and consider suitable avoidance and mitigation measures.

6.2 Consultation Arrangements

- 6.2.1 The findings of this report are open to consultation with Natural England, the Environment Agency, RSPB, Hampshire Wildlife Trust and New Forest and South Downs National Park Authorities.
- 6.2.2 Comments are invited at any time between **29 April and 10 June 2013**.
- 6.2.3 Please submit comments to planningpolicy@fareham.gov.uk.

DRAFT

References and Bibliography

Chris Blandford Associates (2011): *The North of Fareham Consortium: North of Fareham Strategic Development Area Winter Birds Survey*.

Department for Communities and Local Government (DCLG, 2006): *Planning for the Protection of European Sites: Appropriate Assessment (Draft)*.

DCLG (2012): *National Planning Policy Framework*.

Dodd AM, Cleary BE, Dawkins JS, Byron HJ, Palframan LJ & Williams GM (2007): *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it*.

English Nature (1997a&b, 1999 and 2001): *Habitats Regulations Guidance Notes 1 – 4*.

English Nature (2004): *Internal Guidance to decisions on 'site integrity': A framework for provision of advice to competent authorities*.

European Commission (2000a): *Communication from the Commission on the Precautionary Principle*.

European Commission (2000b): *Managing Natura 2000 Sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC*.

European Commission (2001): *Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive*.

European Council (1992): *Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*.

European Council (2009): *Council Directive 2009/147/EC on the conservation of wild birds*.

King D (2010): *Solent Waders and Brent Goose Strategy 2010*. Hampshire and Isle of Wight Wildlife Trust.

MVA Consultancy (October 2012): *Transport for South Hampshire Evidence Base: New Community North of Fareham SRTM Tests (Runs 1 – 4)*. Report for Fareham Borough Council.

ODPM (2005): *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*.

Tyldesley D (2009): *The Habitats Regulations Assessment of Local Development Documents: Revised Draft Guidance for Natural England*.

Tyldesley D (2011): *Assessing projects under the Habitats Directive: guidance for competent authorities*. Report to the Countryside Council for Wales, Bangor.

United Nations Educational, Scientific and Cultural Organisation (UNESCO, 1971): *Convention on Wetlands of International Importance especially as Waterfowl Habitat*. (Ramsar (Iran), 2 February 1971, UN Treaty Series No. 14583).

This page is intentionally blank.

DRAFT

Appendix I: European Site Information

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

Site Characteristics for Butser Hill SAC			
Location / NGR / Area	Hampshire	50 58 18 N, 00 58 48 W	238.66 ha
Coincident Sites	Butser Hill SSSI		
Broad Habitat Classes	Heath. Scrub. Maquis and garrigue. Phygrana (0.1%) Dry grassland. Steppes (70%) Broad-leaved deciduous woodland (5%) Coniferous woodland (15%) Mixed woodland (9.9%)		
Site Account	Butser Hill is situated on the east Hampshire chalk which forms part of the South Downs. Much of the site consists of <i>Festuca ovina</i> – <i>Avenula pratense</i> grassland. The site has a varied range of slope gradients and aspects which has a strong influence on the vegetation composition. A particular feature of the site is its lower plant assemblage. It has the richest terricolous lichen flora of any chalk grassland site in England, and also supports the distinctive <i>Scapanietum asperae</i> or southern hepatic mat association of leafy liverworts and mosses on north-facing chalk slopes. This association is very rare in the UK and Butser Hill supports the largest known example. The site exhibits various transitions between semi-natural dry grassland, chalk heath, mixed scrub and yew <i>Taxus baccata</i> woods. The combes of the south-east flank of Butser Hill support dense yew woodland in association with scrub and chalk grassland. The yew is regenerating into the grassland and shows the classic interaction of these habitats in relation to grazing pressure.		
Qualifying Features * Denotes priority feature	Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>)	Annex I Habitat	
	<i>Taxus baccata</i> woods of the British Isles *	Annex I Habitat	
Conservation Objectives	With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features. Subject to natural change, to maintain or restore:		

	<ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site.
Condition Status and Trends	There is one coincident or adjacent SSSI site of mostly favourable status; Butser Hill SSSI: 10 units consisting of; 92.13% Favourable and 7.87% Unfavourable recovering.
Key Environmental Conditions Supporting Site Integrity	<ul style="list-style-type: none"> ▶ Maintenance of grazing ▶ Minimal air pollution – nitrogen deposition may cause reduction in diversity, sulphur deposition can cause acidification ▶ Absence of direct fertilisation ▶ Well-drained soils ▶ No spray-drift (i.e. eutrophication) from surrounding intensive arable land

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012

Natural England, European Site Conservation Objectives, 2012

Habitats Directive, Annex I, 1992

Natural England, Nature on the Map, 2012

DEFRA, Magic, 2012

Site Characteristics for Emer Bog SAC			
Location / NGR / Area	Hampshire	50 59 24 N, 01 26 18 W	37.5 ha
Coincident Sites	Baddesley Common and Emer Bog SSSI		

Broad Habitat Classes	Bogs. Marshes. Water fringed vegetation. Fens (16.3%) Heath. Scrub. Maquis and garrigue. Phygrana (43.5%) Broad-leaved deciduous woodland (40.2%)	
Site Account	Emer Bog lies in a wet infilled hollow on the developed eastern hinterland of the New Forest. Apart from scattered willow <i>Salix</i> spp scrub, it is largely open, and dominated by bottle sedge <i>Carex rostrata</i> and marsh cinquefoil <i>Potentilla palustris</i> , with frequent common cottongrass <i>Eriophorum angustifolium</i> , and occasional pools with bogbean <i>Menyanthes trifoliata</i> . White sedge <i>Carex curta</i> and the bog-mosses <i>Sphagnum fimbriatum</i> and <i>S. squarrosum</i> become common at the edge of the bog, with the rushes <i>Juncus effusus</i> and <i>J. acutiflorus</i> . There are also patches of common reed <i>Phragmites australis</i> . The basin is surrounded by more mature willow <i>Salix</i> spp woodland and open heathland.	
Qualifying Features	Transition mires and quaking bogs	Annex I Habitat
Conservation Objectives	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site. 	
Condition Status and Trends	There is one coincident or adjacent SSSI site of mostly favourable status; Baddesley Common and Emer Bog SSSI: 3 units consisting of; 3.73% Favourable and 96.27% Unfavourable recovering.	



**Key Environmental
Conditions
Supporting Site
Integrity**

- ▶ Careful management of water levels - the principal threat to this site is considered to be adjacent land-use, which affects the hydrological processes acting on the mire

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, Conservation Objectives – Favourable Condition Tables, 2007 - 2011
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 DEFRA, Magic, 2012



Site Characteristics for River Itchen SAC

Location / NGR / Area	City of Southampton, Hampshire	50 57 14 N, 01 20 05 W	309.26 ha
Coincident Sites	River Itchen SSSI		
Broad Habitat Classes	Inland water bodies (standing water, running water) (40%) Bogs. Marshes. Water fringed vegetation. Fens (27%) Humid grassland. Mesophile grassland (19%) Improved grassland (1%) Broad-leaved deciduous woodland (10%) Mixed woodland (2%) Non-Forest areas cultivated with woody plants (including orchards, groves, vineyards, (1%)		
Site Account	The Itchen is a classic example of a sub-type 1 chalk river. The river is dominated throughout by aquatic <i>Ranunculus spp.</i> The headwaters contain pond water-crowfoot <i>Ranunculus peltatus</i> , while two <i>Ranunculus</i> species occur further downstream: stream water-crowfoot <i>R. penicillatus ssp. pseudofluitans</i> , a species especially characteristic of calcium-rich rivers, and river water-crowfoot <i>R. fluitans</i> .		



	<p>Strong populations of Southern damselfly <i>Coenagrion mercuriale</i> occur here, estimated to be in the hundreds of individuals. The site in central southern England represents one of the major population centres in the UK. It also represents a population in a managed chalk-river flood plain, an unusual habitat for this species in the UK, rather than on heathland.</p> <p>The Itchen is a classic chalk river that supports high densities of bullhead <i>Cottus gobio</i> throughout much of its length. The river provides good water quality, extensive beds of submerged plants that act as a refuge for the species, and coarse sediments that are vital for spawning and juvenile development.</p>	
<p>Qualifying Features</p>	<p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</p>	<p>Annex I Habitat</p>
	<p>Southern damselfly <i>Coenagrion mercuriale</i></p>	<p>Annex II Species</p>
	<p>Bullhead <i>Cottus gobio</i></p>	<p>Annex II Species</p>
	<p>White-clawed (or Atlantic stream) crayfish <i>Austropotamobius pallipes</i></p>	<p>Annex II Species</p>
	<p>Brook lamprey <i>Lampetra planeri</i></p>	<p>Annex II Species</p>
	<p>Atlantic salmon <i>Salmo salar</i></p>	<p>Annex II Species</p>
	<p>Otter <i>Lutra lutra</i></p>	<p>Annex II Species</p>



<p>Conservation Objectives</p>	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features. Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site.
<p>Condition Status and Trends</p>	<p>There is one coincident or adjacent SSSI sites of mostly favourable status; River Itchen SSSI: 108 units consisting of; 3.76% Favourable, 53.79% unfavourable recovering, 29.46% unfavourable no change and 12.98% unfavourable declining.</p>
<p>Key Environmental Conditions Supporting Site Integrity</p>	<ul style="list-style-type: none"> ▶ Maintenance of flow velocities - low flows interact with nutrient inputs from point sources to produce localised increases in filamentous algae and nutrient tolerant macrophytes at the expense of Ranunculus ▶ Low levels of siltation ▶ Unpolluted water and low nutrient inputs ▶ Maintenance of grazing pressure is essential for Southern damselfly habitat

Sources:

- Joint Nature Conservation Committee, Protected Sites Information, 2012
- Natural England, European Site Conservation Objectives, 2012
- Habitats Directive, Annex I, 1992
- Natural England, Nature on the Map, 2012
- DEFRA, Magic, 2012

Site Characteristics for Solent & Isle of Wight Lagoons SAC

Location / NGR / Area	City of Portsmouth; Hampshire; Isle of Wight	50 46 30 N, 01 08 13 W	36.24 ha
Coincident Sites	Gilkicker lagoon Site of Special Scientific Interest (SSSI), Hurst Castle and Lymington River Estuary SSSI, Brading Marshes to St Helen's Ledges SSSI, Langstone Harbour SSSI Solent and Southampton Water (Special Protection Area) SPA and Ramsar, Chichester and Langstone Harbours SPA and Ramsar.		
Broad Habitat Classes	Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (91.7%) Salt marshes. Salt pastures. Salt steppes (8.3%)		
Site Account	<p>The Solent on the south coast of England encompasses a series of Coastal lagoons, including percolation, isolated and sluiced lagoons. The site includes a number of lagoons in the marshes in the Keyhaven – Pennington area, at Farlington Marshes in Chichester Harbour, behind the sea-wall at Bembridge Harbour and at Gilkicker, near Gosport.</p> <p>The lagoons show a range of salinities and substrates, ranging from soft mud to muddy sand with a high proportion of shingle, which support a diverse fauna including large populations of three notable species: the nationally rare foxtail stonewort <i>Lamprothamnium papulosum</i>, the nationally scarce lagoon sand shrimp <i>Gammarus insensibilis</i>, and the nationally scarce starlet sea anemone <i>Nematostella vectensis</i>. The lagoons in Keyhaven – Pennington Marshes are part of a network of ditches and ponds within the saltmarsh behind a sea-wall. Farlington Marshes is an isolated lagoon in marsh pasture that, although separated from the sea by a sea-wall, receives sea water during spring tides. The lagoon holds a well-developed low-medium salinity insect-dominated fauna. Gilkicker Lagoon is a sluiced lagoon with marked seasonal salinity fluctuation and supports a high species diversity. The lagoons at Bembridge Harbour have formed in a depression behind the sea-wall and sea water enters by percolation. Species diversity in these lagoons is high and the fauna includes very high densities of <i>N. vectensis</i>.</p>		
Qualifying Features * Denotes priority feature	Coastal lagoons *	Annex I habitat	



<p>Conservation Objectives</p>	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site.
<p>Condition Status and Trends</p>	<p>There are 4 coincident or adjacent SSSI sites of varying statuses;</p> <p>Gilkicker Lagoon SSSI: A single unit; 100% favourable</p> <p>Hurst Castle and Lymington River Estuary SSSI: 34 units of varying statuses; 27.04% of the area is favourable, 70.09% unfavourable recovering and 2.87% unfavourable declining. There are a number of coincidental units containing saline lagoons, all are of favourable condition.</p> <p>Brading Marshes To St. Helen's Ledges SSSI: 59 units of varying statuses; 50.57% of the area is favourable, 39.79% unfavourable recovering and 9.64% unfavourable declining. There are a small number of coincidental units, all are of favourable condition.</p> <p>Langstone Harbour SSSI: 13 units of varying statuses; 8.96% of the area is favourable, 90.60% unfavourable recovering and 0.45% unfavourable declining. The coincidental areas characterised by saline lagoon is of favourable condition.</p>

**Key Environmental
Conditions
Supporting Site
Integrity**

Various factors are required to maintain site integrity;

- ▶ Salinity is the key water quality parameter for these lagoons. Therefore the relative balance of saltwater to freshwater inputs is critical. At the moment, most of these lagoons are considered to have a salt concentration that is below the desirable level (15 – 40%)
- ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze
- ▶ No dredging or land-claim of coastal habitats
- ▶ Unpolluted water
- ▶ Absence of nutrient enrichment
- ▶ Absence of non-native species

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012

Natural England, European Site Conservation Objectives, 2012

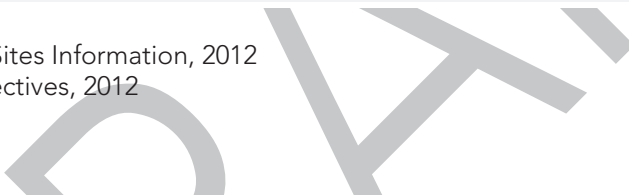
Habitats Directive, Annex I, 1992

Natural England, Nature on the Map, 2012 (Feb)

DEFRA, Magic, 2012

Site Characteristics for Solent Maritime SAC

Location / NGR / Area	City of Portsmouth; City of Southampton; Hampshire; Isle of Wight; West Sussex	50 47 47 N, 00 55 40 W	11325.09 ha
Coincident Sites	Chichester Harbour SSSI, Bracklesham Bay SSSI, Yar Estuary SSSI, Hurst Castle and Lymington River Estuary SSSI, the New Forest SSSI, King's Quay Shore SSSI, Upper Hamble Estuary and Woods SSSI, Eling and Bury Marshes SSSI, Lincegrove and Hackett's Marshes SSSI, Lower Test Valley SSSI, Bouldnor And Hamstead Cliffs SSSI, Hythe to Calshot Marshes SSSI, Sinah Common SSSI, Lee-on-the Solent to Itchen Estuary SSSI, Newtown Harbour SSSI, Langstone Harbour SSSI, Medina Estuary SSSI, Thorness Bay SSSI, Warblington Meadow SSSI and North Solent SSSI. Solent and Southampton Water SPA and Ramsar, Chichester and Langstone Harbours SPA and Ramsar		



<p>Broad Habitat Classes</p>	<p>Marine areas. Sea inlets (14%) Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (59%) Salt marshes. Salt pastures. Salt steppes (23%) Coastal sand dunes. Sand beaches. Machair (0.5%) Shingle. Sea cliffs. Islets (3%) Broad-leaved deciduous woodland (0.5%)</p>
<p>Site Account</p>	<p>The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King’s Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). The site is the only one in the series to contain more than one physiographic sub-type of estuary and is the only cluster site. The Solent and its inlets are unique in Britain and Europe for their hydrographic regime of four tides each day, and for the complexity of the marine and estuarine habitats present within the area. Sediment habitats within the estuaries include extensive estuarine flats, often with intertidal areas supporting eelgrass <i>Zostera spp.</i> and green algae, sand and shingle spits, and natural shoreline transitions. The mudflats range from low and variable salinity in the upper reaches of the estuaries to very sheltered almost fully marine muds in Chichester and Langstone Harbours. Unusual features include the presence of very rare sponges in the Yar estuary and a sandy ‘reef’ of the polychaete <i>Sabellaria spinulosa</i> on the steep eastern side of the entrance to Chichester Harbour.</p> <p>Solent Maritime is the only site for smooth cord-grass <i>Spartina alterniflora</i> in the UK and is one of only two sites where significant amounts of small cord-grass <i>S. maritima</i> are found. It is also one of the few remaining sites for Townsend’s cord-grass <i>S. x townsendii</i> and holds extensive areas of common cord-grass <i>Spartina anglica</i>, all four taxa thus occurring here in close proximity. It has additional historical and scientific interest as the site where <i>S. alterniflora</i> was first recorded in the UK (1829) and where <i>S. x townsendii</i> and, later, <i>S. anglica</i> first occurred.</p> <p>The Solent contains the second-largest aggregation of Atlantic salt meadows in south and south-west England. Solent Maritime is a composite site composed of a large number of separate areas of saltmarsh. In contrast to the Severn estuary, the salt meadows at this site are notable as being representative of the ungrazed type and support a different range of communities dominated by sea-purslane <i>Atriplex portulacoides</i>, common sea-lavender <i>Limonium vulgare</i> and thrift <i>Armeria maritima</i>. As a whole the site is less truncated by man-made features than other parts of the south coast and shows rare and unusual transitions to freshwater reedswamp and alluvial woodland as well as coastal grassland. Typical Atlantic salt meadow is still widespread in this site, despite a long history of colonisation by cord-grass <i>Spartina spp.</i></p>
<p>Qualifying Features</p>	<p>Sandbanks which are slightly covered by sea water all the time</p> <p>Annex I habitat</p>

<p>* Denotes priority feature</p>	Mudflats and sandflats not covered by seawater at low tide	Annex I habitat
	Coastal lagoons *	Annex I habitat
	Annual vegetation of drift lines	Annex I habitat
	Perennial vegetation of stony banks	Annex I habitat
	<i>Salicornia and other annuals colonising mud and sand</i>	Annex I habitat
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes')	Annex I habitat
	Desmoulin's whorl snail <i>Vertigo moulinsiana</i>	Annex II species
<p>Conservation Objectives</p>	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features. Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site. 	

Condition Status and Trends

There are 20 coincidental or adjacent SSSI sites of varying statuses;

Chichester Harbour SSSI: 43 units; 22.09% of the area is favourable, 77.67% unfavourable recovering and 0.24% unfavourable no change. Unfavourable recovering areas are mainly units affected significantly by sea level rise and 'coastal squeeze' as much of the units' area is backed by hard sea defences so habitats are unable to retreat landward as levels rise. Recovery is through creation of compensatory habitat and coastal re-alignment at Medmerry. Some unfavourable units including the 'unfavourable no change' units are impacted by diffuse pollution creating excessive nutrients, characterised by green algae.

Bracklesham Bay SSSI: 4 units; 64.95% of the area is favourable, 29.54% unfavourable recovering and 5.51% unfavourable no change. The single unit which is 'unfavourable no change' is in poor condition due to continual sea defence works. However, this unit is part of the Medmerry realignment and will undergo significant change in the near future which will allow natural processes to resume and the possibility of development of vegetated shingle communities.

Yar Estuary SSSI: 30 units; 83.15% of the area is favourable and 16.85% unfavourable recovering. Most of the unfavourable area is affected by sea level rise and 'coastal squeeze'. Much of the unit is backed by hard sea defences so that the habitats are unable to retreat landward as levels rise. Changes in water level may also be having adverse impacts on the distribution and extent of biotopes associated with the intertidal sediments. The issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry

Hurst Castle and Lymington River Estuary SSSI: 34 units; 27.04% of the area is favourable, 70.09% unfavourable recovering and 2.87% unfavourable declining. Inappropriate sea defences along the eastern part of the broadleaved, mixed and yew woodland - lowland unit have caused loss of vegetation along a 5 metre wide strip of one unfavourable declining unit and another is experiencing loss of intertidal habitat due to natural erosion. Operation of ferries is accelerating this erosion.

New Forest SSSI: 582 units; 45.53% of the area is favourable, 53.22% unfavourable recovering, 0.43% unfavourable no change, 0.81% unfavourable declining and 0.01% destroyed/part destroyed. Only small areas of the SSSI overlap with the SAC.

King's Quay Shore SSSI: 30 units; 76.99% of the area is favourable, 20.95% unfavourable recovering, 1.86% unfavourable declining and 0.21% destroyed / part destroyed. Unfavourable declining and destroyed areas are woodland areas affected by inappropriate woodland management.

Upper Hamble Estuary and Woods SSSI: 16 units; 85.94% of the area is favourable, 11.31% unfavourable recovering and 2.75% unfavourable no change. Unfavourable unit is a broadleaved, mixed woodland area dominated by non-native species.

(contd...)

Eling and Bury Marshes SSSI: 4 units; 11.46% of the area is favourable and 88.54% unfavourable recovering. Unfavourable recovering units are affected by diffuse pollution, which is being addressed by through the Solent DWP action, and by sea level rise creating 'coastal squeeze' as much of the unit is backed by hard sea defences. However, the issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry.

Lincegrove and Hackett's Marshes SSSI: 3 units, all unfavourable recovering. The excessive algal weed and diffuse pollution impacts are being addressed through the South Downs and Harbours Clean Water Partnership Delivery Strategy.

Lower Test Valley: 8 units all of which are of favourable status.

Bouldnor And Hamstead Cliffs SSSI: 9 units all of which are of favourable status.

Hythe to Calshot Marshes SSSI: 6 units, all unfavourable recovering. The habitat is affected significantly by sea level rise and 'coastal squeeze' as much of the unit is backed by hard sea defences so that the habitats are unable to retreat landward as levels rise. Changes in water level may also be having adverse impacts on the distribution and extent of biotopes associated with the intertidal sediments. The issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry.

Sinah Common SSSI: 2 units, both unfavourable recovering. Scrub levels on dune grassland remains above target although there is evidence of recent clearance.

Lee-on-the Solent to Itchen Estuary SSSI: 27 units; 82.49% of the area is favourable, 15.98% unfavourable recovering, 1.53% unfavourable no change. Unfavourable recovering units show significant retreat of coastal marsh with large areas being replaced by mudflats. Algal mats in the Hamble estuary and elsewhere, with *Ulva lactuca* particularly abundant, suggests utrophication. The unfavourable no change unit contains a submerged clay bed feature, which is no longer exposed due to sediment recharge. With the lack of long-shore drift and change in beach profile, the sediment from the recharge appears to be accumulating on the exposures.

Newtown Harbour SSSI: 78 units; 89.33% of the area is favourable, 10.32% unfavourable recovering and 0.35% unfavourable declining. Unfavourable recovering units include diffuse pollution issues, which are being addressed through the Isle of Wight Catchment Sensitive Farming Project. Other unfavourable areas are woodland zones outside of the Maritime SAC.

Langstone Harbour SSSI: 13 units; 8.96% of the area is favourable, 90.60% unfavourable recovering and 0.45% unfavourable declining. Issues associated with 'coastal squeeze' and changes in water level are being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry. There is also concern about high nutrient levels throughout Langstone Harbour, resulting in excessive algal growth in places. The unfavourable declining unit is partly coincidental with the SAC but is a roosting habitat for wintering birds above high tide level. There is an increasing amount of scattered scrub so that it is becoming less attractive to birds.

<p>(contd...)</p>	<p>Medina Estuary SSSI: 12 units all of which are favourable. Thorness Bay SSSI: 14 units; 96.21% of the area is favourable and 3.79% is unfavourable declining. The 2 unfavourable declining units are outside of the SAC's geographical area. Warblington Meadow SSSI: consisting of one unfavourable recovering unit, now under Higher Level Stewardship (HLS). North Solent SSSI: 98 units; 63.21% of the area is favourable, 34.94% is unfavourable recovering, 0.93% unfavourable no change and 0.91% unfavourable declining. At several locations of open coast, active erosion of salt marsh is apparent with significant areas of marsh reverting to mudflat, particularly around the seaward areas of the Beaulieu River estuary. Some units are remedied by the Lymington reed bed water level management plan, which re-established tidal exchange in the Lymington River. The scheme will deliver 21ha of intertidal habitat to offset coastal squeeze occurring elsewhere. The unfavourable declining area is outside of SAC geographic area.</p>
<p>Key Environmental Conditions Supporting Site Integrity</p>	<ul style="list-style-type: none"> ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze ▶ No dredging or land-claim of coastal habitats ▶ Unpolluted water ▶ Absence of nutrient enrichment in the intertidal zone ▶ Absence of eutrophication and acidification from atmospheric pollution ▶ Absence of non-native species ▶ Maintenance of freshwater inputs ▶ Balance of saline and non-saline conditions ▶ Maintenance of grazing

Sources:
 Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012 (Feb)
 DEFRA, Magic, 2012

Site Characteristics for New Forest SAC

Location / NGR / Area	Hampshire; Wiltshire	50 51 59 N, 01 40 50 W	29262.36 ha
Coincident Sites	<p>Landford Heath SSSI, River Avon System SSSI, Landford Bog SSSI, Langley Wood and Homan's Copse SSSI, Whiteparish Common SSSI, Loosehanger Copse and Meadows SSSI, The New Forest SSSI, Norley Copse and Meadow SSSI, Roydon Woods SSSI, Lymington River SSSI and North Solent SSSI.</p> <p>The New Forest SPA, New Forest Ramsar</p>		
Broad Habitat Classes	<p>Bogs. Marshes. Water fringed vegetation. Fens (7%)</p> <p>Heath. Scrub. Maquis and garrigue. Phygrana (34%)</p> <p>Dry grassland. Steppes (10%)</p> <p>Humid grassland. Mesophile grassland (3%)</p> <p>Broad-leaved deciduous woodland (29%)</p> <p>Coniferous woodland (17%)</p>		
Site Account	<p>The New Forest contains the most extensive stands of lowland northern Atlantic wet heaths in southern England, mainly of the <i>Erica tetralix</i> - <i>Sphagnum compactum</i> type. <i>Schoenus nigricans</i> - <i>Narthecium ossifragum</i> mire is also found on this site. The wet heaths are important for rare plants, such as marsh gentian <i>Gentiana pneumonanthe</i> and marsh clubmoss <i>Lycopodiella inundata</i>, and a number of dragonfly species, including the scarce blue-tailed damselfly <i>Ischnura pumilio</i> and small red damselfly <i>Ceriagrion tenellum</i>. There is a wide range of transitions between wet heath and other habitats, including dry heath, various woodland types, <i>Molinia</i> grasslands, fen, and acid grassland. Wet heaths enriched by bog myrtle <i>Myrica gale</i> are a prominent feature of many areas of the Forest. Unlike much lowland heath, the New Forest heaths continue to be extensively grazed by cattle and horses, favouring species with low competitive ability.</p>		



The New Forest represents European dry heaths in southern England and is the largest area of lowland heathland in the UK. It is particularly important for the diversity of its habitats and the range of rare and scarce species which it supports. The New Forest is unusual because of its long history of grazing in a traditional fashion by ponies and cattle. The dry heaths of the New Forest are of the *Calluna vulgaris* - *Ulex minor* heath type, and *Ulex minor* - *Agrostis curtisii* heath is found on damper areas. There are a wide range of transitions between dry heath and wet heath, *Molinia* grassland, fen, acid grassland and various types of scrub and woodland. Both the New Forest and the two Dorset Heath SACs are in southern England. All three areas are selected because together they contain a high proportion of all the lowland European dry heaths in the UK. There are, however, significant differences in the ecology of the two areas, associated with more oceanic conditions in Dorset and the continuous history of grazing in the New Forest.

The New Forest represents *Molinia* meadows in southern England. The site supports a large area of the heathy form of *Molinia caerulea* - *Cirsium dissectum* fen-meadow. This vegetation occurs in situations of heavy grazing by ponies and cattle in areas known locally as lawns, often in a fine-scale mosaic with northern Atlantic wet heaths and other mire and grassland communities. These lawns occur on flushed soils on slopes and on level terrain on the floodplains of rivers and streams. The New Forest *Molinia* meadows are unusual in the UK in terms of their species composition, management and landscape position. The grasslands are species-rich, and a particular feature is the abundance of small sedges such as carnation sedge *Carex panicea*, common sedge *C. nigra* and yellow-sedge *C. viridula* ssp. *oedocarpa*, and the more frequent occurrence of mat-grass *Nardus stricta* and petty whin *Genista anglica* compared to stands elsewhere in the UK.

Qualifying Features * Denotes priority feature	Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)	Annex I Habitat
	Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i>	Annex I Habitat
	Northern Atlantic wet heaths with <i>Erica tetralix</i>	Annex I Habitat
	European dry heaths	Annex I Habitat
	<i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)	Annex I Habitat
	Depressions on peat substrates of the <i>Rhynchosporion</i>	Annex I Habitat
	Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>)	Annex I Habitat

	<i>Asperulo-Fagetum</i> beech forests	Annex I Habitat
	Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains	Annex I Habitat
	Bog woodland *	Annex I Habitat
	Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>) *	Annex I Habitat
	Transition mires and quaking bogs	Annex I Habitat
	Alkaline fens	Annex I Habitat
	Southern damselfly <i>Coenagrion mercuriale</i>	Annex II Species
	Stag beetle <i>Lucanus cervus</i>	Annex II Species
	Great crested newt <i>Triturus cristatus</i>	Annex II Species
	Brook lamprey <i>Lampetra planeri</i>	Annex II Species
	Barbastelle bat <i>Barbastella barbastellus</i>	Annex II Species
	Bechstein's bat <i>Myotis bechsteini</i>	Annex II Species
	Otter <i>Lutra lutra</i>	Annex II Species
Bullhead <i>Cottus gobio</i>	Annex II Species	
Conservation Objectives	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above); Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features. Subject to natural change, to maintain or restore:</p>	



Condition Status and Trends

- ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;
- ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;
- ▶ The populations of qualifying species;
- ▶ The distribution of qualifying species within the site.

There are eleven coincident or adjacent SSSI sites of varying statuses;

Landford Heath SSSI: 3 units consisting of; 51.97% unfavourable recovering and 48.03% unfavourable declining.

River Avon System SSSI: 51 units consisting of; 3.48% favourable, 36.59% unfavourable recovering, 57.13% unfavourable no change and 2.80% unfavourable declining.

Landford Bog SSSI: 2 units consisting of; 27.76% Favourable and 72.24% unfavourable recovering.

Langley Wood and Homan's Copse SSSI: 3 units consisting of 100% unfavourable no change.

Whiteparish Common SSSI: 4 units consisting of 1.27% favourable, 91.84% unfavourable recovering and 6.90% unfavourable no change.

Loosehanger Copse and Meadows SSSI: 5 units consisting of 100% unfavourable recovering

New Forest SSSI: 582 units; 45.53% of the area is favourable, 53.22% unfavourable recovering, 0.43% unfavourable no change, 0.81% unfavourable declining and 0.01% destroyed/part destroyed.

Norley Copse and Meadow SSSI: 2 units consisting of 58.63% Favourable and 41.37% unfavourable recovering.

Roydon Woods SSSI: 8 units consisting of 100% Favourable.

Lymington River SSSI consists of one unfavourable recovering unit*. The assessment concerns have now been addressed and remedied by the Lymington reed bed water level management plan (See commentary for Lymington River ReedBeds SSSI).

North Solent SSSI: 98 units; 63.21% Favourable, 34.94% unfavourable recovering, 0.93% unfavourable no change and 0.91% unfavourable declining*. At several locations of open coast, active erosion of salt marsh is apparent with significant areas of marsh reverting to mudflat, particularly around the seaward areas of the Beaulieu River estuary. Some units are remedied by the Lymington reed bed water level management plan, which re-established tidal exchange in the Lymington River.

**Key Environmental
Conditions
Supporting Site
Integrity**

- ▶ Carefully balanced hydrological regime to maintain wet heath, mires and pools
- ▶ Acid soils
- ▶ Minimal air pollution (nitrogen deposition can cause compositional changes over time)
- ▶ Unpolluted water
- ▶ Minimal nutrient inputs
- ▶ Low recreational pressure
- ▶ Maintenance of grazing regime

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 *(Feb 2012)
 DEFRA, Magic, 2012

Site Characteristics for Chichester and Langstone Harbours SPA

Location / NGR / Area	Hampshire; West Sussex	50 48 23 N, 00 55 12 W	5810.03 ha
Coincident Sites	Chichester Harbour SSSI, Sinah Common SSSI, Langstone Harbour SSSI and Warblington Meadow SSSI Chichester and Langstone Harbours Ramsar, Solent Maritime SAC		

<p>Broad Habitat Classes</p>	<p>Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (63.0%) Salt marshes. Salt pastures. Salt steppes (21.5%) Coastal sand dunes. Sand beaches. Machair (0.3%) Inland water bodies (standing water, running water) (0.4%) Bogs. Marshes. Water fringed vegetation. Fens (0.5%) Heath. Scrub. Maquis and garrigue. Phygrana (0.1%) Humid grassland. Mesophile grassland (1.7%) Improved grassland (11.7%) Broad-leaved deciduous woodland (0.8%) Other land (including towns, villages, roads, waste places, mines, industrial sites) (0.2%)</p>	
<p>Site Account</p>	<p>Chichester and Langstone Harbours are located on the south coast of England in Hampshire and West Sussex. They are large, sheltered estuarine basins comprising extensive sand and mudflats exposed at low tide. The two harbours are joined by a stretch of water that separates Hayling Island from the mainland. Tidal channels drain the basin and penetrate far inland. The mud-flats are rich in invertebrates and also support extensive beds of algae, especially <i>Enteromorpha</i> species, and eelgrasses <i>Zostera spp.</i> The basin contains a wide range of coastal habitats supporting important plant and animal communities. The site is of particular significance for waterbirds, especially in migration periods and in winter. It also supports important colonies of breeding terns.</p>	
<p>Qualifying Features</p>	<p>Little Tern <i>Sterna albifrons</i>, 100 pairs representing up to 4.2% of the breeding population in Great Britain (5 year mean, 1992-1996)</p>	<p>Article 4.1 Qualification</p>
	<p>Sandwich Tern <i>Sterna sandvicensis</i>, 158 pairs representing up to 1.1% of the breeding population in Great Britain (1998)</p>	<p>Article 4.1 Qualification</p>
	<p>Common Tern <i>Sterna hirundo</i>, 0.3% of the breeding population in Great Britain (5 year mean, 1992-1996)</p>	<p>Article 4.1 Qualification</p>
	<p>Bar-tailed Godwit <i>Limosa lapponica</i>, 1,692 individuals representing up to 3.2% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)</p>	<p>Article 4.1 Qualification</p>
	<p>Over winter the area regularly supports:</p>	

Ringed plover <i>Charadrius hiaticula</i> , 3% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Northern pintail <i>Anas acuta</i> , 1.2% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Northern Shoveler <i>Anas clypeata</i> , 1% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Teal <i>Anas crecca</i> , 0.5% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Wigeon <i>Anas penelope</i> , 0.7% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Turnstone <i>Arenaria interpres</i> , 0.7% of the population in Great Britain. (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> , 17,119 individuals representing up to 5.7% of the wintering Western Siberia/Western Europe population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Sanderling <i>Calidris alba</i> , 0.2% of the wintering Western Siberia/Western Europe population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Dunlin <i>Calidris alpina alpina</i> , 44,294 individuals representing up to 3.2% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
Red-Breasted Merganser <i>Mergus serrator</i> , 3% of the population in Great Britain.(5 year peak mean 1991/92-1995/96)	Article 4.2 Qualification
Curlew <i>Numenius arquata</i> , 1.6% of the population in Great Britain. (5 year peak mean 1991/92-1995/96)	Article 4.2 Qualification

	Grey Plover <i>Pluvialis squatarola</i> , 3,825 individuals representing up to 2.3% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
	Common Shelduck <i>Tadorna tadorna</i> , 3.3% of the population in Great Britain. (5 year peak mean 1991/92-1995/96)	Article 4.2 Qualification
	Redshank <i>Tringa totanus</i> , 1% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 Qualification
	Over winter, the area regularly supports 93230 waterfowl. (5 year peak mean 1991/2 - 1995/6). Including; <i>Branta bernicla bernicla</i> , <i>Tadorna tadorna</i> , <i>Anas penelope</i> , <i>Anas crecca</i> , <i>Anas acuta</i> , <i>Anas clypeata</i> , <i>Mergus serrator</i> , <i>Charadrius hiaticula</i> , <i>Pluvialis squatarola</i> , <i>Calidris alba</i> , <i>Calidris alpina alpina</i> , <i>Limosa lapponica</i> , <i>Numenius arquata</i> , <i>Tringa totanus</i> , <i>Arenaria interpres</i>	Article 4.2 Qualification
Conservation Objectives	<p>With regard to the natural habitats and/or species for which the site has been designated (the Qualifying Features listed above);</p> <p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of qualifying natural habitats and habitats of qualifying species; ▶ The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; ▶ The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; ▶ The populations of qualifying species; ▶ The distribution of qualifying species within the site. 	



<p>Condition Status and Trends</p>	<p>There are four coincident or adjacent SSSI sites of varying statuses;</p> <p>Chichester Harbour SSSI: 43 units; 22.09% of the area is favourable, 77.67% unfavourable recovering and 0.24% unfavourable no change. Unfavourable recovering areas are mainly units affected significantly by sea level rise and 'coastal squeeze' as much of the units' area is backed by hard sea defences so habitats are unable to retreat landward as levels rise. Recovery is through creation of compensatory habitat and coastal re-alignment at Medmerry. Some unfavourable units including the 'unfavourable no change' units are impacted by diffuse pollution creating excessive nutrients, characterised by green algae.*</p> <p>Sinah Common SSSI: 2 units, both unfavourable recovering. Scrub levels on dune grassland remains above target although there is evidence of recent clearance.*</p> <p>Langstone Harbour SSSI: 13 units; 8.96% of the area is favourable, 90.60% unfavourable recovering and 0.45% unfavourable declining. Issues associated with 'coastal squeeze' and changes in water level are being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry. There is also concern about high nutrient levels throughout Langstone Harbour, resulting in excessive algal growth in places. The unfavourable declining unit is partly coincidental with the SAC but is a roosting habitat for wintering birds above high tide level. There is an increasing amount of scattered scrub so that it is becoming less attractive to birds.*</p> <p>Warblington Meadow SSSI: consisting of one unfavourable recovering unit, now under Higher Level Stewardship (HLS).*</p>
<p>Key Environmental Conditions Supporting Site Integrity</p>	<ul style="list-style-type: none"> ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze ▶ Unpolluted water ▶ Absence of nutrient enrichment in the intertidal zone ▶ Absence of eutrophication and acidification from atmospheric pollution ▶ Absence of non-native species e.g. from shipping activity ▶ Maintenance of appropriate hydrological regime, e.g. freshwater flows at heads of channels are important for birds to preen, drink and feed ▶ Short grasslands surrounding the site are essential to maintaining interest features as they are now the key foraging resource for Brent goose

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012

Natural England, European Site Conservation Objectives, 2012

Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 *(Feb 2012)
 DEFRA, Magic, 2012



Page 502

Site Characteristics for Portsmouth Harbour SPA		
Location / NGR / Area	Hampshire	50 49 41 N, 01 07 32 W 1248.77 ha
Coincident Sites	Portsmouth Harbour SSSI, Portsmouth Harbour Ramsar, Portsmouth Harbour SPA	
Broad Habitat Classes	Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (85.0%) Salt marshes. Salt pastures. Salt steppes (14.0%) Humid grassland. Mesophile grassland (1.0%)	
Site Account	Portsmouth Harbour is located on the central south coast of England. It is a large industrialised estuary and includes one of the four largest expanses of mud-flats and tidal creeks on the south coast of Britain. The mud-flats support large beds of narrow-leaved eelgrass <i>Zostera angustifolia</i> and dwarf eelgrass <i>Z. noltii</i> , extensive green algae beds, mainly <i>Enteromorpha</i> species, and sea lettuce <i>Ulva lactuca</i> . Portsmouth Harbour has only a narrow connection to the sea via the Solent, and receives comparatively little fresh water, thus giving it an unusual hydrology. The site supports important numbers of wintering dark-bellied Brent goose <i>Branta b. bernicla</i> , which feed also in surrounding agricultural areas away from the SPA.	
Qualifying Features	Black-tailed Godwit <i>Limosa limosa islandica</i> , 31 individuals representing up to 0.4% of the wintering Iceland - breeding population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 qualification
	Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> , 2,847 individuals representing at least 0.9% of the wintering Western Siberia/Western Europe population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 qualification
	Dunlin <i>Calidris alpina alpina</i> , 5,123 individuals representing up to 1% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)	Article 4.2 qualification

	<p>Red-breasted Merganser <i>Mergus serrator</i>, 87 individuals representing up to 0.9% of the wintering North-western/Central Europe population (5year peak mean 1991/92 - 1995/96)</p>	<p>Article 4.2 qualification</p>
<p>Conservation Objectives</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified (the Qualifying Features listed above); Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of the habitats of the qualifying features; ▶ The structure and function of the habitats of the qualifying features; ▶ The supporting processes on which the habitats of the qualifying features rely; ▶ The populations of the qualifying features; ▶ The distribution of the qualifying features within the site. 	
<p>Condition Status and Trends</p>	<p>There is one coincident or adjacent SSSI site of mostly unfavourable recovering status; Portsmouth SSSI: 23 units consisting of; 23.44% Favourable, 76.19% unfavourable recovering, 0.02% unfavourable declining and 0.35% destroyed /part destroyed.</p>	

Key Environmental Conditions Supporting Site Integrity

- ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze
- ▶ Unpolluted water
- ▶ Absence of nutrient enrichment of water
- ▶ Absence of non-native species
- ▶ Maintenance of appropriate hydrological regime

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 DEFRA, Magic, 2012

Page 504

Site Characteristics for Solent & Southampton Water SPA

Location / NGR / Area	Hampshire and Isle of Wight	50 44 25N, 01 31 33 W	5505.86 (ha)
Coincident Sites	Yar Estuary SSSI, Hurst Castle and Lymington River Estuary SSSI, Bembridge School and Cliffs SSSI, New Forest SSSI, King's Quay Shore SSSI, Sowley Pond SSSI, Upper Hamble Estuary and Woods SSSI, Whitecliff Bay and Bembridge Ledges SSSI, Eling and Bury Marshes SSSI, Lincegrove and Hackett's Marshes SSSI, Brading Marshes to St Helen's Ledges SSSI, Lower Test Valley SSSI, Lymington River ReedBeds SSSI, Dibden Bay SSSI, Hythe to Calshot Marshes SSSI, River Test SSSI, Lee-on-the Solent to Itchen Estuary SSSI, Titchfield Haven SSSI, Newtown Harbour SSSI, Lymington River SSSI, Medina Estuary SSSI, Thorness Bay SSSI, Ryde Sands and Wootton Creek SSSI, North Solent SSSI. Solent and isle of Wight Lagoons SAC, South Wight SAC, Solent Maritime SAC and Solent and Southampton Water Ramsar.		

<p>Broad Habitat Classes</p>	<p>Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (47.7%) Salt marshes. Salt pastures. Salt steppes (18.2%) Coastal sand dunes. Sand beaches. Machair (2.8%) Shingle. Sea cliffs. Islets (10.2%) Bogs. Marshes. Water fringed vegetation. Fens (3.4%) Humid grassland. Mesophile grassland (17.1%) Broad-leaved deciduous woodland (0.6%)</p>	
<p>Site Account</p>	<p>The Solent and Southampton Water are located on the south English coast. The area covered extends from Hurst Spit to Hill Head along the south coast of Hampshire, and from Yarmouth to Whitecliff Bay along the north coast of the Isle of Wight. The site comprises a series of estuaries and harbours with extensive mud-flats and saltmarshes together with adjacent coastal habitats including saline lagoons, shingle beaches, reedbeds, damp woodland and grazing marsh. The mud-flats support beds of <i>Enteromorpha spp.</i> and <i>Zostera spp.</i> and have a rich invertebrate fauna that forms the food resource for the estuarine birds. In summer, the site is of importance for breeding seabirds, including gulls and four species of terns. In winter, the SPA holds a large and diverse assemblage of waterbirds, including geese, ducks and waders. Dark-bellied Brent Goose <i>Branta b. bernicla</i> also feed in surrounding areas of agricultural land outside the SPA.</p>	
<p>Qualifying Features</p>	<p>Common Tern <i>Sterna hirundo</i>, 267 pairs representing at least 2.2% of the breeding population in Great Britain (5 year peak mean, 1993-1997)</p>	<p>Article 4.1 qualification</p>
	<p>Little Tern <i>Sterna albifrons</i>, 49 pairs representing at least 2.0% of the breeding population in Great Britain (5 year peak mean, 1993-1997)</p>	<p>Article 4.1 qualification</p>
	<p>Mediterranean Gull <i>Larus melanocephalus</i>, 2 pairs representing at least 20.0% of the breeding population in Great Britain (5 year peak mean, 1994-1998)</p>	<p>Article 4.1 qualification</p>
	<p>Sandwich Tern <i>Sterna sandvicensis</i>, 231 pairs representing at least 1.7% of the breeding population in Great Britain (5 year peak mean, 1993-1997)</p>	<p>Article 4.1 qualification</p>
	<p>Roseate Tern <i>Sterna dougallii</i>, 2 pairs representing at least 3.3% of the breeding population in Great Britain (5 year peak mean, 1993-1997)</p>	<p>Article 4.1 qualification</p>



	<p>Black-tailed Godwit <i>Limosa limosa islandica</i>, 1,125 individuals representing at least 1.6% of the wintering Iceland - breeding population (5 year peak mean, 1992/3-1996/7)</p>	<p>Article 4.2 qualification</p>
	<p>Dark-bellied Brent Goose <i>Branta bernicla bernicla</i>, 7,506 individuals representing at least 2.5% of the wintering Western Siberia/Western Europe population (5 year peak mean, 1992/3-1996/7)</p>	<p>Article 4.2 qualification</p>
	<p>Ringed Plover <i>Charadrius hiaticula</i>, 552 individuals representing at least 1.1% of the wintering Europe/Northern Africa - wintering population (5 year peak mean, 1992/3-1996/7)</p>	<p>Article 4.2 qualification</p>
	<p>Teal <i>Anas crecca</i>, 4,400 individuals representing at least 1.1% of the wintering Northwestern Europe population (5 year peak mean, 1992/3-1996/7)</p>	<p>Article 4.2 qualification</p>
	<p>Over winter, the area regularly supports 53,948 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Gadwall <i>Anas strepera</i>, Teal <i>Anas crecca</i>, Ringed Plover <i>Charadrius hiaticula</i>, Black-tailed Godwit <i>Limosa limosa islandica</i>, Little Grebe <i>Tachybaptus ruficollis</i>, Great Crested Grebe <i>Podiceps cristatus</i>, Cormorant <i>Phalacrocorax carbo</i>, Dark-bellied Brent Goose <i>Branta bernicla bernicla</i>, Wigeon <i>Anas penelope</i>, Redshank <i>Tringa totanus</i>, Pintail <i>Anas acuta</i>, Shoveler <i>Anas clypeata</i>, Red-breasted Merganser <i>Mergus serrator</i>, Grey Plover <i>Pluvialis squatarola</i>, Lapwing <i>Vanellus vanellus</i>, Dunlin <i>Calidris alpina alpina</i>, Curlew <i>Numenius arquata</i>, Shelduck <i>Tadorna tadorna</i>.</p>	<p>Article 4.2 qualification</p>



<p>Conservation Objectives</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified (the Qualifying Features listed above);</p> <p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of the habitats of the qualifying features; ▶ The structure and function of the habitats of the qualifying features; ▶ The supporting processes on which the habitats of the qualifying features rely; ▶ The populations of the qualifying features; ▶ The distribution of the qualifying features within the site.
<p>Condition Status and Trends</p>	<p>There are 22 coincidental or adjacent SSSI sites of varying statuses;</p> <p>Yar Estuary SSSI: 30 units; 83.15% of the area is favourable and 16.85% unfavourable recovering. Most of the unfavourable area is affected by sea level rise and 'coastal squeeze'. Much of the unit is backed by hard sea defences so that the habitats are unable to retreat landward as levels rise. Changes in water level may also be having adverse impacts on the distribution and extent of biotopes associated with the intertidal sediments. The issue is being addressed through the creation of compensatory habitat and coastal realignment at Medmerry.</p> <p>Hurst Castle and Lymington River Estuary SSSI: 34 units; 27.04% of the area is favourable, 70.09% unfavourable recovering and 2.87% unfavourable declining. Inappropriate sea defences along the eastern part of the broadleaved, mixed and yew woodland - lowland unit have caused loss of vegetation along a 5 metre wide strip of one unfavourable declining unit and another is experiencing loss of intertidal habitat due to natural erosion. Operation of ferries is accelerating this erosion.</p> <p>Bembridge School and Cliffs SSSI: 6 units; 92.45% of the area is favourable and 7.55% unfavourable no change. Unfavourable units generally due to presence of beach huts or landscaped gardens affecting interest feature and vegetation encroachment on cliff face.</p> <p>New Forest SSSI: 582 units; 45.53% of the area is favourable, 53.22% unfavourable recovering, 0.43% unfavourable no change, 0.81% unfavourable declining and 0.01% destroyed/part destroyed. Only small areas of the SSSI overlap with the SPA.</p> <p>King's Quay Shore SSSI: 30 units; 76.99% of the area is favourable, 20.95% unfavourable recovering, 1.86% unfavourable declining and 0.21% destroyed / part destroyed. Unfavourable declining and destroyed areas are woodland areas affected by inappropriate woodland management.</p>

(contd...)

Sowley Pond SSSI: 2 units both of which are favourable.

Upper Hamble Estuary and Woods: 16 units; 85.94% of the area is favourable, 11.31% unfavourable recovering and 2.75% unfavourable no change. Unfavourable unit is outside of the SPA geographical area.

Whitecliff Bay and Bembridge Ledges SSSI: 8 units; 99.07% of the area is favourable and 0.93% unfavourable no change.

Eling and Bury Marshes SSSI: 4 units; 11.46% of the area is favourable and 88.54% unfavourable recovering. Unfavourable recovering units are affected by diffuse pollution, which is being addressed by through the Solent DWP action, and by sea level rise creating 'coastal squeeze' as much of the unit is backed by hard sea defences. However, the issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry.

Lincegrove and Hackett's Marshes SSSI: 3 units, all unfavourable recovering. The excessive algal weed and diffuse pollution impacts are being addressed through the South Downs and Harbours Clean Water Partnership Delivery Strategy.

Brading Marshes to St Helen's Ledges SSSI: 58 units; 50.57% of the area is favourable, 39.79% unfavourable recovering and 9.64% unfavourable declining. Unfavourable declining units are affected by different factors; coastal squeeze due to sea defences, encroachment by scrub, undergrazing, poor waterway management and illicit vehicles.

Lower Test Valley SSSI: 8 units all of which are of favourable status.

Lymington River ReedBeds SSSI: 4 units; 35.50% of the area is favourable and 64.50% is unfavourable recovering. Unfavourable units are part of HLS scheme and remedied by the Lymington reed bed water level management plan, which re-establishes tidal exchange in the Lymington River. The scheme will deliver 21ha of intertidal habitat, and address the water levels to create a more sustainable and manageable suite of habitats.

Dibden Bay SSSI: 2 units; 98.00% of the area is favourable and 2% is unfavourable declining. This SSSI only abuts the SPA alongside the eastern edge of the site. The unfavourable unit is outside of the SPA geographical area.

Hythe to Calshot Marshes SSSI: 6 units, all unfavourable recovering. The habitat is affected significantly by sea level rise and 'coastal squeeze' as much of the unit is backed by hard sea defences so that the habitats are unable to retreat landward as levels rise. Changes in water level may also be having adverse impacts on the distribution and extent of biotopes associated with the intertidal sediments. The issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry.

River Test SSSI: 91 units; 18.50% favourable, 36.99% unfavourable recovering, 12.36% unfavourable no change and 32.16% unfavourable declining. There is only one unit, to the south of the SSSI, which is coincidental to the SPA, which has a status of 'unfavourable no change' (water flow, water quality and some aspects of channel and banks habitat structure are below targets and standards). Main causes include; inappropriate weirs dams and other structures, invasive freshwater species, siltation and agriculture/run off water pollution.

(contd...)

Lee-on-the Solent to Itchen Estuary SSSI: 27 units; 82.49% of the area is favourable, 15.98% unfavourable recovering, 1.53% unfavourable no change. Unfavourable recovering units show significant retreat of coastal marsh with large areas being replaced by mudflats. Algal mats in the Hamble estuary and elsewhere, with *Ulva lactuca* particularly abundant, suggests eutrophication. The 'unfavourable no change' unit contains a submerged clay bed feature, which is no longer exposed due to sediment recharge. With the lack of long-shore drift and change in beach profile, the sediment from the recharge appears to be accumulating on the exposures.

Titchfield Haven SSSI: 8 units; 96.48% of the area is favourable and 3.52% unfavourable declining. The unfavourable area is a reedbed community which has scrub encroachment including willow and oak saplings.

Newtown Harbour SSSI: 78 units; 89.33% of the area is favourable, 10.32% unfavourable recovering and 0.35% unfavourable declining. Unfavourable recovering units include diffuse pollution issues, which are being addressed through the Isle of Wight Catchment Sensitive Farming Project. The unfavourable declining unit is outside of the SPA geographic boundary.

Medina Estuary SSSI: 12 units all of which are favourable.

Thorness Bay SSSI: 14 units; 96.21% of the area is favourable and 3.79% is unfavourable declining. The unfavourable declining areas are showing signs of under grazing and succession with scrub encroachment and herbaceous plants. The shingle bank of one unit is highly trampled due to foot traffic from the holiday park lane and car park.

Lymington River SSSI consists of one unfavourable recovering unit, of which only the southern most points of the river overlap with the SPA geographical area. The assessment concerns have now been addressed and remedied by the Lymington reed bed water level management plan (See above commentary for Lymington River ReedBeds SSSI).

Ryde Sands and Wootton Creek SSSI: 17 units of which 71.92% of the area is favourable and 28.08% is unfavourable recovering. The western areas of unfavourable recovering units (that are coincidental) are affected by sea level rise and 'coastal squeeze' as much of the unit is backed by hard sea defences so that the habitats are unable to retreat landward as levels rise. Changes in water level may also be having adverse impacts on the distribution and extent of biotopes associated with the intertidal sediments. The issue is being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry. The other mid-point coincidental area is affected by heavy use by hovercraft and access to the marina. No visible strandline and high visitor use for this area suggest it is not in favourable condition.

North Solent SSSI: 98 units; 63.21% of the area is favourable, 34.94% is unfavourable recovering, 0.93% unfavourable no change and 0.91% unfavourable declining. At several locations of open coast, active erosion of salt marsh is apparent with significant areas of marsh reverting to mudflat, particularly around the seaward areas of the Beaulieu River estuary. Some units are remedied by the Lymington reed bed water level management plan (See above commentary for Lymington River ReedBeds SSSI). The unfavourable declining area is outside of SPA geographic area.

**Key Environmental
Conditions
Supporting Site
Integrity**

- ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze
- ▶ No dredging or land-claim of coastal habitats
- ▶ Unpolluted water
- ▶ Absence of nutrient enrichment in the intertidal zone
- ▶ Absence of eutrophication and acidification from atmospheric pollution
- ▶ Absence of non-native species
- ▶ Low levels of recreational pressure both on shore and offshore can avoid disturbance effects during sensitive (over-wintering) periods
- ▶ Freshwater inputs are of value for providing a localised increase in prey biomass for certain bird species, specific microclimatic conditions and are used for preening and drinking
- ▶ Low amounts of silt loss
- ▶ Short grasslands surrounding the site are essential to maintaining interest features as they are now the key foraging resource

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
Natural England, European Site Conservation Objectives, 2012
Habitats Directive, Annex I, 1992
Natural England, Nature on the Map, 2012 (Feb)
DEFRA, Magic, 2012

Site Characteristics for New Forest SPA

Location / NGR / Area	Hampshire; Wiltshire	50 49 32 N, 01 39 22 W	28002.81 ha
Coincident Sites	Landford Heath SSSI, River Avon System SSSI, The New Forest SSSI, Norley Copse and Meadow SSSI, Roydon Woods SSSI, Lymington River SSSI and North Solent SSSI. The New Forest SAC, New Forest Ramsar		
Broad Habitat Classes	Inland water bodies (standing water, running water) (0.2%) Bogs. Marshes. Water fringed vegetation. Fens (5.9%) Heath. Scrub. Maquis and garrigue. Phygrana (27.3%) Dry grassland. Steppes (17.6%) Humid grassland. Mesophile grassland (2.1%) Broad-leaved deciduous woodland (28.9%) Coniferous woodland (17.3%) Other land (including towns, villages, roads, waste places, mines, industrial sites) (0.7%)		
Site Account	The New Forest is located in southern Hampshire, west of the Solent in southern England. It comprises a complex mosaic of habitats overlying mainly nutrient-poor soils over plateau gravels. The major components are the extensive wet and dry heaths with their rich valley mires and associated wet and dry grasslands, the ancient pasture woodlands and inclosure woodlands, the network of clean rivers and streams, and frequent permanent and temporary ponds. The area supports important populations of breeding birds associated with such habitats, including nightjar <i>Caprimulgus europaeus</i> , woodlark <i>Lullula arborea</i> and Dartford warbler <i>Sylvia undata</i> . Breeding honey buzzard <i>Pernis apivorus</i> and wintering hen harrier <i>Circus cyaneus</i> are also notable.		
Qualifying Features	Dartford Warbler <i>Sylvia undata</i> , 538 pairs representing at least 33.6% of the breeding population in Great Britain	Article 4.1 qualification	
	Honey Buzzard <i>Pernis apivorus</i> , 2 pairs representing at least 10.0% of the breeding population in Great Britain	Article 4.1 qualification	
	Nightjar <i>Caprimulgus europaeus</i> , 300 pairs representing at least 8.8% of the breeding population in Great Britain	Article 4.1 qualification	

	Woodlark <i>Lullula arborea</i> , 184 pairs representing at least 12.3% of the breeding population in Great Britain (Count as at 1997)	Article 4.1 qualification
	Hen Harrier <i>Circus cyaneus</i> , 15 individuals representing at least 2.0% of the wintering population in Great Britain	Article 4.1 qualification
	Hobby <i>Falco Subbuteo</i> , representing 5% of population in Great Britain	Article 4.2 qualification
	Wood Warbler <i>Phylloscopus sibilatrix</i> , representing at least 2% of population in Great Britain	Article 4.2 qualification
<p>Conservation Objectives</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified (the Qualifying Features listed above);</p> <p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> ▶ The extent and distribution of the habitats of the qualifying features; ▶ The structure and function of the habitats of the qualifying features; ▶ The supporting processes on which the habitats of the qualifying features rely; ▶ The populations of the qualifying features; ▶ The distribution of the qualifying features within the site. 	
<p>Condition Status and Trends</p>	<p>There are seven coincident or adjacent SSSI sites of varying statuses;</p> <p>Landford Heath SSSI: 3 units consisting of; 51.97% unfavourable recovering and 48.03% unfavourable declining.</p> <p>River Avon System SSSI: 51 units consisting of; 3.48% favourable, 36.59% unfavourable recovering, 57.13% unfavourable no change and 2.80% unfavourable declining.</p> <p>New Forest SSSI: 582 units; 45.53% of the area is favourable, 53.22% unfavourable recovering, 0.43% unfavourable no change, 0.81% unfavourable declining and 0.01% destroyed/part destroyed.</p>	



Norley Copse and Meadow SSSI: 2 units consisting of 58.63% Favourable and 41.37% unfavourable recovering.
 Roydon Woods SSSI: 8 units consisting of 100% Favourable.
 Lymington River SSSI consists of one unfavourable recovering unit*. The assessment concerns have now been addressed and remedied by the Lymington reed bed water level management plan (See commentary for Lymington River ReedBeds SSSI).
 North Solent SSSI: 98 units; 63.21% Favourable, 34.94% unfavourable recovering, 0.93% unfavourable no change and 0.91% unfavourable declining*. At several locations of open coast, active erosion of salt marsh is apparent with significant areas of marsh reverting to mudflat, particularly around the seaward areas of the Beaulieu River estuary. Some units are remedied by the Lymington reed bed water level management plan, which re-established tidal exchange in the Lymington River.



**Key Environmental
 Conditions
 Supporting Site
 Integrity**

- ▶ Carefully balanced hydrological regime to maintain wet heath, mires and pools
- ▶ Acid soils
- ▶ Minimal air pollution (nitrogen deposition can cause compositional changes over time)
- ▶ Unpolluted water
- ▶ Minimal nutrient inputs
- ▶ Low recreational pressure
- ▶ Appropriate grazing regime

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 * (Feb 2012)
 DEFRA, Magic, 2012

Site Characteristics for Chichester and Langstone Harbours Ramsar			
Location / NGR / Area	Hampshire; West Sussex	50 48 23 N, 00 55 12 W	5810.03 ha
Coincident Sites	Chichester Harbour SSSI, Sinah Common SSSI and Langstone Harbour SSSI Solent Maritime SAC, Chichester and Langstone Harbours Ramsar SPA		
Broad Habitat Classes	Tidal flats (46%) Salt marshes (21.4%) Other (14.3%) Estuarine waters (14.1%) Marine beds (e.g. sea grass beds) (1.7%) Freshwater marshes / pools: seasonal / intermittent (0.9%) Sand / shingle shores (including dune systems) (0.8%) Freshwater marshes / pools: permanent (0.4%) Saline / brackish marshes: permanent (0.3%) Shrub-dominated wetlands (0.07%) Rivers / streams / creeks: permanent (0.02%) Coastal brackish / saline lagoons (0.01%)		
Site Account	Chichester and Langstone Harbours are large, sheltered estuarine basins comprising extensive mud and sand flats exposed at low tide. The site is of particular significance for over-wintering wildfowl and waders and also a wide range of coastal and transitional habitats supporting important plant and animal communities.		
Qualifying Features	Two large estuarine basins linked by the channel which divides Hayling Island from the main Hampshire coastline. The site includes intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes.	Ramsar criterion 1	



	Assemblages of international importance: Species with peak counts in winter: 76480 waterfowl (5 year peak mean 1998/99-2002/2003)	Ramsar criterion 5
	Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: Ringed plover, <i>Charadrius hiaticula</i> , Europe/Northwest Africa, 853 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9- 2002/3) Black-tailed godwit, <i>Limosa limosa islandica</i> , Iceland/W Europe, 906 individuals, representing an average of 2.5% of the population (5 year peak mean 1998/9-2002/3) Common redshank, <i>Tringa totanus totanus</i> , 2577 individuals, representing an average of 1% of the population (5 year peak mean 1998/9-2002/3)	Ramsar criterion 6

DR

	<p>Qualifying Species/populations (as identified at designation): Species with peak counts in winter:</p> <p>Grey plover, <i>Pluvialis squatarola</i>, E Atlantic/WAfrica 3043 individuals, representing an average of 1.2% of the population (5 year peak mean 1998/9-2002/3)</p> <p>Dark-bellied brent goose, <i>Branta bernicla bernicla</i>, 12987 individuals, representing an average of 6% of the population (5 year peak mean 1998/9-2002/3)</p> <p>Common shelduck, <i>Tadorna tadorna</i>, NW Europe 1468 individuals, representing an average of 1.8% of the GB population (5 year peak mean 1998/9-2002/3)</p>	Ramsar criterion 6
	<p>Dunlin, <i>Calidris alpina alpina</i>, W Siberia/W Europe, 3436 individuals, representing an average of 2.5% of the population (5 year peak mean 1998/9-2002/3)</p>	
	<p>Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species regularly supported during the breeding season:</p> <p>Little tern, <i>Sterna albifrons albifrons</i>, W Europe, 130 apparently occupied nests, representing an average of 1.1% of the breeding population (Seabird 2000 Census)</p>	
Conservation Objectives	<p>The Ramsar Convention criteria for Chichester and Langstone Harbours overlap substantially with the features of the equivalent SPA. No additional conservation objectives are defined to assess these features, but those relating to the SPA can be used.</p>	



<p>Condition Status and Trends</p>	<p>There are three coincident or adjacent SSSI sites of varying statuses;</p> <p>Chichester Harbour SSSI: 43 units; 22.09% of the area is favourable, 77.67% unfavourable recovering and 0.24% unfavourable no change. Unfavourable recovering areas are mainly units affected significantly by sea level rise and 'coastal squeeze' as much of the units' area is backed by hard sea defences so habitats are unable to retreat landward as levels rise. Recovery is through creation of compensatory habitat and coastal re-alignment at Medmerry. Some unfavourable units including the 'unfavourable no change' units are impacted by diffuse pollution creating excessive nutrients, characterised by green algae.*</p> <p>Sinah Common SSSI: 2 units, both unfavourable recovering. Scrub levels on dune grassland remains above target although there is evidence of recent clearance.*</p> <p>Langstone Harbour SSSI: 13 units; 8.96% of the area is favourable, 90.60% unfavourable recovering and 0.45% unfavourable declining. Issues associated with 'coastal squeeze' and changes in water level are being addressed through the creation of compensatory habitat and coastal re-alignment at Medmerry. There is also concern about high nutrient levels throughout Langstone Harbour, resulting in excessive algal growth in places. The unfavourable declining unit is partly coincidental with the SAC but is a roosting habitat for wintering birds above high tide level. There is an increasing amount of scattered scrub so that it is becoming less attractive to birds.*</p>
<p>Key Environmental Conditions Supporting Site Integrity</p>	<ul style="list-style-type: none"> ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze ▶ Unpolluted water ▶ Absence of nutrient enrichment in the intertidal zone ▶ Absence of eutrophication and acidification from atmospheric pollution ▶ Absence of non-native species e.g. from shipping activity ▶ Maintenance of appropriate hydrological regime, e.g. freshwater flows at heads of channels are important for birds to preen, drink and feed ▶ Short grasslands surrounding the Ramsar site are essential to maintaining interest features as they are now the key foraging resource for Brent goose

Sources:
 Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992

Natural England, Nature on the Map, 2012
 *(Feb 2012)
 DEFRA, Magic, 2012

Site Characteristics for Portsmouth Harbour Ramsar			
Location / NGR / Area	Hampshire	50 49 41 N, 01 07 32 W	1248.77 ha
Coincident Sites	Portsmouth Harbour SSSI, Portsmouth Harbour SPA		
Broad Habitat Classes	Tidal flats (59.3%) Estuarine waters (21.2%) Salt marshes (14%) Marine beds (e.g. sea grass beds) (4.8%) Other (0.3%) Coastal brackish / saline lagoons (0.3%) Sand / shingle shores (including dune systems) (0.08%)		
Site Account	Portsmouth Harbour's mudflats support large beds of narrowleaved and dwarf eelgrass, extensive green alga and sea lettuce. The intertidal mudflat areas possess extensive beds of eelgrass <i>Zostera angustifolia</i> and <i>Zostera noltei</i> which support the grazing dark-bellied Brent goose <i>Branta bernicla bernicla</i> populations. The mud-snail <i>Hydrobia ulvae</i> is found at extremely high densities, which helps to support the wading bird interest of the site. Common cord-grass <i>Spartina anglica</i> dominates large areas of the saltmarsh and there are also extensive areas of green algae <i>Enteromorpha spp.</i> and sea lettuce <i>Ulva lactuca</i> . More locally the saltmarsh is dominated by sea purslane <i>Halimione portulacoides</i> which gradates to more varied communities at the higher shore levels. The site also includes a number of saline lagoons hosting nationally important species.		

Qualifying Features	The intertidal mudflat areas possess extensive beds of eelgrass <i>Zostera angustifolia</i> and <i>Zostera noltei</i> which support the grazing dark-bellied brent geese populations. The mud-snail <i>Hydrobia ulvae</i> is found at extremely high densities, which helps to support the wading bird interest of the site. Common cord-grass <i>Spartina anglica</i> dominates large areas of the saltmarsh and there are also extensive areas of green algae <i>Enteromorpha</i> spp. and sea lettuce <i>Ulva lactuca</i> . More locally the saltmarsh is dominated by sea purslane <i>Halimione portulacoides</i> which gradates to more varied communities at the higher shore levels. The site also includes a number of saline lagoons hosting nationally important species.	Ramsar criterion 3
	Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> , 2,105 individuals, representing an average of 2.1% of the GB over-wintering population (5 year peak mean 1998/99-2002/03)	Ramsar criterion 6
Conservation Objectives	The Ramsar Convention criteria for the Portsmouth Harbour overlaps substantially with the features of the equivalent SPAs. No additional conservation objectives are defined to assess these features, but those relating to the SPA can be used.	
Condition Status and Trends	There is one coincident or adjacent SSSI site of mostly unfavourable recovering status; Portsmouth SSSI: 23 units consisting of; 23.44% Favourable, 76.19% unfavourable recovering, 0.02% unfavourable declining and 0.35% destroyed /part destroyed.	



**Key Environmental
Conditions
Supporting Site
Integrity**

- ▶ Sufficient space between the site and development to allow for managed retreat of intertidal habitats and avoid coastal squeeze
- ▶ No dredging or land-claim of coastal habitats
- ▶ Unpolluted water
- ▶ Absence of nutrient enrichment in the intertidal zone
- ▶ Absence of non-native species
- ▶ Low levels of recreational pressure both on shore and offshore can avoid disturbance effects during sensitive (over-wintering) periods
- ▶ Freshwater inputs are of value for providing a localised increase in prey biomass for certain bird species, specific microclimatic conditions and are used for preening and drinking
- ▶ Short grasslands surrounding the site are essential to maintaining interest features as they are now the key foraging resource

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
Natural England, European Site Conservation Objectives, 2012
Habitats Directive, Annex I, 1992
Natural England, Nature on the Map, 2012
DEFRA, Magic, 2012

Site Characteristics for Solent & Southampton Water Ramsar

Location / NGR / Area	Hampshire and Isle of Wight	50 44 25 N, 01 31 32 W	5346.44 (ha)
Coincident Sites	<p>Yar Estuary SSSI, Hurst Castle and Lymington River Estuary SSSI, Bembridge School and Cliffs SSSI, New Forest SSSI, King's Quay Shore SSSI, Sowley Pond SSSI, Upper Hamble Estuary and Woods SSSI, Whitecliff Bay and Bembridge Ledges SSSI, Eling and Bury Marshes SSSI, Lincegrove and Hackett's Marshes SSSI, Brading Marshes to St Helen's Ledges SSSI, Lower Test Valley SSSI, Lymington River ReedBeds SSSI, Dibden Bay SSSI, Hythe to Calshot Marshes SSSI, River Test SSSI, Lee-on-the Solent to Itchen Estuary SSSI, Titchfield Haven SSSI, Newtown Harbour SSSI, Lymington River SSSI, Medina Estuary SSSI, Thorness Bay SSSI, Ryde Sands and Wootton Creek SSSI, North Solent SSSI.</p> <p>Solent and isle of Wight Lagoons SAC, South Wight SAC, Solent Maritime SAC and Solent and Southampton Water SPA.</p>		
Broad Habitat Classes	<p>Tidal flats (47.9%) Salt marshes (18.5%) Saline / brackish marshes: permanent (14.9%) Sand / shingle shores (including dune systems) (12.1%) Freshwater marshes / pools: permanent (3.7%) Rocky shores (1.5%) Coastal brackish / saline lagoons (0.7%) Freshwater, tree-dominated wetlands (0.7%)</p>		
Site Account	<p>The estuaries and harbours of the Solent are particularly sheltered and form the largest number and tightest cluster of small estuaries anywhere in Great Britain. The Solent and Isle of Wight system is notable for its large range and extent of different habitats.</p> <p>The intertidal area is predominantly sedimentary in nature with extensive intertidal mud and sandflats within the sheltered harbours and areas of gravel and pebble sediments on more exposed beaches. These conditions combine to favour an abundant benthic fauna and green algae which support high densities of migrant and over-wintering wildfowl and waders. Eelgrass <i>Zostera</i> beds occur discontinuously along the north shore of the Isle of Wight and in a few places along the northern shore of The Solent.</p> <p>The Solent system supports a wide range of saltmarsh communities. Upper saltmarshes are dominated by sea purslane <i>Atriplex portulacoides</i>, sea plantain <i>Plantago maritima</i>, sea meadow grass <i>Puccinellia maritima</i> and sea lavender <i>Limonium vulgare</i>; locally thrift <i>Armeria maritima</i> and the nationally scarce golden samphire <i>Inula crithmoides</i> are abundant. Lower saltmarsh vegetation tends to be</p>		

	<p>dominated by sea purslane, cord grass <i>Spartina spp.</i>, glasswort <i>Salicornia spp.</i> and sea-blite <i>Suaeda maritima</i>. Cord-grasses dominate much of the saltmarsh in Southampton Water and in parts of the Solent and it was the original location of the introduction of <i>Spartina alterniflora</i> and subsequent hybridisation with the native species.</p> <p>There are several shingle spits including Hurst spit, Needs Ore Point, Calshot spit and Newtown Harbour spits which support a characteristic shingle flora.</p> <p>A range of grassland types lie inshore of the intertidal zone including unimproved species-rich neutral and calcareous grasslands, brackish grazing marsh systems and reed dominated freshwater marshes.</p> <p>The brackish water lagoons associated with grazing marsh systems behind the seawalls, e.g. Keyhaven-Lymington, Gilkicker lagoon, and at Brading Marshes contain internationally important communities of rare and endangered invertebrates and plants.</p>	
<p>Qualifying Features</p>	<p>The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.</p>	<p>Ramsar criterion 1</p>
	<p>The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.</p>	<p>Ramsar criterion 2</p>
	<p>Assemblages of international importance: Species with peak counts in winter: 51343 waterfowl (5 year peak mean 1998/99-2002/2003)</p>	<p>Ramsar criterion 5</p>

	<p>Species/populations occurring at levels of international importance:</p> <p>Ringed plover, <i>Charadrius hiaticula</i>, Europe/Northwest Africa. 397 individuals, representing an average of 1.2% of the GB population (5 year peak mean 1998/9-2002/3).</p> <p>Dark-bellied brent goose, <i>Branta bernicla bernicla</i>, NW Europe. 5514 individuals, representing an average of 1.3% of the population (5 year peak mean 1998/9-2002/3).</p>	<p>Ramsar criterion 6</p>	
	<p>Eurasian teal, <i>Anas crecca</i>, NW Europe. 5514 individuals, representing an average of 1.3% of the population (5 year peak mean 1998/9-2002/3).</p> <p>Black-tailed godwit, <i>Limosa limosa islandica</i>, Iceland/W Europe. 1240 individuals, representing an average of 3.5% of the population (5 year peak mean 1998/9-2002/3).</p>		
<p>Conservation Objectives</p>	<p>The Ramsar Convention criteria for the Solent and Southampton Water site overlap substantially with the features of the equivalent SPA. No additional conservation objectives are defined to assess these features, but those relating to the SPA can be used.</p>		
<p>Condition Status and Trends</p>	<p>See above - Solent and Southampton Water SPA.</p>		



**Key Environmental
Conditions
Supporting Site
Integrity**

- ▶ Prevention of coastal erosion. However, coastal habitats are sensitive to flood and coastal defence works, often creating coastal squeeze. Measures in place or being developed include; Coastal Defence Strategies, regulation of private coastal defences, shoreline management plans, coastal habitat management plan (CHaMPs) are in place.
- ▶ No dredging or land-claim of coastal habitats; both resulting from developments including ports, marinas, jetties etc. Marine habitats are particularly sensitive to accidental pollution from shipping, oil/chemical spills, heavy industrial activities, former waste disposal sites and waste-water discharge.
- ▶ Protection from recreational and commercial interests, in what is a busy and developed area.
- ▶ These issues are dealt with through site management statements and joint projects with outside organisations e.g. intertidal sediment recharge, monitoring of saltmarsh erosion or through the relevant planning/ review provisions of the Habitat Regulations. Other more strategic issues are being addressed locally.

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012
 Natural England, European Site Conservation Objectives, 2012
 Habitats Directive, Annex I, 1992
 Natural England, Nature on the Map, 2012
 DEFRA, Magic, 2012

Page 524

Site Characteristics for New Forest Ramsar

Location / NGR / Area	Hampshire; Wiltshire	50 49 32 N, 01 39 22 W	28002.81 ha
Coincident Sites	River Avon System SSSI, The New Forest SSSI, Norley Copse and Meadow SSSI, Roydon Woods SSSI, Lymington River SSSI and North Solent SSSI. The New Forest SAC, New Forest SPA		

<p>Broad Habitat Classes</p>	<p>Other (92.5%) Peatlands (including peat bogs swamps, fens) (5.3%) Freshwater, tree-dominated wetlands (0.8%) Shrub-dominated wetlands (0.6%) Rivers / streams / creeks: permanent (0.4%) Forested peatland (0.4%)</p>	
<p>Site Account</p>	<p>The New Forest is an area of semi-natural vegetation including valley mires, fens and wet heath within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. The habitats present are of high ecological quality and diversity with undisturbed transition zones. The suite of mires is regarded as the <i>locus classicus</i> of this type of mire in Britain. Other wetland habitats include numerous ponds of varying size and water chemistry including several ephemeral ponds and a network of small streams mainly acidic in character which have no lowland equivalent in the UK. The plant communities in the numerous valleys and seepage step mires show considerable variation, being affected especially by the nutrient content of groundwater. In the most nutrient-poor zones, <i>Sphagnum</i> bog-mosses, cross-leaved heath, bog asphodel, common cottongrass and similar species predominate. In more enriched conditions the communities are more fen-like.</p>	
<p>Qualifying Features</p>	<p>Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.</p>	<p>Ramsar criterion 1</p>
	<p>The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.</p>	<p>Ramsar criterion 2</p>
	<p>The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.</p>	<p>Ramsar criterion 3</p>
<p>Conservation Objectives</p>	<p>The Ramsar criteria for the New Forest overlap with the features of its equivalent SAC. No additional conservation objectives are defined to assess these features, but those relating to the SAC can be used.</p>	

<p>Condition Status and Trends</p>	<p>River Avon System SSSI: 51 units consisting of; 3.48% favourable, 36.59% unfavourable recovering, 57.13% unfavourable no change and 2.80% unfavourable declining.</p> <p>New Forest SSSI: 582 units; 45.53% of the area is favourable, 53.22% unfavourable recovering, 0.43% unfavourable no change, 0.81% unfavourable declining and 0.01% destroyed/part destroyed.</p> <p>Norley Copse and Meadow SSSI: 2 units consisting of 58.63% Favourable and 41.37% unfavourable recovering.</p> <p>Roydon Woods SSSI: 8 units consisting of 100% Favourable.</p> <p>Lymington River SSSI consists of one unfavourable recovering unit*. The assessment concerns have now been addressed and remedied by the Lymington reed bed water level management plan (See commentary for Lymington River ReedBeds SSSI).</p> <p>North Solent SSSI: 98 units; 63.21% Favourable, 34.94% unfavourable recovering, 0.93% unfavourable no change and 0.91% unfavourable declining*. At several locations of open coast, active erosion of salt marsh is apparent with significant areas of marsh reverting to mudflat, particularly around the seaward areas of the Beaulieu River estuary. Some units are remedied by the Lymington reed bed water level management plan, which re-established tidal exchange in the Lymington River.</p>
<p>Key Environmental Conditions Supporting Site Integrity</p>	<ul style="list-style-type: none"> ▶ Carefully balanced hydrological regime to maintain wet heath, mires and pools ▶ Acid soils ▶ Minimal air pollution (nitrogen deposition can cause compositional changes over time) ▶ Unpolluted water ▶ Minimal nutrient inputs ▶ Low recreational pressure ▶ Maintenance of grazing regime

Sources:

Joint Nature Conservation Committee, Protected Sites Information, 2012

Natural England, European Site Conservation Objectives, 2012

Habitats Directive, Annex I, 1992

Natural England, Nature on the Map, 2012

*(Feb 2012)

DEFRA, Magic, 2012

Appendix II: Screening Matrix

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

New Community North of Fareham: Options Screening			SAC					SPA			Ramsar					
			Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	
ID	Proposal	Likely Significant Effect / Comment														
Site boundary																
1	Concept Masterplan Options 1/2: Land west and east of A32, including land north of M27J11	Habitat loss	A4	A4	A4	A4	A4	D2	D2	D2	A4	D2	D2	D2	A4	
2	Concept Masterplan Option 3: Land west and east of A32, not including land north of M27J11	Habitat loss	A4	A4	A4	A4	A4	?	A4	A4	A4	A4	A4	A4	A4	
3	Concept Masterplan Option 4: Land west of A32 only		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
Use of land in Winchester District																
4	Further Variation 2a: Housing on part (Knowle buffer)	Disturbance	A4	A4	A4	A4	A4	D2	D2	D2	?	D2	D2	D2	A4	
5	Further Variation 2b: Playing fields or other formal open space (Knowle buffer)		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
6	Semi-natural greenspace		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
Location of district centre																
7	Alternative DC Option 1: Adjacent to A32		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
8	Alternative DC Option 2: Adjacent to A32 and Knowle Road junction		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
9	Alternative DC Option 3: Halfway along Knowle Road		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
10	Alternative DC Option 4: Centre of site		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
Number of local and district centres																
11	Two new centres, plus better use of Knowle		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
12	Three new centres		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
13	Four new centres		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
Retail floorspace																
14	Core Strategy level of provision: up to 9,000sqm	Atmospheric pollution	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?	
15	More than Core Strategy	Atmospheric pollution	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?	
16	Less than Core Strategy	Atmospheric pollution	A4	?	A4	?	A4	?	?	?	A4	?	?	?	A4	

New Community North of Fareham: Options Screening			SAC					SPA			Ramsar					
			Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	
ID	Proposal	Likely Significant Effect / Comment														
Location of secondary school																
17	Alternative School Option 1: near Funtley		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	
18a	Alternative School Option 2a: south of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	Atmospheric pollution; mixed (+/-) impacts on wintering birds (habitat loss/gain)	A4	A4	A4	A4	A4	A4	??	?	??	A4	??	?	??	A4
18b	Alternative School Option 2b: north of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	Atmospheric pollution; mixed (+/-) impacts on wintering birds (habitat loss/gain)	A4	A4	A4	A4	A4	A4	??	?	??	A4	??	?	??	A4
19	Near Knowle, with playing fields in Knowle triangle (additional option)		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Secondary school capacity and catchment																
20	Meets NCNF needs only		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
21	Larger (also serving parts of Fareham)	Atmospheric pollution	A1	A1	A1	A1	A1	A1	A1	?	A1	A1	A1	?	A1	A1
22	Smaller	Atmospheric pollution	A1	A1	A1	A1	A1	A1	A1	?	A1	A1	A1	?	A1	A1
Health																
23	Higher level of facilities provided		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
24	Lower level of facilities provided		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Community facilities																
25	Higher level of facilities provided		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
26	Lower level of facilities provided		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Quantum of housing																
27	High: 7,500 (Concept Masterplan Options 1/2)	Atmospheric pollution, disturbance, water discharge, habitat loss	?	D1/2	A4	D1/2	?	C2	C2	C2	C2	C2	C2	C2	C2	?
28	Mid: 6,500 (Concept Masterplan Option 3)	Atmospheric pollution, disturbance, water discharge, habitat loss	?	D1/2	A4	D1/2	?	C2	C2	C2	C2	C2	C2	C2	C2	?
29	Low: 5,400 (Concept Masterplan Option 4)	Atmospheric pollution, disturbance, water discharge, habitat loss	?	D1/2	A4	D1/2	?	C2	C2	C2	C2	C2	C2	C2	C2	?
Housing density																
30	30 dwellings per hectare	But higher density / lower quantum could mean more space for mitigation	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
31	35 - 38dph		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
32	40dph		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

New Community North of Fareham: Options Screening			SAC					SPA			Ramsar						
			Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest		
ID	Proposal	Likely Significant Effect / Comment															
Affordable housing																	
33	0% provision		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
34	20% provision		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
35	30-40% provision (as in the Core Strategy)		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Affordable housing mix																	
36	More affordable rent, less intermediate homes		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
37	Less affordable rent, more intermediate homes		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Employment location																	
Page 31	Largely at junction 11	Atmospheric pollution (Portsmouth Harbour only), habitat loss	A4	A4	A4	A4	A4	D2	D2	D2	A4	D2	D2	D2	A4	A4	
	Largely at Dean Farm and junction 10		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Employment land use split																	
40	B1: 60%; B2: 13%; B8: 27% (as per Concept Masterplan)		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
41	Market decides		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Quantum of employment floorspace																	
42	One job per household (i.e. 12.1sqm per dwelling)	But lower quantum could mean more space for mitigation	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
43	Less than one job per household		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Public transport																	
44	Bus Rapid Transit penetrates site	But BRT most likely to reduce traffic emissions	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
45	Rail halt at Knowle / Funtley		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
46	New / re-routed local bus service		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Smarter choices																	
47	More intense	But intense most likely to reduce traffic emissions	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
48	Less intense		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

New Community North of Fareham: Options Screening			SAC					SPA			Ramsar				
			Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
ID	Proposal	Likely Significant Effect / Comment													
Transport network															
49	Junction 11 upgrades and link road, plus some improvements at J10 (Concept Masterplan Option 1)	Atmospheric pollution	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?
50	Upgrade junction 10 to all-moves (Concept Masterplan Options 2, 3 and 4)	Atmospheric pollution	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?
51	Upgrade junction 10 to all-moves with east-facing slip leaving M27 just east of Funtley	Atmospheric pollution	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?
Balance of public and private open space															
52	More garden space and less public open space	Disturbance	A4	A4	A4	A4	A4	?	?	?	??	?	?	?	A4
53	Less garden space and more public open space		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Green Infrastructure Strategy															
54	Green Infrastructure Strategy from Concept Masterplan	Contributes towards avoidance/mitigation for disturbance	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Energy															
55	Concept Masterplan Energy Option 1: Site wide energy generation	Atmospheric pollution - both plume (if CHP) and deliveries (if biomass)	?	D1/2	A4	D1/2	?	D1/2	D1/2	D1/2	?	D1/2	D1/2	D1/2	?
56	Concept Masterplan Energy Option 2: Individual building energy generation		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
57	Concept Masterplan Energy Option 3: Energy efficiency		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Water															
58	Reducing water usage	But positive effects to abstraction and discharge	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
59	Rainwater harvesting		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
60	Grey water recycling		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
61	Black water recycling		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Household waste recycling centre															
62	Include HWRC on site		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
63	No HWRC on site		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4

			SAC					SPA				Ramsar			
			Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
New Community North of Fareham: Options Screening															
ID	Proposal	Likely Significant Effect / Comment													
Use of Fareham Common															
64	Housing on part		A4	A4	A4	A4	A4	D2	D2	D2	?	D2	D2	D2	A4
65	Green infrastructure - local food production or other formal open space		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
66	Green infrastructure - semi-natural / agricultural as at present		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
Use of land at Pinks Sawmills															
67	Exclude from site boundary		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
68	Allocate as housing		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
69	Allocate as mixed-use site for employment and HWRC		A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
High Level Development Principles															
70	Retain Core Strategy vision for NCNF, including high level of self-containment and exemplar energy efficiency		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
71	Revise vision to encourage self-containment, and promote renewable energy and thermal efficiency		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
Additional Development Principles															
72	Include additional development principles focusing on character & distribution of land uses		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
73	Do not include additional development principles		A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

New Community North of Fareham: Options Screening			SAC					SPA			Ramsar				
ID	Proposal	Likely Significant Effect / Comment	Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
Assessment Key															
Category A: No negative effect															
A1	Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.														
A2	Options / policies intended to protect the natural environment, including biodiversity.														
A3	Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site.														
A4	Options / policies that positively steer development away from European sites and associated sensitive areas.														
A5	Options / policies that would have no effect because development is implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites.														
Category B: No significant effect															
B	Options / policies that could have an effect, but the likelihood is there would be no significant negative effect on a European site either alone or in combination with other elements of the same plan, or other plans or projects.														
Category C: Likely significant effect alone															
C1	The option, policy or proposal could directly affect a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.														
C2	The option / policy could indirectly affect a European site e.g. because it provides for, or steers, a quantity or type of development that may be ecologically, hydrologically or physically connected to it or increase disturbance.														
C3	Proposals for a magnitude of development that, no matter where it was located, the development would be likely to have a significant effect on a European site.														
C4	An option / policy that makes provision for a quantity / type of development but the effects are uncertain because its detailed location is to be selected following consideration of options in a later, more specific plan.														
C5	Options / policies for developments or infrastructure projects that could block alternatives for the provision of other development in the future, that may lead to adverse effects on European sites, which would otherwise be avoided.														
C6	Options, policies or proposals which are to be implemented in due course - if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.														
C7	Any other options, policies or proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning'.														
C8	Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of HRA at project level by arguing that the plan provides IROPI to justify its consent despite a negative assessment.														
Category D: Likely significant effects in combination															
D1	The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies within the same plan the cumulative effects would be likely to be significant.														
D2	Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects, the combined effects would be likely to be significant.														
D3	Options or proposals that are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the later stages could have a significant effect on European sites.														
D4	Uncertain effects because the issue/option currently lacks detail. The screening assessment will be re-visited as more detail becomes available.														

Appendix III: Record of Consultation Responses

Please see insert.

DRAFT

This page is intentionally blank.

DRAFT

Analysis of Consultation Responses


Habitats Regulations Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
Natural England	Aug-12	1	General	In our response to the SA Scoping Report we advised that we would wish to see consideration to the possible impacts to the coastal designated sites as a result of the development. We therefore welcome the Baseline Data Review Report (May 2012) to inform a Habitat Regulations Assessment. The information provided offers a suitable scope on which further assessment may be undertaken.	Baseline Data Review Report (May 2012); "BDRR"	-
		2	Chap3	The Baseline Data Review Report provides a useful summary of the protected sites and their designated features. We welcome the detail offered in section 3 on air pollution. This supports the approach previously discussed with the council with regard to modelling the impacts of the development, as outlined in section 3.5.1	BDRR	-
		3	4.4.12	The development of the Habitat Regulations Assessment will need to give consideration of disturbance on the coastal sites beyond those nearest to the development area, as is suggested in section 4.4.12 of the review, unless evidence can be offered as to the behaviour of the local population and visitor patterns. For example, it may be noted that during the visitor surveys undertaken for the project Salterns Park was the site which suffered the most disturbance events. Whilst not in the Borough, the condition assessment for Browndown notes impacts from recreational pressure. To what extent is the development likely to exacerbate these issues?	BDRR	Table 4.1 illustrates the predicted annual visits to coastal sites closest to the SDA. The report does not suggest that only these sites will be considered. The HRA will consider all coastal sites which are likely to be affected by visitor disturbance. The Council will prepare a methodology and scope for the HRA and will discuss this with Natural England in order to agree the sites that will be assessed.
		4	Chap4	We would recommend that the authority starts to give consideration to possible measures which may be implemented on a precautionary approach, on the information already available, or make it clear that the measures that come out of Phase III of the SDMP will be implemented prior to the development of the SDA area taking place. We would advise that attendance at the Solent Forum meetings would be helpful in ensuring that the authority is well placed to action any recommendations resulting from the project.	BDRR	The Council is considering a number of measures already including developing a comprehensive green infrastructure strategy. The Council also intends to implement measures from the SDMP. The Council will be represented at Solent Forum meetings by the County ecologist who will feedback on any recommendations.
		5	Chap5	With regard to the abstraction of water for consumption Natural England is aware that the council is considering the best approach to reducing this. Given the publication of the Water Resource Management Plan for Portsmouth Water, the supplier for the area, which allows for the development to come forward, Natural England has no further comment to make on this matter at this time.	BDRR	The Council is considering ways of reducing the water demand of the development and is working with Portsmouth Water to ensure a sustainable supply.
		6	Chap6	The quality requirements for waste water discharge have already been defined and as a result it is likely that Natural England could offer little further advice. We would recommend assurance be sought from the operator of the wastewater treatment works that there is capacity for the development, as suggested by the Environment Agency.	BDRR	The Council will liaise with the two waste water operators through the Infrastructure planning work. The Environment Agency will of course be involved.
		7	7.4	Natural England supports the suggestion of an impact pathway from the development onto sites which are important to the integrity of the designated sites. Increased recreational use of playing fields and other areas used for feeding by over-wintering species may cause disturbance beyond the boundaries of the development area. The likelihood of this impact will need to be considered further. We would welcome any effort to increase the value of sites which have uncertain use in the Wader and Brent Goose Strategy, to allow the development to offer biodiversity enhancements. We advise that any sites with uncertain use should not be dismissed as having no value but should be surveyed to confirm whether they have value or not. We therefore welcome and support the suggestion in section 7.4 for surveying to be undertaken.	BDRR	The potential impact on Brent geese of intensified use of the playing fields will be one of the issues for further consideration in the screening. If surveys are necessary to support the plan they will be done, otherwise, we would look to encourage them to be done at the project stage through a policy in the plan.
RSPB	Aug-12	8	General	Overall, we consider that the report identifies the key issues concerning the European Sites and we broadly welcome the proposed next steps needed to develop the evidence base in respect of these issues. However, we have some comments and concerns regarding information presented within the Disturbance and Functional or Actual Loss of Habitat chapters:	BDRR	-
		9	4.3.2 & 4.4.5	We query the status of the proposed New Forest recreational disturbance research and the development of strategic access management within the National Park. The HRA report suggests that this work is already underway, however we are not aware of any recent progress to either further the understanding of disturbance impacts in the Forest or manage visitor pressure. We agree however that this work is a critical part of the HRA evidence base and therefore we recommend that discussions are held with NE and the NPA at the earliest opportunity.	BDRR	Conversations with NE are ongoing; the Council will liaise with the NFNPA at the appropriate time.
		10	4.4.13	It should be noted that the most recent (Phase 2) report is due to be subject to independent peer review.	BDRR	Noted.

Analysis of Consultation Responses

Habitats Regulations Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		11	4.4.9	We would urge caution in relying solely on the SDMP visitor surveys to assess current and future visitor patterns from North Fareham. The disturbance fieldwork results report (Liley et al, 2011) provides the following clear caution: "4.3 The data are not necessarily relevant at a local level, for example in assessing the impacts of a single development, and we urge caution in interpreting the results in this way. The data collection has used twenty different survey locations and at each a relatively small area of mudflat was the focus. It is therefore not possible to use the data collected to determine the amount of disturbance along a stretch of coast, for example an entire creek or length of shoreline. The usefulness and potential of the survey is the overall picture (across a wide range of sites, habitats and levels of use), of how birds respond to the presence of people, providing the basic information necessary to develop models which will all the impacts of disturbance to be determined at a Solent-wide scale."	BDRR	See below.
		12	4.4.9	Furthermore, a simple assessment the use of those sections of the coast closest to the proposed development, is not a robust approach to assessment of recreational behaviour of current and future residents of North Fareham. Travel times, visitor infrastructure and other access factors may mean that a significant proportion of the local population do not visit the closest sections of the Solent coast. As highlighted above, it will be necessary to carry out further more detailed surveys of the local area (i.e. North Fareham and the surrounding residential area) to obtain a robust baseline of access patterns and hence predict the likely behaviour of new residents of the SDA.	BDRR	Discussions are being held between the Council, NE and landowners over how best to address this.
		13	7.4	We strongly support the proposal to carry out further surveys to establish the current Brent goose (and possible wader) use of areas to the east of the SDA, previously identified as supporting feeding Brent geese in the 2002 Brent Goose Strategy. We also welcome to the proposal to extend these surveys to also collect bird flight-line data, in order to inform an initial impact assessment of potential wind energy development considered through the plan.	BDRR	Surveys are underway.
Environment Agency	Aug-12	14	General	We are pleased with the approach that has been taken in the baseline data review report and are satisfied our previous comments have been taken into consideration.	BDRR	-
		15	General	We defer comment on several of the identified impacts to Natural England, including atmospheric pollution, disturbance and functional and/or actual loss.	BDRR	-
Hampshire & Isle of Wight Wildlife Trust	Aug-12	16	General	We have seen the response from RSPB and would also share the same points so have not repeated them in detail here. Overall we also feel that the main points have been identified and welcome the additional proposed surveys and evidence gathering. In addition to those raised by the RSPB we would raise two further points.	BDRR	-
		17	Chap4/7	The Solent Waders and Brent Goose strategy has been mentioned in relation to loss of habitat. We would also wish to see recognition of the potential for displacement of birds from recreational disturbance. If sites of importance for Waders and Brent Geese are regularly being used as part of any GI strategy this could result in disturbance to the birds and to birds being displaced elsewhere. This is something that to date that has not been looked at as part of the Solent Disturbance mitigation project but may need to be considered within the mitigation phase of the project. When considering GI as part of the North of Fareham development it would be good to see this taken into account.	BDRR	A GI Strategy for the New Community is being prepared as part of the masterplan; surveys are being undertaken to establish how such areas are used by overwintering birds.
		18	2.1.3	You mention in 2.1.3 Emer Bog SAC and that the SDA is unlikely to affect it in terms of its water levels. A number of Local Authority HRA's have also identified Emer bog as being vulnerable to recreational pressure and that mitigation should be provided in the form of Green Infrastructure. Whilst recognising that Emer Bog is a distance from the Fareham SDA we would wish to see recognition for this recreational pressure to Emer from the PUSH growth made within this baseline report and a recognition that this would be dealt with through the PUSH strategic GI strategy.	BDRR	The HRA for the plan will not be making recommendations about the PUSH-wide GI Strategy.
The Fareham Society	Aug-12	19	Chap3	The chapter on atmospheric pollution does not read well.	BDRR	Review at Screening and AA stages.
			Chap4	Paragraph 4.4.4.7 Adequate research has not been done on the composition of visitors accessing the important sites and this should be done, whilst assessing the likely impact of extra population from the SDA on all European sites. It will be necessary to include in these studies, the newly permitted length of coastal footpath to be constructed close to the water's edge in Upper Fareham Creek SPA, Ramsar etc. Until recently the footpath has been set back from the edge of the Creek and this particular stretch was permitted as part of the planning permission for the faux mill restaurant at Cams. Bird disturbance will have to be monitored along with work done at Salterns Quay.	BDRR	Discussions are being held between the Council, NE and landowners over how best to address further surveys.
			7.4	The situation at Monument Farm has been noted and it is expected that adequate monitoring will take place in subsequent years (7.4 data gaps). Significant numbers of geese fly over North Fareham towards the open countryside in winter months. This is certainly an issue to be monitored.	BDRR	Surveys are underway.
			General	The society wishes to be reassured that extensive and fully informed research on species and habitats relying and present on land in the SDA and close by will be done. Local knowledge should also be tapped on these issues as only intermittent visits to the sites are not adequate.	BDRR	The necessary surveys will be commissioned to inform planning applications, and some are already underway.



Urban Edge Environmental Consulting Ltd

Tower Point | 44 North Road | Brighton | BN1 1YR

T: 01273 666 375 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  [@UrbanEdgeEnviro](https://twitter.com/UrbanEdgeEnviro)

© Urban Edge Environmental Consulting Ltd 2013

Urban Edge Environmental Consulting Ltd

Tower Point | 44 North Road | Brighton | BN1 1YR

T: 01273 666 375 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  @UrbanEdgeEnviro

© Urban Edge Environmental Consulting Ltd 2013

UE URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Strategic Planning and Environment
Subject:	Naming of the New Community
Report of:	Director of Planning and Environment
Strategy/Policy:	Fareham Borough Local Plan
Corporate Objective:	To build strong and inclusive communities

Purpose:

The purpose of this report is to outline the range of consultation undertaken to determine a name for the new community North of Fareham.

Executive summary:

This report outlines the consultation methods used, and the audiences consulted with to determine a formal name for the new community North of Fareham.

Previously the site has been referred to as the Strategic Development Area (SDA) and the new community North of Fareham (NCNF). Neither of these references creates any real identity for the area, and is not easily identifiable to the general public.

It was agreed some months ago by the Council, and the key landowners of the area concerned, that the Council would lead a consultation exercise to determine a name for the new community, which would be chosen by the residents of and visitors to Fareham by voting for a favourite name.

Extensive research was carried out to establish the features of the land on which the new community is to be built, the relevant historical sites, buildings, farms and landowners, whose names and references could be taken into account.

A long list of names was created, which was reduced to three options after much research was carried out regarding what the names meant or referred to, any inappropriate use or acronyms that could be applied, where else the names were used etc.

The three names selected were:

Spurlings

The name "Spurlings" is marked on the 1879 Ordnance Survey map and today, there is a Spurlings Road north of the M27 at Junction 11.

Swansdell

Swans Dell Cottage was occupied in 1841 by the gamekeeper of Roche Court and is marked on the 1879 Ordnance Survey map.

Welborne

Welborne relates to 2 fields north of Kiln Road and south of Kneller Court; the land was owned by the Gardiner family of Roche Court.

Further, more detailed information about the origins of the names is included in the body of the report.

This report details the ways in which the consultation was carried out, and who with from 1 February to 31 March 2013.

The results of the consultation votes will be presented at the Executive on 15 April 2013, after they have all been counted, and a formal name for the new community will be announced at the meeting.

Recommendation:

That the Executive approves the name of the new community North of Fareham, based on the highest number of votes received for one of the three names above.

Reason:

The new community currently has no real identity or sense of place, and should not continue to be referred to as either the SDA or NCFN going forward.

Cost of proposals:

There are no real costs associated with the advertising and publication of the new name selected.

Background papers:

- Research on names for the land to the North of Fareham
- Consultation plan for naming the new community

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Naming of the New Community

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. Following adoption of the Fareham Core Strategy in August 2011, the Council is proceeding with plans for the development of a new community to the north of Fareham, including the preparation of a Draft Plan and a concept masterplan.
2. Naming is an important step in giving the new community a strong and permanent identity, and the Council and the key landowners concerned, agreed that the Council should lead a public consultation exercise to determine a new name for it. It was agreed that the name should have historical, cultural and social significance for generations to come.
3. The Council agreed to take the lead in researching suitable and potential names, creating an agreed shortlist of choices and consulting residents and other interested parties to determine a preferred name for the new community.
4. Such research was undertaken, and the Council and the key landowners agreed to the following names being put to the vote.

Spurlings

5. The name Spurlings is marked on the 1879 Ordnance Survey map. In 1841 it was occupied by Fareham resident, Charles Osborn (1794 – 1859). Charles Osborn developed the Victorian villas along Osborn Road. Today there is a Spurlings Road north of the M27 at junction 11.

Swansdell

6. Swans Dell Cottage was occupied in 1841 by the gamekeeper of Roche Court and a labourer, John Stares. Swans Dell Cottage is marked on the 1879 Ordnance Survey map.

Welborne

7. Welborne relates to two fields immediately north of Kiln Road and south of Kneller Court. The land was occupied at the time of the tithe map by John Budd. He occupied quite a lot of land in the area, including a house, garden yard and buildings at North Fareham, and also the former Pooke Farm. The land was owned as part of the North Fareham Manor by the Gardiner family of Roche Court.

METHOD

8. A consultation period running from 1 February 2013 to 31 March 2013 was agreed by all parties concerned, and a consultation plan compiled by Council officers.
9. Various methods of consultation were timetabled during this period, including:
 - Token voting at local schools and Fareham College
 - Asking e-panel members to vote electronically
 - Providing a voting option on the Council's new website
 - Placing voting boxes and tokens in the customer services centre at the Civic offices
 - Taking voting boxes and tokens to CAT meetings
 - Asking Facebook contacts to vote via Facebook
 - Directing twitter followers to website voting
 - Press coverage and voting cut out slips in Portsmouth News newspaper
 - Coverage of consultation in Daily Echo newspaper
 - Article and cut out voting slip in Spring Fareham Today
 - Advertising voting options on Council Connect stand and screens
 - Advertising voting options on plasma screens in Civic Offices customer services centre
 - Taking voting boxes and tokens to SNAP disco
 - Seeking votes from Youth Council members
 - Advising council employees via Chief Executive Officer's e-bulletin
10. Fareham College and all schools throughout the Borough were invited to take part in the voting process, and the following expressed their willingness to get involved:
 - Fareham College
 - Ranvilles Junior School
 - Crofton Anne Dale Junior School
 - Park Gate Primary School
 - Uplands Primary School
 - Westhill Park School
 - Castle Primary School
 - Harrison Primary School
 - Red Barn Primary School
 - St Jude's Primary School

RISK ASSESSMENT

11. There are no significant risks associated with this report.

FINANCIAL IMPLICATIONS

12. There are no additional costs identified with agreeing a name for the new community.

CONCLUSION

13. An extensive and inclusive consultation exercise has taken place to select a name for the new community, the results of which will be revealed at the Executive meeting.

14. Following that announcement, the Council and key landowners will promote the chosen name and refer to the new community by that name from that point onwards.

Reference Papers:

- Fareham Core Strategy (August 2011).
- Strategic Development Area Communications and Community Engagement Strategy (4 April 2011).

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Strategic Planning and Environment
Subject:	Adoption of Fareham Borough Community Infrastructure Levy
Report of:	Director of Planning and Environment
Strategy/Policy:	Fareham Local Plan
Corporate Objective:	Maintain and Extend Prosperity Leisure for Health and Fun A Balanced Housing Market Strong and Inclusive Communities Dynamic, Prudent & Progressive Council

Purpose:

This report seeks Executive approval of the Community Infrastructure Levy (CIL) Charging Schedule in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and other associated matters relating to the collection and spending of CIL receipts.

Executive summary:

Following two periods of consultation, the Draft Charging Schedule for the Community Infrastructure Levy was submitted for independent examination in November 2012. The Examiner's report was received on 13 December 2012. The Examiner has recommended that the Charging Schedule should be approved in its published form, without any changes.

In order that the Levy may come into effect, the Charging Schedule must be approved by a resolution of the full council. It is recommended, for the reasons set out in the briefing paper, that the Community Infrastructure Levy Charging Schedule be approved, together with the Regulation 123 List, the Instalments Policy and various delegated powers, with effect from 1st May 2013.

Recommendation:

That the Executive recommends that the Council:

- (a) Approves the Community Infrastructure Levy Charging Schedule as set out in Appendix B for implementation from 1st May 2013;
- (b) Approves for publication the 'Regulation 123 List' as set out in Appendix C;
- (c) Agrees the arrangements for payment of Community Infrastructure Levy by instalments as set out at Appendix D;
- (d) Delegates to the Director of Finance and Resources, in consultation with the Executive Portfolio holder, the authority to publish a revised instalments policy;

- (e) Does not make Exceptional Circumstances relief available in its area;
- (f) Does not make Discretionary Charitable Relief available in its area;
- (g) Delegates to the Director of Finance and Resources in consultation with the Director of Planning and Environment and the Executive Portfolio Holders for Policy, Strategy & Finance and Strategic Planning and Environment, the decision on whether or not to accept an offer of transfer of land in payment or part payment of a CIL liability;
- (h) Approves the delegation of the discretionary powers set out in Appendix E to the Director of Finance and Resources with the exception of the power to issue a CIL Stop Notice under Regulation 89 which shall be delegated to the Director of Finance and Resources in consultation with the Director of Planning and Environment and the Executive Portfolio Holders for Policy, Strategy & Finance and Strategic Planning and Environment;
- (i) Delegates the power to take proceedings in relation to any CIL offence to the Solicitor to the Council;
- (j) Authorises the post holders specified in Appendix F for the purposes of CIL Regulation 109; and
- (k) Delegates power to the Director of Planning and Environment to amend the list of posts at Appendix F.

Reason:

To meet the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) for adoption and implementation of the Charging Schedule.

Cost of proposals:

The cost of preparing the Charging Schedule for the Levy has been met from within existing budgets, part or all of which may be recovered in due course under the provision of the Community Infrastructure Levy regulations.

The cost of implementing the Levy, including administration, collection and enforcement can be covered by a proportion of Levy receipts.

- Appendices A:** [The Examiner's Report](#)
B: [The CIL Charging Schedule](#)
C: [The Regulation 123 List](#)
D: [The CIL Instalments Policy](#)
E: [Discretionary Powers contained in Part 9 of the CIL Regulations](#)
F: [Posts authorised for the purposes of Regulation 109](#)

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Adoption of Fareham Borough Community Infrastructure Levy

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The Community Infrastructure Levy (CIL) is a planning charge on new development that generally involves a net increase in building floorspace, to fund infrastructure. The ability for a local planning authority to charge the levy came into effect from April 2010, but the levy cannot be set until an adopted Core Strategy is first in place.

PREPARATION OF THE DRAFT CHARGING SCHEDULE & CONSULTATION

2. Following adoption of Fareham's Core Strategy in August 2011 the Executive in November 2011 approved a timetable for the preparation the CIL charging schedule. The first formal stage in the process to adopt a CIL Charging Schedule was the publication of a Preliminary Draft Charging Schedule, along with viability evidence and an infrastructure delivery plan, for public consultation. This was undertaken during March and April 2012 following approval by the Executive on 5 March 2012.
3. The outcome of the consultation was reported to the Executive on 16 July 2012, with the Draft Charging schedule amended to take account of comments and additional evidence concerning viability. At that meeting the Executive also agreed for consultation on the Draft Charging Schedule to be undertaken. That consultation, which took place from 31 July to 11 September 2012, resulted in a total of 13 representations being received.

EXAMINATION

4. The Draft Charging Schedule, together with the supporting evidence and the representations, was submitted for independent examination in November 2012. The Examiner's report was received on 13 December 2012 and a copy is attached at Appendix A. The Examiner has recommended that the Charging Schedule should be approved in its published form, without any changes.

THE CHARGING SCHEDULE

5. As recommended by the Examiner, the Charging Schedule is attached at Appendix B. The appropriate commencement date must be inserted into the charging schedule before it is formally approved.

IMPLEMENTATION ARRANGEMENTS

6. Charges will be levied on new development at the rate set out in the charging schedule and become payable once development commences. The Council will need to set the date from when it will take effect. Members are advised that arrangements are in place to administer the Levy such that commencement on 1 May 2013 is recommended.
7. Charging schedules apply to planning permissions which are granted after that date so a reasonable period of time needs to be available for applicants to be aware of the change from developer contributions through s106 agreements to the levy. From March onwards, applicants and planning agents have therefore been informed verbally and in writing of the likely commencement date. A meeting has also been arranged for regular users of the planning application service to provide further information and answer queries.

SPENDING CIL RECEIPTS: RELATIONSHIP WITH S106 PLANNING OBLIGATIONS

8. The CIL Regulations place restrictions on the use of s.106 planning obligations to secure the provision of infrastructure once a CIL charging schedule has been brought into effect. Those restrictions are intended to ensure that developers are not asked to fund the same infrastructure via both s.106 planning obligations and CIL.
9. A charging authority is therefore required to prepare and publish a list of those items or types of infrastructure it intends to fund through CIL. If a list is not prepared, the assumption is that CIL will be used to fund all infrastructure and s.106 agreements cannot be used for infrastructure provision.
10. The list, commonly referred to as the Regulation 123 List, should be based on the Infrastructure Delivery Plan that formed part of the evidence base to justify the need for the levy.

THE 'REGULATION 123 LIST'

11. The Regulation 123 List sets out what infrastructure projects or types the Council intends will be, or may be, wholly or partly funded by CIL. Following the publication of the list, s.106 planning obligations may no longer be used to secure the infrastructure projects or types mentioned in it.
12. Following consultation with Hampshire County Council the Regulation 123 List set out in Appendix C has been produced. It is recommended that the list be approved for publication.

13. The inclusion on the list of an infrastructure project or a type of infrastructure does not represent a commitment by the Council to provide that project or type of infrastructure either with or without funding from CIL. The only function of the list is in relation to the future use of s.106 planning obligations.
14. A Regulation123 list can be amended from time to time (subject to following the procedure set out in the CIL Regulations and governmental guidance) and it is anticipated that annual monitoring of the list will be undertaken as part of the monitoring that is required for CIL and the Local Plan.

MONITORING & REPORTING

15. To ensure that the levy is open and transparent a report must be put on the Council's website by 31st December each year. The report will show how much money was received from the levy and how much was unspent at the end of the last financial year. The report must also set out expenditure in the preceding financial year with summary details of what infrastructure the levy funded, how much was spent on each item and how much on administrative expenses.

INSTALMENTS POLICY

16. Unlike s.106 planning obligations where there is flexibility regarding when the payment or provision becomes due, CIL must be paid on commencement of development. However it could prove difficult for developers to pay the full amount of CIL for which they are responsible within a short period from the commencement of their development, especially in the current difficult economic climate. CIL Regulation 69B therefore enables charging authorities to adopt and publish a policy enabling the payment of CIL by instalments.
17. The proposed Instalments Policy, set out in Appendix D, seeks to strike a reasonable balance between the need to obtain CIL income as soon as possible and assisting with a developers cash flow for paying the CIL before income is received from their development. It is recommended that the Instalments Policy be adopted from the same date as that on which the Charging Schedule comes into effect.
18. CIL Regulation 69B also allows charging authorities to bring into effect a new instalments policy at any time by publishing it on their web site (subject only to the previous instalments policy having been in effect for at least 28days). If it should prove that the terms of the current instalment policy are causing demonstrable difficulties for developers it will desirable to amend the policy as swiftly as possible. Therefore it is recommended that the power to publish a new instalments policy be delegated to the Director of Finance and Resources in consultation with the Director of Planning and Environment and the Executive Portfolio holder.

EXCEPTIONAL CIRCUMSTANCES RELIEF

19. CIL Regulation 55 enables charging authorities to make “Relief for Exceptional Circumstances” available within their area. This type of relief is strictly governed by the CIL Regulations. The major restriction on granting such relief is that there also has to be a s.106 planning obligation in place for the development and the cost of complying with its requirements must exceed the CIL liability. As the Council currently does not use planning obligations to secure affordable housing, it is very unlikely that a situation could arise where exceptional circumstances relief could be given. For that reason it is recommended that exceptional circumstances relief is not made available in Fareham borough.

DISCRETIONARY CHARITABLE RELIEF

20. Development is exempt from the payment of CIL if the owner of the land is a charitable institution and the development will be used wholly or mainly for charitable purposes. In addition, CIL Regulation 44 enables charging authorities to make discretionary charitable relief available within their area. This type of relief, if made available, would apply to development wholly owned by one or more charitable institutions but held for investment purposes to provide an income for the charity as opposed to being used by a charity itself. The number of cases where this type of relief would arise is likely to be extremely limited, but officers believe that if such cases do occur, there is no reason why the Council should forego the CIL income. It is therefore recommended that Discretionary Charitable Relief is not made available in Fareham.

DELEGATION TO OFFICERS

21. CIL Regulation 73 allows a charging authority to accept the transfer of one or more parcels of land in full or part payment of CIL. It is recommended that the decision on whether or not to accept an offer of transfer of land to pay or part pay a CIL liability is delegated to the Director of Finance and Resources in consultation with the Director of Planning and Environment and the Executive Portfolio Holders for Policy, Strategy & Finance and Strategic Planning and Environment.
22. ‘Part 9 Enforcement’ of the CIL Regulations contains a number of discretionary powers relating to the enforcement of the CIL Regulations and the collection of CIL. These powers are summarised in Appendix E. It is recommended that the power to exercise all the discretionary powers set out in Appendix E be delegated to the Director of Finance and Resources with the exception of the power to issue a CIL Stop Notice under Regulation 89 which shall be delegated to the Director of Finance and Resources in consultation with the Director of Planning and Environment and the Executive Portfolio Holders for Policy, Strategy & Finance and Strategic Planning and Environment.
23. CIL Regulation 111 gives collecting authorities the power to take proceedings in relation to any CIL offence. It is recommended that the power to authorise such proceedings be delegated to the Solicitor to the Council.

POWERS OF ENTRY

24. CIL Regulation 109 allows any person authorised in writing by a collecting authority to enter land at any reasonable hour for certain specified purposes in connection with the collection of CIL. It is recommended that the officers holding the posts listed in Appendix F be authorised for the purposes of Regulation 109 and that the Director of Planning and Environment be authorised to amend the list.

REVIEW

25. It is important that CIL charges remain appropriate. For instance as market conditions change the CIL rate will need to reflect this in future reviews of the CIL. Charging authorities are allowed to revise a part of their charging schedule. However, any revisions, in whole or in part, must follow the same process as that applied to the preparation, examination, approval and publication of the initial schedule, as specified in the CIL regulations.
26. Through the preparation of the Plan for the New Community North of Fareham (NCNF), the Council will need to carefully review the implications of the development of the NCNF for the Infrastructure Delivery Plan. Extensive work will be undertaken in determining the infrastructure requirements associated with the development of the NCNF and the range of funding sources available, together with consideration of the overall viability of the development. Therefore, an early review of the charging schedule should be undertaken in parallel with the NCNF Plan to ensure a potential differential charging zone for the NCNF is considered alongside emerging viability and further infrastructure evidence. Adoption of the reviewed Charging Schedule should take place at the same time as the adoption of the NCNF Plan. The reviewed CIL Charging Schedule should be in place prior to the determination of any anticipated planning applications at the NCNF.

RISK ASSESSMENT

27. If the Council was not to adopt and implement the CIL the Council would not be able to collect developer contributions towards infrastructure costs to its full potential given the limited use of Section 106 planning obligations from April 2014.

FINANCIAL IMPLICATIONS

28. As the regulations permit administrative expenses, including those incurred before the charging schedule is published, up to 5% of the amount of levy collected during the first three years, some if not all of the costs associated with preparing and adopting the charging schedule may be recovered in due course.
29. Based on the charge rate for residential development, the viability study estimated that over the plan period to 2026 around £9.7 million could potentially be raised. This figure excludes any estimate of levy applied to the development of the New Community North of Fareham.

30. It is clear that CIL will provide a substantial receipt over the plan period; however this will only meet a relatively small proportion of the anticipated infrastructure costs in the borough for the same period. For this reason, it is important that the application of CIL is focussed on the priorities for the borough (both within the remit of the borough council and county council), so that they are most appropriately used. This prioritisation process will be incorporated into the Finance Strategy as part of the Council's capital planning work later this year.

CONCLUSION

31. Due to restrictions on the use of s.106 planning obligations to secure the provision of infrastructure from April 2014 it is in the Council's interest that the Community Infrastructure Levy Charging Schedule be approved and brought into effect as soon as possible. Implementation of the levy is a complex process requiring decisions on matters including the list of infrastructure on which the levy may be spent, payment by instalments, exceptional circumstances relief, discretionary charitable relief, the acceptance of land in lieu of payment, enforcement and proceedings, and powers of entry.
32. It is recommended, for the reasons set out in the above paragraphs, that the Community Infrastructure Levy Charging Schedule be approved, together with the Regulation 123 List, the Instalments Policy and various delegated powers, with effect from 1st May 2013.

Reference Papers:

Community Infrastructure Levy Regulations 2010, as amended

Community Infrastructure Levy Guidance - Department for Communities and Local Government - December 2012

Report on the Examination of the Draft Fareham Borough Council Community Infrastructure Levy Charging Schedule - The Planning Inspectorate - 13 December 2012



The Planning
Inspectorate

Report to Fareham Borough Council

by Jill Kingaby BSc(Econ) MSc MRTPI

an Examiner appointed by the Council

Date: 13 December 2012

PLANNING ACT 2008 (AS AMENDED)

SECTION 212(2)

REPORT ON THE EXAMINATION OF THE DRAFT FAREHAM BOROUGH COUNCIL COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Charging Schedule submitted for examination on 22nd November 2012

No Examination Hearings were held

File Ref: PINS/A1720/429/4

Non Technical Summary

This report concludes that the Fareham Borough Council Community Infrastructure Levy Charging Schedule provides an appropriate basis for the collection of the levy in the area. The Council has sufficient evidence to support the schedule and can show that the levy is set at a level that will not put the overall development of the area at risk.

I have recommended that the schedule should be approved in its published form, without changes.

Introduction

1. This report contains my assessment of the Fareham Borough Council Community Infrastructure Levy (CIL) Charging Schedule in terms of Section 212 of the Planning Act 2008. It considers whether the schedule is compliant in legal terms and whether it is economically viable as well as reasonable, realistic and consistent with national guidance (Charge Setting and Charging Schedule Procedures – DCLG – March 2010).
2. To comply with the relevant legislation, the local charging authority has to submit what it considers to be a charging schedule which sets an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the Borough. The basis for the examination, which took place through written representations, is the schedule submitted on 22nd November 2012, which is effectively the same as the document published for public consultation in July 2012.
3. The Council proposes different charges per square metre (psm) for different types of development, in summary for residential, care homes, hotels, comparison retail in named centres, all other retail, and all other development.

Is the charging schedule supported by background documents containing appropriate available evidence?

Infrastructure planning evidence

4. The Fareham Borough Council Core Strategy (CS) [EV6] was adopted in August 2011. In addition to a Strategic Development Area (SDA) to build a New Community North of Fareham, it aims to create 41,000 sqm additional employment floorspace and 3,729 new dwellings between 2006 and 2026 elsewhere in the Borough, with some expansion of Fareham Town Centre. Policy CS20 of the Core Strategy, Infrastructure and Development Contributions, refers to the future role of CIL, and the supporting text explains that development will be required to provide or contribute towards relevant and necessary infrastructure. Paragraph 6.39 lists the types of infrastructure which could be sought, and 6.40 refers to the Infrastructure Delivery Plan (IDP) [EV2].

5. Delivering the New Community North of Fareham is central to the development strategy for the Borough. Policy CS13 seeks a development of some 6,500-7,500 homes, up to 90,750 sqm employment floorspace, as well as retail and community uses. An Area Action Plan will take forward the scheme, and development is expected to begin in 2015-2016. As planning of the New Community is at a relatively early stage and the infrastructure requirements have not been set out in detail or quantified, the likely funding requirements are not included in the evidence base for this CIL. The Council has made clear that the current schedule is not intended to fund the likely substantial infrastructure requirements of the New Community. A forthcoming Regulation 123 list will demonstrate that the current CIL will be used to support development widely across the Borough.
6. The Council intends to review the CIL charging schedule to coincide with the final stages of preparation of the Area Action Plan for the New Community North of Fareham, the SDA [EV4, paragraphs 21-24]. It will use new evidence for the SDA to decide whether the North of Fareham area should have a different CIL rate from the remainder of the Borough. The SDA would have its own IDP but not an independent charging schedule. This approach, based on a single boroughwide schedule, is consistent with the CIL Regulations.
7. Winchester City Council observed that implementation of the SDA might necessitate infrastructure provision within its boundaries eg. land to provide new green infrastructure. It is important that the two Councils reach agreement as soon as possible on cross-boundary issues, but this need not hold back adoption of the current CIL schedule. I have seen no substantive evidence that plans and funding for phase 2a of a bus rapid transport scheme or other infrastructure which would serve the proposed new community, but potentially have wider benefits across the Borough or beyond, should hold up the current CIL schedule or require it to be amended.
8. The IDP, a supporting document for the adopted CS, was updated in July 2012 [EV2]. It has been informed by the strategies and investment plans of public and private sector organisations including local authorities and infrastructure providers. It shows that the costs of the required or proposed infrastructure, for which costs are currently known so excluding the SDA, exceed the known available funds. The funding gap for indicative infrastructure requirements is estimated to exceed £90 million. Assuming the proposed CIL rates, the amount of levy charged and collected over the plan period to 2026 was estimated to be around £9.7million [EV4, paragraph 30]. The proposed charge would therefore make a modest contribution towards filling the likely funding gap. These figures demonstrate the need to levy CIL.

Economic viability evidence

9. The Council commissioned an Economic Viability Assessment to support the CIL charging schedule [EV1, March 2012]. The assessment by Roger Tym & Partners (RT&P) used a residual valuation method, in line with common practice and as recommended by RICS guidance. Residual valuation was applied to different land use or development types, and where relevant to different parts of the Borough, to give typical residual values for each. These were then compared with benchmark values, being the minimal land value the owner would accept to release the land for the relevant type of development.

If the residual value is above the benchmark value, development would be viable. The excess value is described as overage, and represents the maximum amount that could potentially be captured as CIL.

10. For a number of reasons, RT&P recommended levels of CIL rates substantially below the viability "ceilings" for each type of development and relevant area. In summary the reasons were (i) costs and values are likely to vary over time and between individual sites; (ii) site-specific issues may adversely affect costs and values, with development of some sites having significant abnormal costs; (iii) broad development appraisals as adopted invariably involve a margin of error. This approach, selecting rates well below the viability ceiling, is consistent with CIL regulation 14, seeking an appropriate balance between the desirability of funding infrastructure from CIL and the potential effects of its imposition on the economic viability of development across the area.

Conclusion

11. The draft charging schedule is supported by detailed evidence of community infrastructure needs in the CS and IDP, and by a recent economic viability assessment. The evidence which has been used to inform the charging schedule is robust, proportionate and appropriate.

Is the charging rate informed by and consistent with the evidence?

CIL rates for residential development within Classes C3(a)&(c) and C4

12. The Council proposes a CIL rate of £105 per square metre for residential development across the Borough, in line with RT&P's recommendation. Their assessment found that there would be little variation in viability across Fareham's development sites, and it could be difficult to define the boundaries for zones if varied rates for geographical areas were sought. Appraisals were carried out for hypothetical schemes with varying numbers of houses or flats, and with different levels of affordable housing (0-40%). The overage ranged from £120 to £426 psm, so that it was above £105 psm in all cases. There is no evidence that the imposition of CIL would undermine the effectiveness of Policy CS18 of the Core Strategy seeking 30% or 40% affordable housing on eligible sites. CIL would be levied on the gross internal area of development in line with regulation 40 of the CIL Regulations, 2010. The residential charging rate would be the same as proposed by neighbouring Councils in Portsmouth, Southampton and Havant. It would be appropriate for Fareham.

CIL rates for care homes within Classes C3(b) and C2

13. The schedule departs from the original recommendations of RT&P in respect of care homes, seeking £60 instead of £105 psm. Following consultation on the Preliminary Draft Schedule which had proposed £105 psm, the consultants undertook further viability work, of greater detail and to include "extra care" development. The results indicated overage of £82 psm [EV1 & EV4]. The summary appraisal is based on a development of 3,000 sqm gross or 2,550 net floorspace. Net figures are used to calculate income and gross to estimate costs, which seems reasonable and consistent with the approach for flatted developments.

14. The County Council advised that the concept of "extra care" housing is defined by the Department of Health as "purpose-built accommodation in which varying amounts of care and support can be offered where some services are shared". This does not provide a sufficiently precise basis for defining a separate type of development with a different charging rate. Insufficient evidence has been put forward to demonstrate that £60 psm, representing less than 3% of total scheme costs, would make the provision of care homes unviable or would be inappropriate.
15. Other relevant considerations are that affordable housing and development by charities for charitable purposes are exempt from CIL charges. The schedule makes clear that only care homes within use classes C3(b) and C2 will be liable to CIL charges. The charge will not extend to all C2 developments such as hospitals or residential schools. The viability assessment looked separately at health/medical facilities, along with schools, emergency services and other community facilities and found in most cases that there would not be a positive overage. Hence, the Council concluded that the development of public services and community facilities should not be subject to CIL. Having regard to all these factors, the charge rate for care homes appears reasonable and unlikely to put at risk the Borough's need to provide for an ageing population.

Retail within Class A1

16. The schedule includes a charge of £0 psm for comparison retail in the town centre, two district centres and seven local centres, as defined on accompanying maps. For all other retail development, a charge of £120 psm would apply. The concepts of comparison and convenience goods are well-established in planning and the Government's Planning for Town Centres includes relevant definitions. The definition for comparison goods' expenditure there closely resembles the one given in the footnotes to the CIL schedule. Major retailers when promoting developments commonly distinguish expenditure on comparison and convenience goods, and prepare separate forecasts of capacity and floorspace. Similarly, most shoppers distinguish "weekly food shopping" or "top up shopping" from comparison shopping for non-food items, usually undertaken on a less frequent basis.
17. The footnotes also explain that a unit will be considered as comparison retailing if that use occupies more than 50% of the gross retail area. These notes and the maps, with the reference to A1 use only, eliminate ambiguity about application of the rates and also avoid undue complexity. Even if there is a minor discrepancy in the boundary of the Titchfield Local Centre, this would not render the CIL rates unrealistic.
18. The viability assessment showed significant differences in the results for retailing of different types and area, reinforcing my conclusion that the Council's distinction between the types of development and locations is appropriate. The viability assessment found that comparison retail development would be marginally viable in Fareham Town Centre and unviable in the two district centres, without CIL charges. By contrast, large out-of-centre, comparison retail warehousing and convenience retailing in larger supermarkets and superstores would give rise to substantial overage, £270 - 310 psm. No other appropriate evidence has been made available to contradict these figures.

19. Small shops would not be viable to build, but most new small businesses would be likely to occupy second-hand premises. If provided in a mixed use development, small shops could be cross-subsidised by more profitable uses. Hence, the proposed CIL charges would be unlikely to put at risk new smallscale retail development. I conclude that the approach to retail development is justified by the viability evidence, and the proposed rates are reasonable.

Hotels within Use Class C1 and other development

20. Hotels would attract a charge rate of £35 psm, which appears reasonable from the viability assessment. This indicated that a three-star 'budget' hotel in an out-of-town, business park location would be likely to give overage of £69 sqm. Offices, industry and warehousing, public service and community facilities and gyms were also covered in the viability assessment. Zero rates are proposed for these in line with the economic analysis. I see no reason to look at prospective sport and leisure development in more detail, and am satisfied that all the types of development likely to contribute to delivery of the CS have been properly considered. Reasonable rates have been put forward.

Does the evidence demonstrate that the proposed charge rate would not put the overall development of the area at serious risk?

21. English Heritage cautioned that the Council should be aware of the implications of any CIL rate on development planned to achieve the viability and effective conservation of the historic environment and heritage assets. No substantive evidence, however, for amending the schedule to include a category of heritage assets which could include listed buildings has been put forward. There is no indication that such development proposals would fall into a particular 'development type' or 'zone', so the schedule could not be expected to address such assets directly. It has not been demonstrated that the schedule would put at risk the Borough's historic environment or heritage assets.
22. The Council's proposed charging rates are based on reasonable assumptions about development values and likely costs. The evidence suggests that residential, retail and other development will remain viable across most of the area if the charge is applied. There is scant evidence that overall development in the Borough would be put at risk.

Other Matters and Overall Conclusion

23. The representations included a number of comments concerning the management and implementation of CIL. These principally related to (i) the perceived need for an instalments policy enabling payments to be phased with development and occupation, (ii) clarification as to whether and when the Council would grant relief from CIL in exceptional circumstances, and (iii) how CIL receipts would be spent. The first two are discretionary matters for the Council, outside the scope of this examination, although the possibility of their introduction alongside adoption of the schedule is raised in the evidence [EV4, paragraph 10 onwards]. The Council also declared its intention to publish a Regulation 123 list of the infrastructure projects or types that it intends to fund with the receipts from CIL. This could assist developers who may be

submitting S106 planning obligations and seek to avoid being doubly charged. However, this is not a matter for the current examination, and I make no further comment on it.

24. In setting the CIL charging rate the Council has had regard to detailed evidence on infrastructure planning and the economic viability evidence of the development market in Fareham. The Council has sought to be realistic in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that a range of development remains viable across the Borough. The Fareham Borough Council Core Strategy was adopted just over 12 months ago, and the North Fareham SDA Area Action Plan is in the course of preparation. It would be appropriate to consider a revision to the charge when that Plan comes forward for examination, as the Council intends.

LEGAL REQUIREMENTS	
National Policy/Guidance	The Charging Schedule complies with national policy and guidance in respect of CIL.
2008 Planning Act and 2010 Regulations (as amended 2011)	The Charging Schedule complies with the Act and the Regulations, including in respect of the statutory processes and public consultation, consistency with the adopted Core Strategy and Infrastructure Delivery Plan, and is supported by an adequate economic viability assessment.

25. I conclude that the Fareham Borough Council Community Infrastructure Levy Charging Schedule satisfies the requirements of Section 212 of the 2008 Act and meets the criteria for viability in the 2010 Regulations (as amended 2011). I therefore recommend that the Charging Schedule be approved.

Jill Kingaby

Examiner

This page is intentionally left blank

Community Infrastructure Levy

Charging Schedule

Purpose

This schedule sets out the Community Infrastructure Levy charging rates set by Fareham Borough Council.

Date of Approval

This charging Schedule was approved by Fareham Borough Council on XXXXX.

Effective Date

This Charging Schedule shall take effect on YYYYYY.

Charging Rates

Type of Development (see Note 1 below)	CIL charge per m ²
Residential falling within Classes C3(a) & (c) and C4	£105
Care homes falling within Classes C3(b) and C2	£60
Hotels falling within Class C1	£35
Retail falling within Class A1:	
Comparison retail (see Note 2 below) in the centres as shown on the maps annexed to this schedule	£0
All Other Retail (see Note 3 below)	£120
Standard Charge (applies to all development not separately defined above, for example: offices, warehouses and leisure and education facilities)	£0

Note 1 - References above to Classes are to the Use Classes as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Note 2 - Reference to "comparison retail" means the selling of clothing and fashion accessories, footwear, household appliances (electric or gas), carpets and other floor coverings, furniture, household textiles, glassware, tableware and household

utensils, computers, books, stationary and art materials, recorded music/videos, recording media and equipment, audio-visual equipment, musical instruments and accessories, games and toys, photographic, video and optical equipment, DIY equipment for the maintenance and repair of dwellings, tools, jewellery, clocks and watches, sports equipment, goods for outdoor recreation, telephony equipment and bicycles and accessories.

Note 3 - For the purposes of this schedule, a comparison retail unit is a unit in which it is intended to utilise more than 50% of the gross retail floor area for the sale of comparison goods as defined by Note 2 above.

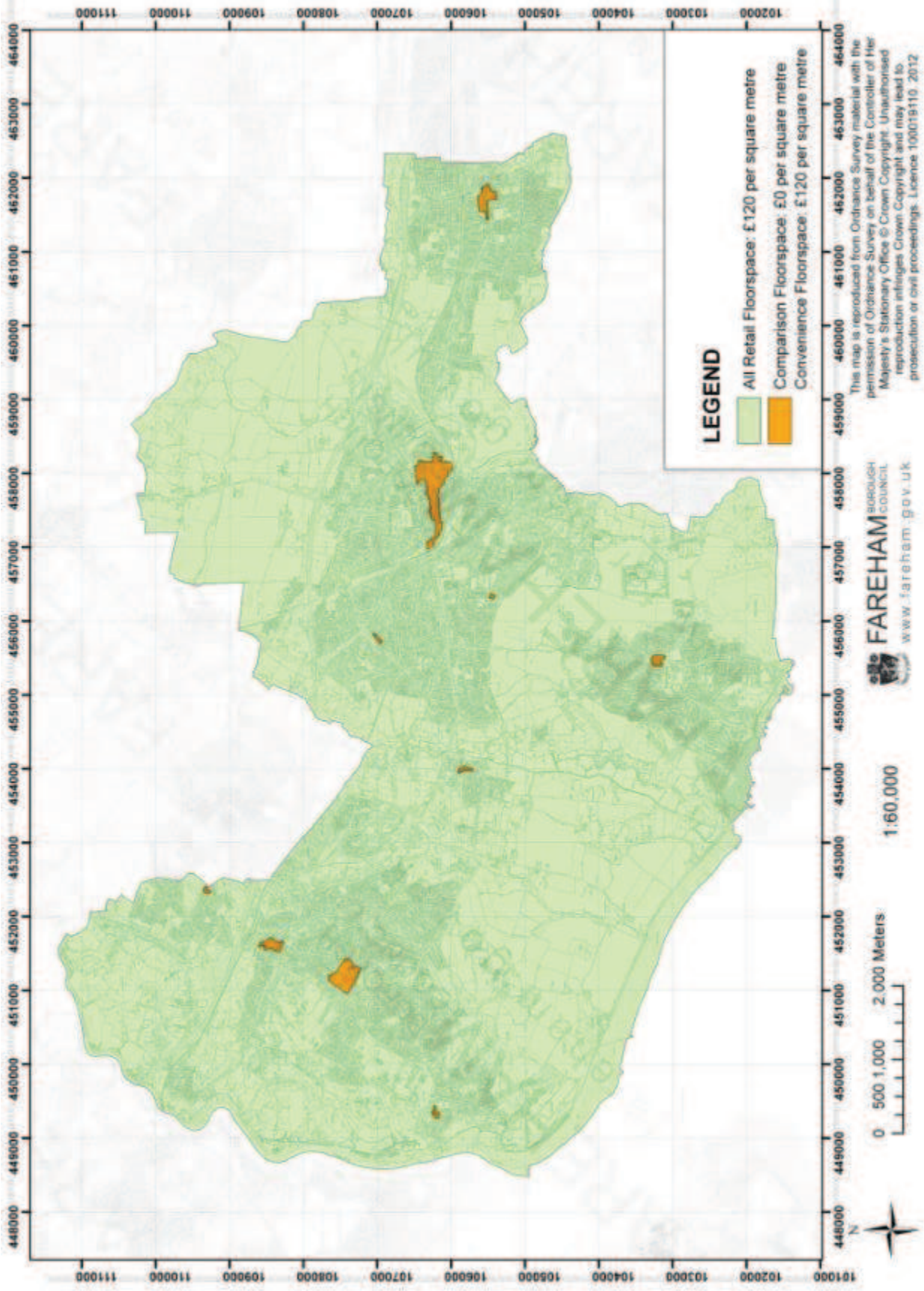
Calculating the Chargeable amount of CIL

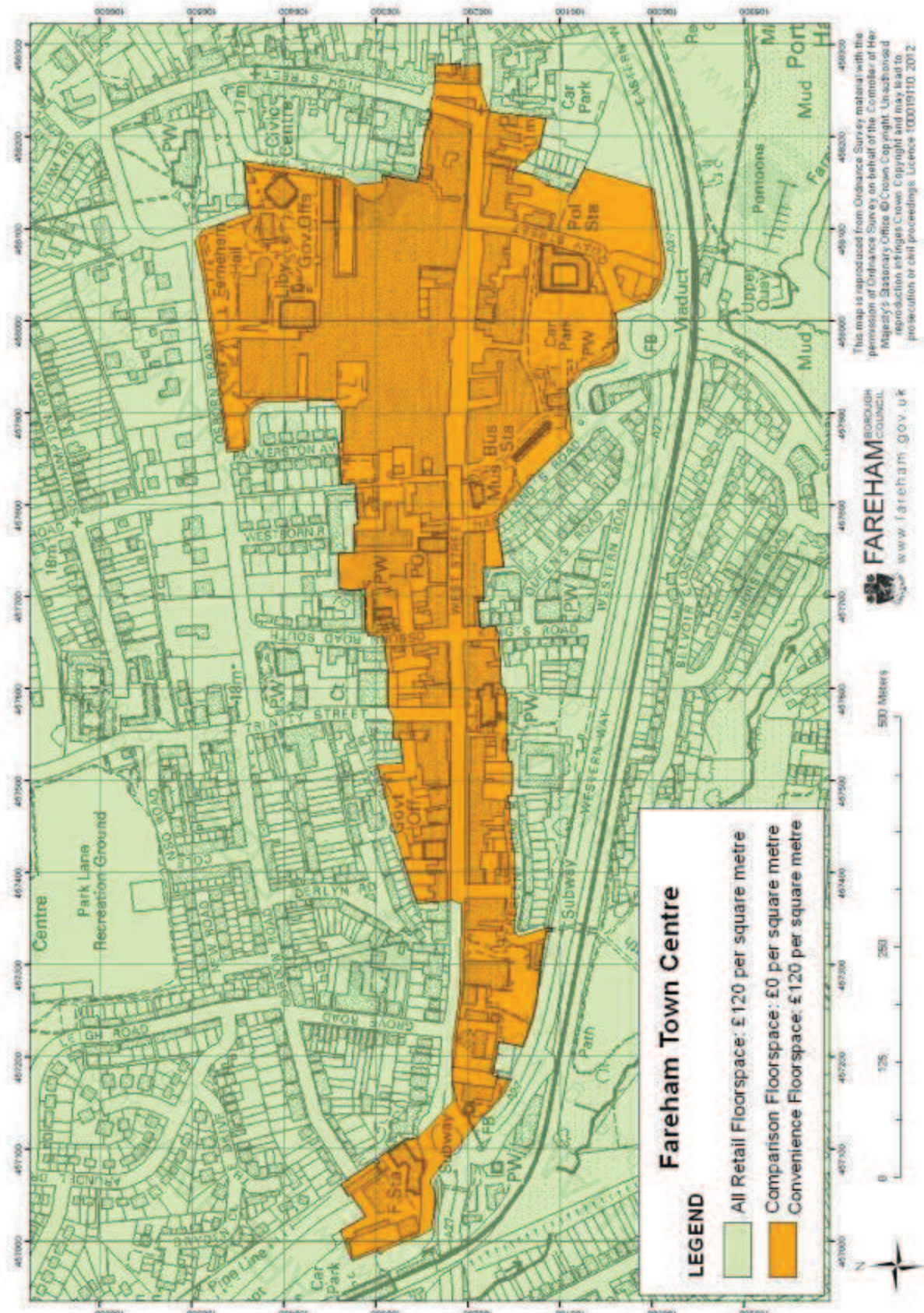
CIL is charged on all new developments which create more than 100m² of floor space and on those developments which create 1 or more new dwellings, even where the floor space is less than 100m².

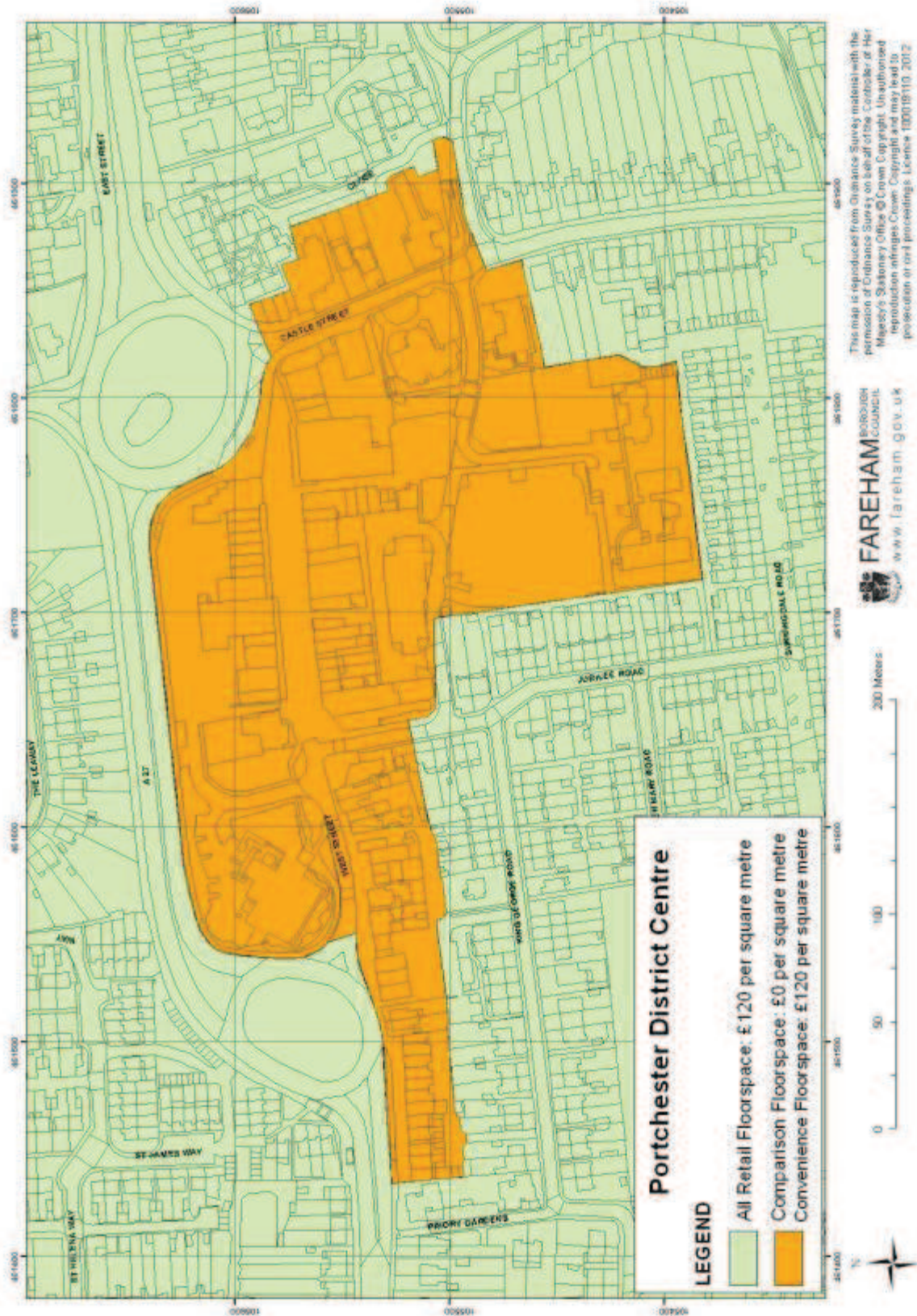
The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

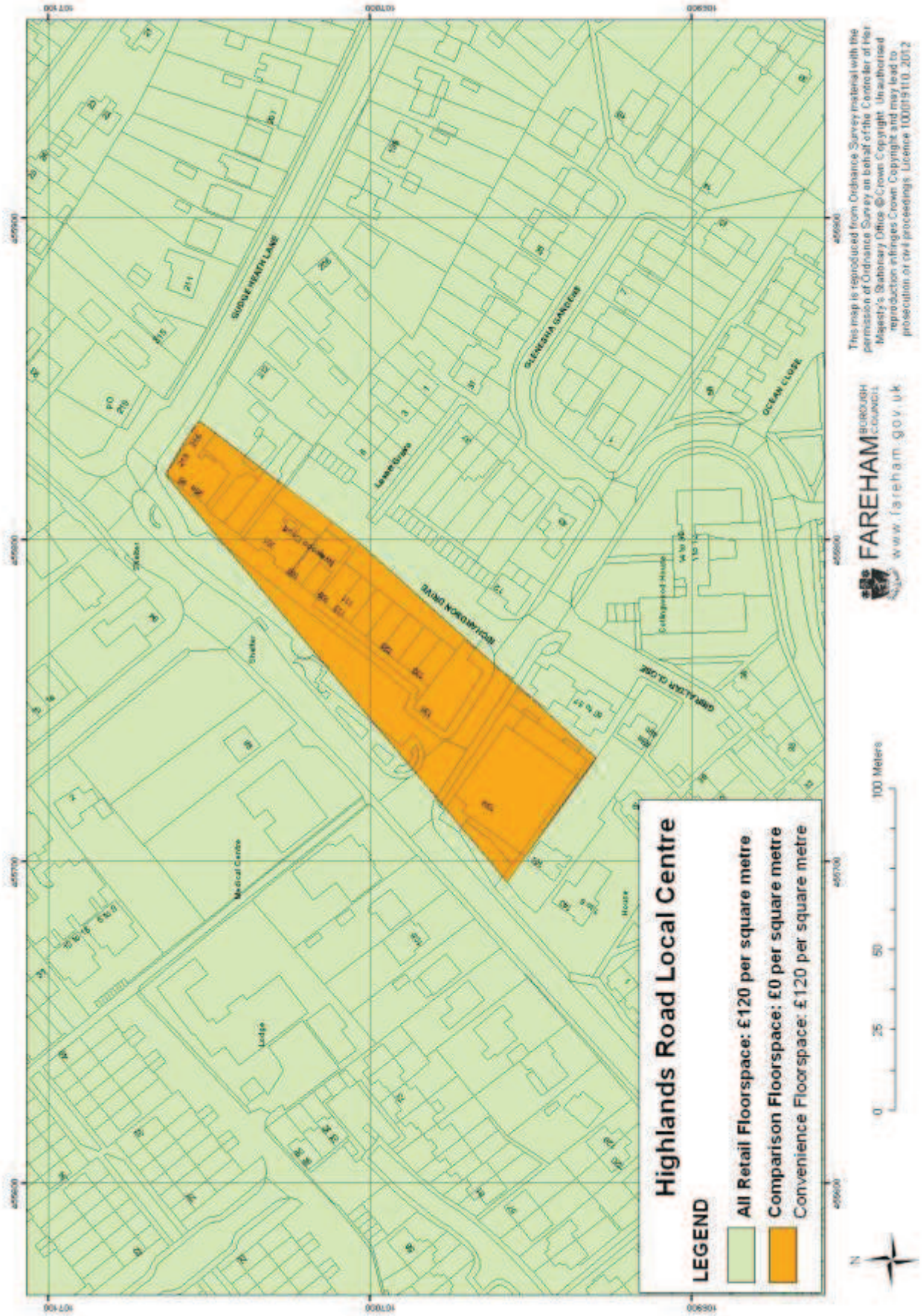
Statement of Conformity

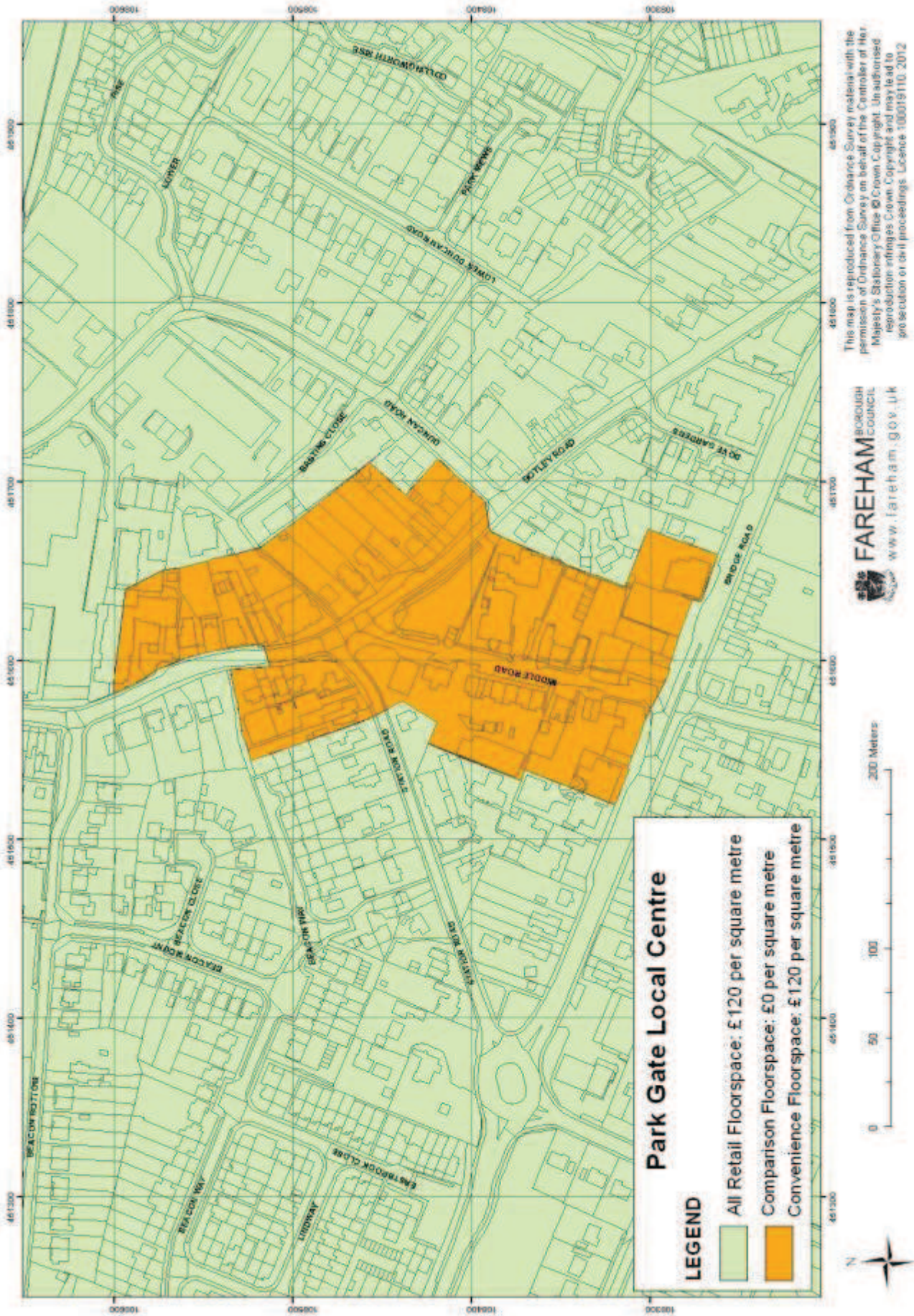
This Charging Schedule has been issued, approved and published in accordance with the requirements of Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended by the Community Infrastructure Levy 9 Amendment) Regulations 2011.

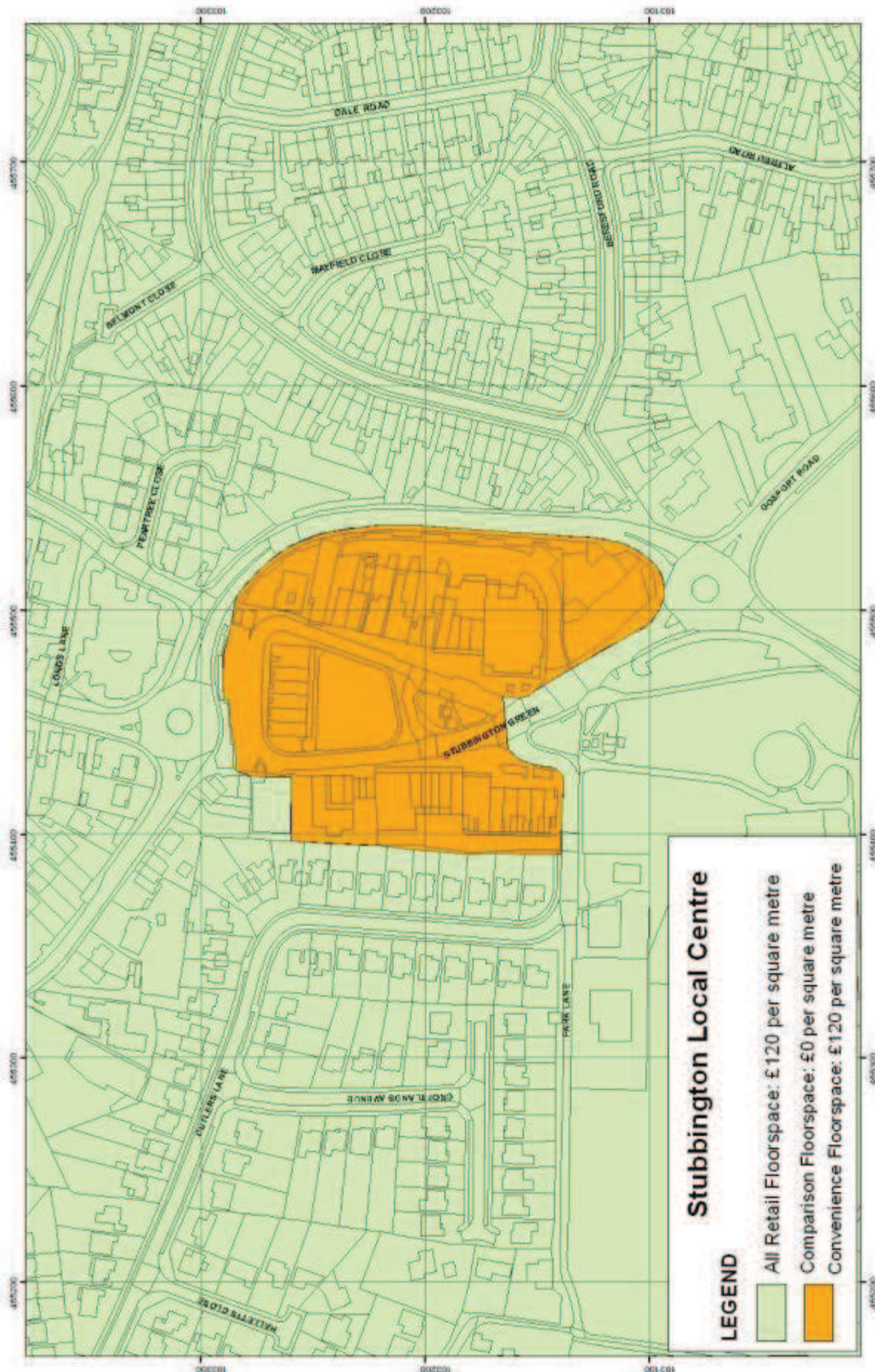












Stubbington Local Centre

LEGEND

- All Retail Floorspace: £120 per square metre
- Comparison Floorspace: £0 per square metre
- Convenience Floorspace: £120 per square metre

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2012





This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2012



Titchfield Local Centre

LEGEND

- All Retail Floorspace: £ 120 per square metre
- Comparison Floorspace: £0 per square metre
- Convenience Floorspace: £120 per square metre

This page is intentionally left blank

COMMUNITY INFRASTRUCTURE LEVY - REGULATION 123 LIST

This Regulation 123 list is valid from xxxxx 2013.

Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy (CIL). Infrastructure types or projects that are listed below will not be secured through planning obligations. This is to ensure there is no duplication between CIL and planning obligations secured through s106 agreements in funding the same infrastructure projects.

The list below sets out those infrastructure types and projects that Fareham Borough Council currently intends will be, or may be, wholly or partly funded by CIL. The inclusion of projects in this list does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL. The order in the table does not imply any order of preference for spend.

The Council will review this list at least once a year, as part of its monitoring of CIL collection and spend.

Infrastructure projects/types to be funded at least in part by the CIL
<p>Built Leisure Facilities:</p> <ul style="list-style-type: none"> • Provision of the Western Wards Swimming Pool & Fitness Centre. • Fareham Leisure Centre - upgrade of swimming pool and ancillary facilities.
<p>Coldeast Hospital site:</p> <ul style="list-style-type: none"> • Provision and laying out of the cemetery (excluding acquisition of land) and; • Provision and laying out of the allotments (excluding acquisition of land).
<p>Community Centres:</p> <ul style="list-style-type: none"> • Provision of new facilities, and improvements to existing facilities, excluding any provision required due to the New Community North of Fareham.
<p>Open Space:</p> <ul style="list-style-type: none"> • Provision and facilities for addressing open space deficiencies in terms of quantity, quality or accessibility, excluding on-site provision of local open space and children's play equipment, and excluding any provision required due to the New Community North of Fareham.
<p>Playing fields and sports pitches:</p>

- Excluding any provision required due to the New Community North of Fareham.

Education facilities:

- Excluding any provision required due to the New Community North of Fareham.

Transport infrastructure and facilities:

- Excluding specific improvements needed to make the development acceptable in planning terms. These can include (but are not limited to) highways crossovers to access the site and local road junctions, deceleration and turning lanes, measures to facilitate pedestrian and cyclist access, lighting and street furniture needed to mitigate the impact of a particular development. They may also include mitigation works remote from the development site where the need for such works is identified in a Transport Assessment and;
- Excluding all transport infrastructure required due to the New Community North of Fareham.

Public realm in Fareham Town Centre:

- Environmental improvements including hard and soft landscaping, signage, seating, cycle racks and permanent multi-functional structures in Fareham town centre.

Fareham Borough Council CIL Instalments Policy

This Policy is made in line with regulation 69B of The Community Infrastructure Levy Regulations 2010.

The Community Infrastructure Levy will be payable as follows:

a) **Where the Chargeable Amount is less than £25,000**

The full amount is payable within 120 days of the commencement date.

b) **Where the Chargeable Amount is between £25,000 and £250,000**

It shall be payable in two instalments.

The first instalment of £25,000 shall be paid within 120 days of the commencement date.

The second instalment being the balance of the Chargeable Amount shall be paid within 270 days of the commencement date.

c) **Where the Chargeable Amount is over £250,000**

It shall be payable in three instalments.

The first instalment of £25,000 shall be paid within 120 days of the commencement date.

The second instalment of £225,000 shall be paid within 270 days of the commencement date.

The third instalment being the balance of the Chargeable Amount shall be paid within 540 days of the commencement date.

The instalments policy takes effect on the xxxxx 2013

This page is intentionally left blank

Discretionary Powers contained in Part 9 of the CIL Regulations

Surcharges

Regulations 80-86 give collecting authorities the power to impose surcharges in seven sets of circumstances.

CIL Stop Notices

Regulation 89 gives collecting authorities the power to issue a CIL Stop Notice preventing any further development on a site until the CIL has been paid.

Applications for Liability Orders

Regulation 97 gives collecting authorities the power to apply to a magistrates court for a "Liability Order" against the person by whom the CIL is payable.

Distress

Regulation 98 gives collecting authorities the power to levy the appropriate amount of distress¹ and sell the goods of the CIL debtor against whom a liability order has been made.

Charging orders

Regulation 103 gives authorities the power to apply for a charging order when a liability order has been made and at least £2,000 of the amount due is outstanding.

¹ Distress is a remedy in law where a creditor takes into their possession the property of a debtor to satisfy a debt or demand for payment.

This page is intentionally left blank

Posts authorised for the purposes of Regulation 109

Post No.	Post Title
PL006	Principal Planner (Development Management)
PL007	Principal Planner (Development Management)
PL012	Planner (Development Management)
PL010	Planner (Development Management)
PL011	Planner (Development Management)
PI013	Planner (Development Management)
PL008	Senior Enforcement Planner (Development Management)
PL009	Planning Enforcement Officer

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Strategic Planning and Environment
Subject:	Locks Heath District Centre - Outcome of Consultation on Masterplan Options
Report of:	Director of Planning and Environment
Strategy/Policy:	Fareham Borough Local Plan
Corporate Objective:	Protect and enhance the environment Maintaining and extending prosperity Leisure for health and fun

Purpose:

The purpose of this report is to advise the Executive of the outcome of the public consultation exercise on the Masterplan options for the Locks Heath District Centre and to seek approval for the next steps.

Executive summary:

A public consultation exercise was carried out during October and November 2012 at which a series of Masterplan options for the future regeneration of the Locks Heath District Centre were presented. These options all included the provision of a new food store and a new swimming pool and leisure centre. Nearly 1000 people attended the four consultation events held at the Lockwood Community Centre, 354 response forms were returned and a number of letters and e-mails were received from individual residents and interested organisations.

The responses to the consultation indicate that a majority are in favour of redevelopment proposals which extend beyond the current boundary of the District Centre including a new food store and a swimming pool. Those who supported such a development were excited by the proposals and felt that they were long overdue.

However, a significant minority are opposed to any development extending beyond the current Centre boundaries. Opposition was mainly on the grounds of loss of open space and a view that the current Centre serves the population well and does not need to expand. More detail about the views expressed on the various options proposed are set out in the following Briefing Paper.

The Borough Council now needs to decide how to move forward in the light of the results of the consultation. This report recommends that the Locks Heath District Centre section of the pre-submission draft of the Development Sites and Policies Plan is further refined to provide an appropriate planning policy framework for any future development. It is anticipated that this will be considered by the Executive in the summer of 2013. To inform this further, it is proposed to examine in more detail, potential development scenarios for the regeneration of the District Centre which take into account the views expressed during the public consultation and the continuing dialogue with interested parties.

Recommendation:

- (a) That the Executive notes the results of the public consultation on the future of the Locks Heath District Centre.
- (b) That the Development Sites and Policies Plan is further refined to provide an appropriate planning policy framework for the regeneration of the District Centre. This will be informed by an examination of more detailed potential development scenarios for the regeneration of the District Centre which take into account the views expressed during the public consultation and the continuing dialogue with interested parties.

Reason:

That the future development of the site proceeds within an appropriate planning policy framework and is fully informed by the views of the local residents and the needs of the local community, as well as reflecting the continuing dialogue with interested parties.

Cost of proposals:

There are no direct costs related to these proposals

Background papers: File of consultation responses

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Locks Heath District Centre - Outcome of Consultation on Masterplan Options

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The Locks Heath Masterplanning exercise was driven by three main priorities:
 - The Council's corporate priority to build a new public swimming facility in the western wards of the Borough.
 - The need for an improved food retail offer in the light of evidence of a 70% leakage of expenditure on food outside of the immediate catchment area.
 - A desire to improve the vitality of the existing Centre, including the non food retail offer.
2. Accordingly, a series of Masterplan options were developed and at its meeting on 1 October 2012, the Executive agreed to embark on a public consultation exercise.
3. The options included the provision of a new food store in two different locations adjacent to the District Centre. They also included the development of a new swimming pool and leisure centre in three different locations. This facility would also incorporate the existing library and community centre.
4. The consultation took place over a six week period from 15 October until 26 November 2012. Public exhibitions were held in the Lockwood Community Centre on 25 and 26 October and on 8 and 9 November and the consultation material was also available to view in the Centre throughout the consultation period. Residents were also able to view the material online during this period. In addition, a separate meeting was held with the residents of the sheltered housing scheme at Old Common Gardens which directly overlooks the Centre.

5. Residents were invited to express their view by means of a survey response form, by letter, by e-mail or by telephone as well as being able to express their views in person at the exhibitions. Nearly 1000 people attended the public exhibitions. 354 response forms were received and 33 letters and e-mails were received from individual residents and other interested organisations.

SUMMARY OF RESULTS OF PUBLIC CONSULTATION

6. The Survey response form asked a total of 10 questions on people's experiences at the District Centre and on their views about future options. In addition, space was available on the form for them to make any other comments they wished. The headline results are set out below. These results were presented to a meeting of the Western Wards Community Action Team on 20 March, at which residents were also able to make comments and ask questions.
7. A key question was question 9, as this was designed to elicit a response about the scale of development. People were advised that if any changes to the District centre were limited to the land currently used by the shops and the car park, then no open space would be lost. However, a new leisure centre, including a swimming pool and a new food store would need more land. Taking this into account, people were asked if they preferred to keep the development within the land currently used by the shops and car park or if they preferred to go beyond this boundary so that the new swimming pool and food store could be built. The table below shows the response to this:

Scale of development	No.	%
Keep development within current boundary	137	40.3
Allow development to go beyond current boundary	168	49.4
Don't mind	35	10.3
Total	340	100

8. This shows that there is a clear majority (amongst those respondents who expressed a preference) in favour of a more comprehensive redevelopment. This confirms the perceptions of officers derived from talking to people at the exhibitions.
9. Question 10 asked where people would prefer to see open space replaced if a larger scale redevelopment went ahead. The responses were as follows:

Location of replacement open space	No.	%
As close to LHDC as possible	207	63.1
Elsewhere in Locks Heath	53	16.2
Don't mind	43	13.1
Not concerned about loss of open space	25	7.6
	328	100

10. Question 4 asked people how happy they were with the various facilities in the District Centre. The responses were as follows:

	Very happy	Fairly happy	Fairly unhappy	Very unhappy	No. of responses
Range of shops	32.5%	46.7%	17.0%	4.0%	347
Food shopping	35.6%	36.9%	19.2%	8.3%	349
Library	54.4%	36.7%	8.5%	1.3%	316
Community Centre	37.8%	45.4%	12.2%	4.6%	238
Genesis Centre	25.6%	40.4%	21.3%	12.7%	94
Places to eat and drink	31.7%	48.1%	14.2%	6.0%	268
Parking availability	45.5%	40.9%	8.0%	5.5%	325
Public transport links	40.1%	47.7%	7.6%	4.6%	262

11. Question 5 sought people's views on whether the District Centre would benefit from a new food store, whether it was a good place to locate a new leisure centre including a swimming pool and whether it was a good idea to locate the leisure centre and swimming pool with a new library and community facilities under one roof. The responses were as follows:

	Strongly agree	Tend to agree	Tend to disagree	Strongly disagree	No. of responses
District Centre will benefit from new food store	35.5%	20.8%	17.55	26.3%	346
Centre is a good place for a swimming pool	45.0%	21.8%	11%	22.1%	353
Good idea to co-locate pool, library and community facilities	29.8%	29.8%	14.7%	25.7%	342

12. Questions 6 and 7 sought views on the possible location for the new food store and whether the idea of a raised store with parking underneath was a good idea. Fewer respondents (278) answered question 6. This is probably an indication of the fact that many people felt that one of the options should have been "none of these". The omission of this as an option was deliberate as it was felt desirable to elicit people's views on location even if they were against the idea of development in principle.

13. The responses to the questions were as follows:

Location of new food store	No	%
Option 1 - North of the existing Co-op building	115	41.4
Option 2 - North of the car park	35	12.6
Don't mind	128	46.0
Total	278	100

Is a raised food store a good idea	No	%
Very good idea	44	12.7
Fairly good idea	51	14.7
Neither good or bad	60	17.3
Fairly bad idea	63	18.2
Very bad idea	129	37.1
Total	347	100

14. Question 8 asked for views on the potential location of a new swimming pool/leisure Centre. As with question 6, and probably for the same reasons fewer people (292) responded to this question.

Location of new swimming pool	No	%
Option 1a - Eastern end of new car park	58	19.9
Options 1b,2a,3a - On existing car park by petrol station	86	29.4
Options 1c,2b,3b - Southern end of existing car park	64	21.9
Don't mind	84	28.8
Total	292	100

15. Question 11 asked if people had any further comments they wished to make and a total of 206 respondents took the opportunity to do so. These have been divided up into a number of categories, which total more than 206 as many people commented on a number of different issues. Issues on which 5 people or less commented have not been included. A sample quote for each of the comments is provided.
16. Opposition to any redevelopment- 43 comments: *I am quite happy with the centre as it is. It has the atmosphere of a small town centre where people meet and chat. The new proposal makes it look like an out of town retail park.*
17. Concern to keep any development within the boundary of the existing District Centre- 13 comments: *I would prefer the existing Co-op to enlarge. A new superstore would ruin the village feel for small shops.*
18. Opposition to/concerns about loss of open space - 42 comments: *I am appalled by the proposed major redevelopment, not least the fact that the loss of our lovely open space is even under consideration at all. The centre is an unusually pleasant area, well laid out with the present incorporation of trees and shrubs with adequate shopping facilities and a friendly atmosphere and air of calm, apart from the occasional vandal, together with the wonderful green, together with the wonderful green.*
19. Overall support for proposals - 32 comments: *I am very excited by the proposals. Locks Heath District Centre desperately needs revitalising. More than that, we need a choice of supermarkets, choice to shop without having to travel further afield. Locks Heath has the potential to become a community centre for all with a real choice in the ability to shop locally.*
20. Question the need for a new food store - 31 comments: *I am concerned that the development is predicated upon the building of a new larger food store. The current size of the Co-op suits the needs of the local population.*

21. Concerns about traffic generation and parking - 23 comments: *I am concerned about creating too much traffic down Locks Road. It is already affected by off street parking.*
22. Support for new swimming pool at Coldeast - 21 comments: *The leisure centre and pool would be more suited to the new housing development at Coldeast*
23. Support for new swimming pool at Locks Heath - 21 comments: *It's a great idea. We desperately need a pool open to all.*
24. Support for a new food store - 16 comments: *I think that this is a good plan which will allow me to do my shopping closer to home.*
25. Question need for new non food shops - 8 comments: *We already have a good selection of shops and at weekends the car parks are overflowing. Do we really need more shops? A post Office, a chemist and the library are essential.*
26. Concerns about public transport- 8 comments: *The Fareham Rapid Transport scheme excludes the western wards. Please reconsider this as well as maintaining and expanding current bus services.*
27. Concerns about impact of development on independent shops - 6 comments: *The Centre currently has a wonderful local feel and this must be retained in any redevelopment, particularly with regard to the small independent shops, which may all too easily be pushed out by a larger food store.*
28. In addition to the survey response forms 33 responses were received by letter or e-mail. 7 of these were received from interested organisations and these are summarised in the next section. Of the 26 responses from local residents, 11 were in favour of redevelopment, 10 were opposed and the remainder made neutral comments which could not be interpreted as being in favour or against.
29. Sample comments from these responses are set out below:
 - (a) *We welcome a new food store and leisure centre but are concerned about the increase in traffic. Well done to the Council.*
 - (b) *I think that the proposed development is a fantastic idea for Locks Heath. The area has been in desperate need for a swimming pool for quite some time. The new pool will give the area a real community feel and be excellent for the youngsters. It will also be great for reducing the carbon footprint of the area as at the moment we travel some distance to use leisure facilities. Overall, I would be happy with any of the proposals as long as development could start quickly.*
 - (c) *The proposed development is a great idea. The addition of a swimming pool will be fantastic for me and my family. The extra shops will allow us to do less travelling, saving on fuel, reducing our carbon footprint and keeping our expenditure within the local area.*

- (d) *The Centre has a good range of shops, a library and a leisure centre already. The development would result in the loss of two valuable open green spaces which are lacking in this area of the ward.*
- (e) *The food store should not be moved. If the entrance is moved, the existing shops will die. The existing ones are not fully used now. Green space must not be sacrificed for unnecessary new shops. What will happen to the public house? A swimming pool is urgent.*
- (f) *We need open space for children to play and not all parents can afford to pay for a swimming pool etc. It makes Locks Heath a nice place to live with open space near to shops and library.*

30. Old Common Gardens is a private sheltered housing scheme which directly looks out over the existing open space. The impact of any new development would, therefore, be greatest for these residents. As many of the residents were frail and had difficulties in attending the public exhibition, a separate meeting, attended by 28 residents, was held in the Common Room of the building. Residents felt very strongly against any form of development and were particularly opposed to building a new food store on the open space adjacent to their homes.

31. The age range of people who responded to the survey is set out below:

Age	%
16-24	0.3
25-34	3.1
35-44	6.5
45-54	11.6
55-64	20.3
65+	52.2
Prefer not too say	6.0

SUMMARY OF RESPONSES FROM INTERESTED ORGANISATIONS

- 32. In addition to responses received from local residents, responses were also received from 7 interested organisations including one local trader.
- 33. The response from an independent local trader welcomed proposals to enhance and improve the centre and the provision of a new leisure centre but objected to the location of the proposed new food store as it would shift the focus away from the existing Centre to the detriment of existing retailers.

34. The Fareham Society recognised the need to assess the role of the Centre to take account of changes and growth in the surrounding area. They objected to options 2 and 3 due to their impact on the surrounding residential properties and, if they were to choose one of the options, it would be option 1c as this would mean that the new leisure facility was adjacent to the existing small shops, thus evening out the footfall over the whole site.
35. Hampshire County Council were broadly supportive of the proposals and felt that in taking the masterplan forward, the relationship between the District Centre and the land it owns to the south, which has a proposed allocation for new housing, should be taken into account. This would be particularly the case, if there were any proposals to use part of this land for replacement open space. The County Council were supportive of plans to integrate the library with a new leisure centre as it felt that there was a need to improve and ideally expand its existing service. Options 1c or 2b were preferred as they located the leisure centre next to existing shops.
36. Roger Tym and Partners responded on behalf of New River Retail, the current owners of the District Centre. They supported the objectives of the Council in undertaking the consultation exercise and felt that the District Centre plays an important role but is in need of expansion and investment. They felt that the provision of a new food store and the enhancement of the leisure and comparison goods shopping facilities would allow for a significant uplift in the vitality and viability of the Centre, increasing its attractiveness to local residents and securing additional footfall. They favoured option 1 as a location for a new food store, but expressed no particular preference for the location of the leisure facilities. They considered that options 2 and 3 did not represent viable solutions in terms of car parking arrangements and service access.
37. CBRE responded on behalf of Waitrose. They generally supported the need for additional convenience floor space in the west of the Borough but expressed concern that the timing of the consultation alongside the consultation on the draft Development Sites and Policies (DSP) Plan suggested a level of predetermination and that, to avoid this, the role of Locks Heath should be considered as part of an emerging plan led consultation strategy. They felt that the options proposed needed further review for a number of reasons including the scale of a proposed new food store and its relationship with the existing Co-op store, the impact on adjacent residential properties and the impact on open space and woodland.
38. Signet Planning responded on behalf of Discovery Properties Ltd which has an interest in a site at Segensworth West Industrial Estate (off of Little Park Farm Road. This site is currently an existing Employment Site and Area in draft DSP Plan (No. 80). They considered that the consultation process was flawed in that the location of a new food store in the west of the Borough at Locks Heath appears to be predetermined and questioned whether this was the most appropriate location given the existence of an anchor food store in the Centre already. They considered that an alternative location in the west of the Borough such as at Segensworth West Industrial Estate (off of Little Park Farm Road) would be a more appropriate solution where a new district centre could be anchored by a food store with other associated commercial and community uses.

39. Barton Willmore responded on behalf of the Co-op. They objected to all of the options presented on the grounds that their delivery was predicated on the reconfiguration of the existing Co-op store. The Co-op wished to retain their store and have no intention of allowing it to be reconfigured in the manner proposed. Furthermore their view was that the Council's Core Strategy did not support the major expansion of the District Centre and that, although the emerging DSP Plan provided for such an expansion, this was at an early stage in the process and had not been tested at Examination. They did not consider it "sound" to adopt a Masterplan as a material consideration in advance of this. They considered that the GVA Retail Study overestimated the capacity for convenience floor space in the Locks Heath area.
40. The Co-op put forward an alternative proposal. This involved the expansion of the existing Co-op store to provide approximately an additional 42% of floor space and the provision of a leisure centre and associated car parking on the council owned open space. A public exhibition of their proposals was held over two days in November 2012 and was attended by around 200 people. 97 people responded to a survey, 84.5% of whom were broadly in favour of the Co-op's plans.
41. The Co-op urged the Council to engage further with them to work up alternative Masterplan options and to delay progressing the Masterplan until the adoption of the DSP Plan.

NEXT STEPS

42. Although the consultation process has elicited a great deal of support for the regeneration of the District Centre to include a new food store and a new swimming pool, it has also raised a number of concerns. These can be summarised as:
 - Loss of open space
 - Need for new shops
 - Impact upon existing traders
 - Increased traffic generation
 - Proceeding with proposals in advance of the formal adoption of the DSP Plan.
43. The DSP Plan is part of the Local Development Framework and a draft of this was the subject of consultation during October and November 2012. The pre-submission draft is currently in preparation and it is anticipated that it will be considered by the Executive in the summer of 2013. Following that it will be submitted to the Secretary of State, after which an Inspector will be appointed who will conduct an Examination in Public. This will probably take place in late 2013. It will then be formally adopted by the Council in early 2014.

44. It is recommended that the section of this Plan which refers to the Locks Heath District Centre is further refined to take into account the need to expand the Centre to ensure that it remains the most sustainable location for new food retail shopping and also the most sustainable location for a new swimming pool/leisure centre. In addition to the evidence contained in the Retail Study carried out by GVA in 2012, further evidence is also being gathered concerning the likely impact of any new food store on the existing traders in the Centre and on the feasibility of the provision of more non food (comparison) retail at the Centre. This evidence will be fed into the draft DSP Plan.
45. Views expressed by the community regarding the need to retain as much open space and traffic generation will also need to be fed into the Plan and to this end consideration will be given to including the northern part of the site immediately to the south within the District Centre boundary. This site is currently owned by Hampshire County Council and is being promoted by them for new housing. Discussions with the County Council concerning an integrated approach are under way.
46. Alongside refining the DSP Plan, it is also proposed to develop some further development scenarios to achieve the regeneration of the District Centre which take all of these issues into account. These potential development scenarios would, for instance, explore opportunities for improving or retaining open space, whilst delivering new retail and community uses.
47. This approach will ensure that the future regeneration of Locks Heath District Centre is carried out within an appropriate planning policy framework and takes into account the views of local residents and interested parties as well as appropriate evidence.

FINANCIAL IMPLICATIONS

48. There are no financial implications arising from the specific proposal outlined in this report.

RISK ASSESSMENT

49. There are no risks associated with the specific proposals set out in this report.

CONCLUSION

50. The public consultation on the Masterplan options for the regeneration of the Locks Heath District Centre demonstrated a small majority in favour of a development extending beyond the boundary of the existing Centre to include a new food store and a new swimming pool and leisure facility. However a significant minority opposed redevelopment, mainly on the grounds of loss of open space and a view that the current Centre served the population well and does not need any expansion. A view expressed by some interested organisations was that the Council should not proceed with the development of a Masterplan in advance of the adoption of the DSP Plan.

51. In the light of this views expressed in the consultation it is recommended that the Council proceeds by further refining the section of the DSP Plan which refers to the Locks Heath District Centre in order to ensure that any future redevelopment is within the context of an appropriate planning policy framework. Further development scenarios will be developed showing how the regeneration of the District Centre could be achieved taking into account the results of the public consultation and the appropriate evidence, whilst continuing a constructive dialogue with interested parties.

Reference Papers:

Report to the Executive – 11 June 2012

Report to the Executive – 1 October 2012

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio: Strategic Planning and Environment
Subject: **Proposed Titchfield Parking Review**
Report of: Director of Planning and Environment
Strategy/Policy:

Corporate Objective: Maintain and extend prosperity

Purpose:

To seek the approval of the Executive to carry out a review of parking in the Square, Titchfield and to inform them of the process to be followed and funding required.

Executive summary:

The ward Member for Titchfield has requested that we investigate whether all-day parking in the Square, Titchfield potentially by individuals parking and then commuting elsewhere, is adversely affecting local businesses and use by local people. If problems are found to exist these could then potentially be resolved through parking restrictions. Appendix A contains a plan of Titchfield with the main parking areas highlighted.

This report sets out the process that would be necessary in order to carry out this review, including the following:

- (a) Discussion with the Titchfield Village Trust and local residents association, alongside informal discussion with local traders
- (b) Assessment of the nature and extent of any perceived problems
- (c) Survey work on the Square to assess the actual use of the parking spaces and to ensure any solutions later drawn up relate to a strong evidence base
- (d) Survey work in the car parks to ensure existing capacity is sufficient to absorb any displaced parking following the introduction of any further parking restrictions on the Square
- (e) Once the data has been analysed it will be possible to draw up potential solutions and carry out a public consultation on the proposals.

The total cost of the survey work will be in the order of £15,000.

Recommendation:

That the Executive approves the proposal to carry out a review of parking on the Square, Titchfield.

Reason:

This review will be of benefit to both local businesses and residents. Allowing better use of the existing parking spaces will enable more customers to access local shops and services, hence supporting the local economy.

Cost of proposals:

£15,000.

Appendices: Appendix A – Plan of Titchfield parking areas

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Proposed Titchfield Parking Review

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The Square, Titchfield currently contains a significant number of on-street parking bays that provide parking for businesses and residents. The bays are heavily used and there is a perception that long-stay users are restricting turnover and adversely affecting businesses by preventing customers from parking. There is a perception that groups of commuters may be parking in the Square in order to continue their journey in a single vehicle, hence reducing costs of parking in the town centre. If this is the case it is possible that a proportion of the available parking is being used for long-stay purposes by motorists who are neither accessing local facilities or residents of the Square.
2. It has therefore been requested that a review of parking provision in the area is carried out, with a view to defining whether the parking spaces on the Square are being used in the most appropriate way and whether current use patterns are adversely affecting local businesses. If it is apparent that the parking is not functioning in a way which benefits local businesses and residents potential solutions can be developed to change use patterns in order to encourage optimal use of the available spaces.
3. Appendix A contains a plan of Titchfield highlighting the Square, the Community Centre car park and Barry's Meadow car park.

PROPOSED REVIEW PROCESS

4. This section sets out the process that would be followed in order to carry out a review of the parking in the Square, Titchfield.

Informal dialogue with local residents and traders

5. Informal dialogue will be sought with the Titchfield Village Trust and local residents association in order to seek views on the proposed review and to advise that survey work will be being carried out in the Square and in the car parks. This will in the first instance take the form of a letter addressed to the relevant groups. This dialogue will help to scope the review and highlight issues that will require attention as part of it.
6. Similar dialogue would also be sought with local traders based in the Square as any changes to parking arrangements would be likely to affect their businesses. This will also take the form of a letter dropped in to all traders in the affected area. Again, this dialogue will be used to help scope the review and to inform the traders of the survey work that will be carried out.

Survey work

7. As part of the review process survey work will be needed to ascertain how the available on street spaces are used in order to inform any possible solution. The data gathered will need to include the following:
 - number of spaces occupied per hour
 - dwell time
 - turnover
 - journey purpose
 - journey origin
8. It is suggested that this information is gathered on at least two weekdays and on Saturday, as this is likely to cover the peak time for shoppers as well as weekday daytime users. The data will need to be collected between 08.00 and 18.00 in order to provide an adequate span of information. This work is likely to have a cost implication of up to £10,000 as it will require a professional parking survey supplier to be contracted to carry out the work.
9. Further restrictions placed on on-road parking in the Square could potentially shift parking from this area into the off-street car parks and nearby residential streets. Off-street car parks in Titchfield are not charged and may be able to absorb some displaced parking, depending on current use levels. In order to assess whether current car park capacity is adequate to absorb displaced parking a survey will need to be carried out into current levels of use and how many empty bays are generally available. This work should be carried out on the same days and for the same time period as the on-street survey work in order to provide comparable data. However, it may also be necessary to carry out an extra survey when the Titchfield Community Centre, Mill Street is active as this will also have an impact on the number of spaces available in one of the off-street car parks. This work will have a cost implication of up to £5,000.
10. Data gathered on dwell time in the Square will give an indication of how many motorists who currently park there would be likely to be displaced by any given parking restriction. This number can then be compared with the number of available bays in the off-street car parks to indicate whether capacity will be adequate. If capacity is not adequate it is likely that implications for nearby residential streets may be significant and that therefore further on-street restrictions may become necessary to address displaced parking.

11. It would also be beneficial to carry out some survey work into what on-street restrictions are currently active in the area in order to indicate whether there is on-street parking available closer to the Square than the off-street car parks. If this is the case, it is likely that motorists will attempt to park on-street before using the off-street car parks and this will have potentially negative implications for local residents. This work can be carried out by Fareham Borough Council officers and therefore does not add to the cost implication; however it will require resources from the Traffic and Design Manager.

Actions following survey work

12. Once adequate information has been gathered options can be developed by officers to potentially improve parking provision in the Square. What these options consist of will depend on use patterns revealed by the survey data.
13. Once options have been developed they will be presented to the Executive portfolio holders for Strategic Planning and Environment and Public Protection and other interested parties before a decision is taken on what the most appropriate course of action might be.
14. Once a decision has been taken and actions decided upon, local residents and businesses will be consulted on the proposed measures.

RISK ASSESSMENT

15. There are no significant risks associated with these proposals.

FINANCIAL IMPLICATIONS

The review is likely to incur costs of approximately £15,000 due the survey work required. This will be met from the Council's spending reserve.

CONSULTATIONS

16. Consultation will be carried out with both local residents and businesses as part of the review process, as outlined above.
17. If parking restrictions or other measures are considered necessary and are progressed, these will also be subject to consultation as part of the implementation process.

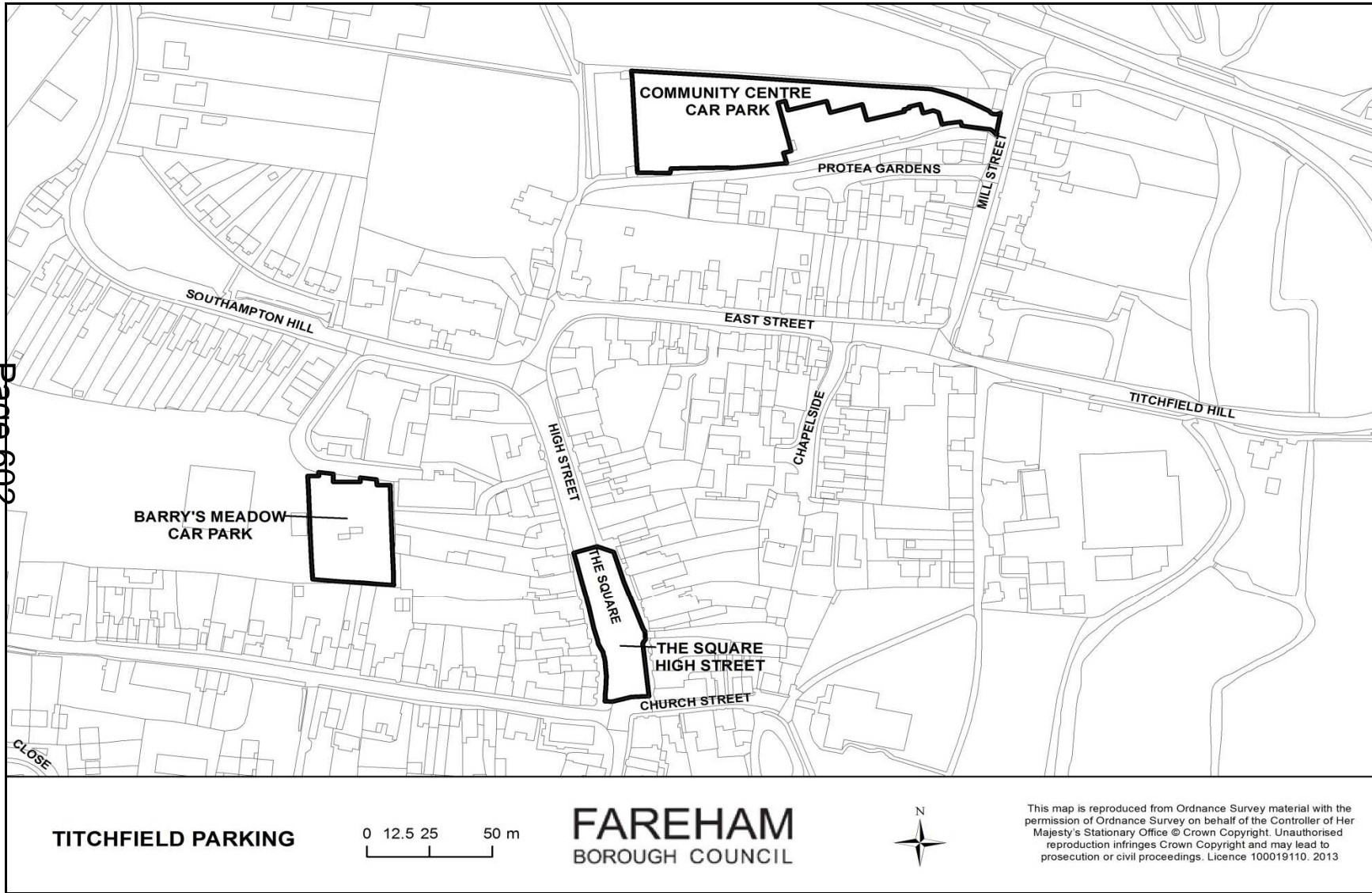
CONCLUSION

18. There is currently a perception that the on-street parking bays in the Square, Titchfield are not being used in a way which benefits the local community. The review process outlined above will enable Fareham Borough Council to ascertain whether this is in fact the case and if so what is causing the problem.
19. The survey data will enable the Council to make fully informed decisions regarding potential solutions and hence avoid implementing measures which will either be ineffective or make the problem worse. It is extremely important that an adequate data-set is established in order to ensure that funds are not wasted on schemes which are not required and that all schemes represent value for money.

Reference Papers: None

Appendix A – Plan of the main parking areas in Titchfield village centre

Page 602



Contact: Rosemary Fletcher, Principal Transport Planner
E-mail – rfletcher@fareham.gov.uk (Tel: 01329 822373)

xpt-130415-r13-rfl

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Policy, Strategy and Finance
Subject:	Council Tax Support Exceptional Hardship Fund Policy
Report of:	Director of Finance and Resources
Strategy/Policy:	
Corporate Objective:	Build strong and inclusive communities. A dynamic, prudent and progressive Council.

Purpose:

To seek Executive approval for the draft Council Tax Support Exceptional Hardship Fund policy as set out in Appendix A.

Executive summary:

In accordance with the Welfare Reform Act and the Local Government Finance Act, Fareham Borough Council has adopted a local Council Tax Support scheme to replace Council Tax Benefit from 1 April 2013. As detailed in the report presented to Full Council at their meeting of 24 January 2013, it was acknowledged that some residents could face extreme hardship as a result of the reduction in levels of Council Tax support. As a result it was agreed that a Hardship Fund should be introduced to provide limited, short term assistance to those affected and funding of £83,000 was approved.

Following Full Council's approval of the local Council Tax Support scheme, officers have developed an Exceptional Hardship Fund policy with the following objectives:

- Allow a short period of time for someone to adjust to unforeseen short term financial circumstances and to enable them to "bridge the gap" during this time, whilst the applicant seeks alternative solutions
- Support people in managing their finances
- Help customers through personal crises and difficult events that affect their finances
- Prevent exceptional hardship
- Support those who are trying to help themselves financially

Recommendation:

That the Executive approves the draft Council Tax Support Exceptional Hardship Policy as set out in the report for implementation with effect from April 2013.

Reason:

To introduce a Hardship Fund as supported by Full Council at its meeting of 24 January 2013 to provide short term assistance for those customers facing extreme hardship as a result of the changes to Council Tax Benefit from 1 April 2013

Cost of proposals:

The proposal to introduce a Hardship Fund was taken into account when setting the general budgets for 2013/14

Appendix A: [Draft Council Tax Support Exceptional Hardship policy](#)

Background papers: None

Reference Papers: [Report to the Executive for Decision, 7 January 2013](#)
[Report to Council, 24 January 2013](#)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Council Tax Support Exceptional Hardship Fund Policy

Briefing by: Director of Finance and Resources

Portfolio: Policy, Strategy and Finance

INTRODUCTION

1. In the 2010 Spending Review, the Government announced that it would reduce spending on Council Tax Benefit by 10% through the abolition the national arrangements for working age claimants and devolving the responsibility to design a scheme to the local billing authorities from April 2013.
2. Legislation was passed following royal assent of the Local Government Finance Act and Fareham Borough Council's Local Council Tax Support scheme was approved by Full Council on 24 January 2013.
3. The burden of the cut in funding for support fell upon our 1940 working age claimants and recognising that this could lead to exceptional financial hardship for some of these residents, Full Council also supported the introduction of a Hardship Fund to provide limited short term assistance and agreed an amount of £100,000 be made available.
4. In December 2012, the Government announced it would make available £100 million to support local authorities in developing "well-designed council tax support schemes and maintain positive incentives to work".
5. By choosing to amend the elements of our local scheme for a period of one year (removing the "band C" cap and increasing the maximum level of support from 80% of a claimant's Council Tax liability to 91.5%), the Council was able to secure this transitional funding from the Government
6. The cost of amending the local scheme to meet the criteria for funding was not fully met by the Government grant therefore £17,000 was set aside from the budget earmarked for the Hardship Fund on the basis that the transitional scheme for 2013/14 would be more generous than the core scheme.

EXCEPTIONAL HARDSHIP FUND POLICY

7. Following Full Council's approval of the local Council Tax Support scheme, officers have developed an Exceptional Hardship Fund policy which can be seen at Appendix A.
8. The key features of the Hardship Fund are:
 - Exceptional Hardship Fund payments are paid under the terms of S13a of the Local Government Finance Act 1992; payments are a discretionary discount and not payments of Council Tax Support.
 - Payments will only be available from 1 April 2013 and will not be available for any other debt other than outstanding Council Tax
 - The operation of the Fund will be at the sole discretion of the Council and will be administered by the Revenues and Benefits Service
 - There is no statutory entitlement to payments from the Fund although the Council will consider all requests for assistance
 - Each case will be treated on its own merits and all customers will be treated fairly and consistently
 - Exceptional Hardship Fund payments are designed to provide short-term assistance whilst the customer puts alternative solutions in place
9. Many of the 1,940 residents affected by the reduction in Council Tax support will also be subject to reductions in Housing Benefit from April 2013 due to the introduction of the Social Sector Size Criteria (Spare Room Subsidy) and the Benefits Cap. For some, this will mean they will be contributing towards their rent and Council Tax for the first time. Therefore the Council has entered into an agreement with Fareham Citizens Advice Bureau to provide an improved (to that already in place) money advice service which will aim to equip claimants with the necessary budgeting skills to ensure that essential expenses such as rent and Council Tax are met within the reduced level of benefits.
10. Therefore, all claimants who make a request for a Hardship Fund payment will be expected to engage fully with the Citizens Advice Bureau. The Revenues & Benefits Service will administer the operation of the Fund and as part of the decision making process, will consider the level to which claimants have engaged with the Citizens Advice Bureau and implemented the recommendations made to them.
11. Awards from the Hardship Fund will be in the form of a one-off "payment" made directly into the claimant's Council Tax account, thus reducing the amount of Council Tax due. No payment will be made in cash to the claimant nor will it exceed a value equal to 12 weeks of their net Council Tax liability.

RISK ASSESSMENT

12. It is expected that the pressure placed upon this fund both in terms of financial demand and administrative functions will be within budget. Regular monitoring of spend and resource allocation will be undertaken.

FINANCIAL IMPLICATIONS

13. The cost of introducing a hardship fund and extending the existing Money Advice facility was taken into account when the general budgets for 2013/14 were set.

CONSULTATIONS

14. The proposals for introducing a Hardship Fund and extended Money Advice was included in the Council Tax Support consultation exercise carried out during October and November 2012 and were reported to the Executive at its meeting of 7 January 2013 and to Full Council at its meeting of 24 January 2013.

CONCLUSION

15. The impact of the Government's welfare reforms will mean that some claimants will struggle to pay their Council Tax. The provision of short term financial support & money advice to those facing exceptional hardship as a consequence of the reforms will safeguard against the build up of Council Tax arrears and associated recovery action whilst allowing claimants time to re-align their budgets.

This page is intentionally left blank

FAREHAM

BOROUGH COUNCIL

COUNCIL TAX SUPPORT
EXCEPTIONAL HARDSHIP FUND POLICY
2013/14

Contents

Introduction	3
Purpose of this Policy.....	3
Policy Objectives.....	3
Key Features of the Exceptional Hardship Fund	4
Requesting an Exceptional Hardship Fund payment.....	5
Awarding an Exceptional Hardship Fund payment.....	5
Notification of an Exceptional Hardship Fund payment	6
Changes in the customer's circumstances	6
Overpaid Exceptional Hardship Fund payments.....	7
Appeals.....	7
Fraud	7
Legislation.....	7
Monitoring and review	8
Appendix A	9

Introduction

Fareham Borough Council recognises the importance of protecting our most vulnerable customers from the effects of the change in the laws relating to Council Tax and has therefore designed our Council Tax Support scheme to take account of the various statutes that currently protect vulnerable people, including the Equality Act 2010.

The Council has set up an Exceptional Hardship Fund to assist our customers who are in receipt of Council Tax Support and are facing 'exceptional hardship' as a result of the abolition of Council Tax Benefit. The Exceptional Hardship Fund will be available to any customer whose award of Council Tax Support does not meet 100% of their Council Tax liability (after taking into account any appropriate discounts and non-dependant deductions).

This policy has been created to ensure that any extra protection is offered on a fair and consistent basis, and is available to those customers most in need because they are unable to improve their financial situation in the short term. The Council accepts that changes to the level of support generally could cause financial hardship, and whilst not defined in this policy, 'exceptional hardship' should be considered as 'hardship beyond that which would normally be suffered'.

The Exceptional Hardship Fund is locally funded and any offers of support are at the sole discretion of Fareham Borough Council.

Purpose of this Policy

The purpose of this policy is to specify how the Council will operate the scheme, provide details of the application process and indicate a number of factors, which will be considered when deciding if an Exceptional Hardship Fund payment can be made.

It should be noted that where the Council has a discretionary power, it must not restrict its discretion by having a set of rules that are inflexible. Each case must be considered on its own merits, determined within the budget provided and administered under the framework set out in this policy.

Policy Objectives

The Council will seek through the operation of this policy to:

- Allow a short period of time for someone to adjust to unforeseen short-term financial circumstances and to enable them to “bridge the gap” during this time, whilst the applicant seeks alternative solutions
- Support people in managing their finances
- Help customers through personal crises and difficult events that affect their finances.

- Prevent exceptional hardship
- Support those who are trying to help themselves financially

Key Features of the Exceptional Hardship Fund

The key features of the Exceptional Hardship Fund are as follows:

- Exceptional Hardship Fund payments are paid under the terms of S13a of the Local Government Finance Act 1992; payments are a discretionary discount and not payments of Council Tax Support.
- Payments will only be available from 1 April 2013 and will not be available for any other debt other than outstanding Council Tax
- The operation of the Fund will be at the sole discretion of the Council and will be administered by the Revenues & Benefits Service
- There is no statutory entitlement to payments from the Fund although the Revenues & Benefits Service will consider all requests for assistance
- Each case will be treated on its own merits and all customers will be treated fairly and consistently
- Exceptional Hardship Fund payments are designed to provide short-term assistance whilst the customer puts alternative solutions in place, and
- All customers will be expected to engage with the Revenues & Benefits Service and Fareham Citizens Advice Bureau (designated Budgeting and Benefits Case Work Advisor) and provide the required evidence to support their request for assistance

Exceptional Hardship Fund payments cannot be awarded for the following circumstances:

- Where the full Council Tax liability is being met by Council Tax Support
- Where the Revenues & Benefits Service considers that there are unnecessary expenses/debts etc which the customer has not taken reasonable steps to reduce
- For any other reason, other than to reduce Council Tax liability
- To reduce any Council Tax Support recoverable overpayment
- To cover Council Tax arrears from any previous year.
- Where appropriate supporting evidence has not been provided and advice has not been sought from the CAB;

Requesting an Exceptional Hardship Fund payment

Customers who consider themselves as being in exceptional hardship and therefore wish to apply for additional financial support should contact the Revenues & Benefits Service to give details of the financial hardship they are experiencing which limits their ability to meet their Council Tax liability. The Revenues & Benefits Service will ensure that all relevant discounts, exemptions and reductions have been granted to ensure the Council Tax liability is correct. The Revenues & Benefits Service will also consider changing the payment methods, re-profiling Council Tax instalments or setting alternative payment arrangements in order to make them affordable for the customer. If it still appears that additional financial support is required, then the following steps will then be taken:

- The Revenues & Benefits Service will gather basic information about the customer's income and expenditure
- If it appears that the granting of additional financial assistance is appropriate, then the Revenues & Benefits Service will advise the customer of this and make a formal referral to the Citizens Advice Bureau Case Work Advisor
- Following the completion of the Citizens Advice Bureau budget sheet (see Appendix A), the Case Work Advisor will work with the customer to produce a Financial Statement, prioritise their debts and discuss the options available to them to enable them to manage their finances more effectively
- The Case Work Advisor will make a recommendation to the Revenues & Benefits Service and provide supporting evidence
- The Revenues & Benefits Service will decide whether or not to make an Exceptional Hardship Fund payment, and how much any payment might be

Awarding an Exceptional Hardship Fund payment

When making a decision the Revenues & Benefits Service will consider:

- The shortfall between Council Tax Support and Council Tax liability
- The difficulty experienced by the customer that prohibits them from being able to meet their Council Tax liability, and the length of time this difficulty will exist
- The steps taken by the customer to implement the recommendations made to them by the Citizens Advice Bureau Case Work Advisor
- The personal circumstances, age and medical circumstances (including ill health and disabilities) of the customer, their partner and any dependants and any other occupants of the customer's home
- The exceptional nature of the customer and/or their family's circumstances that impact on finances

Requests for assistance may be refused, or the level of award reduced, if:

- The Revenues & Benefits Service does not consider the customer's circumstances to be exceptional
- The customer has failed to engage fully with the Citizens Advice Bureau Case Work Advisor or comply with any recommendations made
- The Revenues & Benefits Service considers that the customer can make financial savings in other areas of expenditure or outgoings
- The customer's expenditure is considered unreasonable or excessive in any area

These lists are not exhaustive and other relevant factors and special circumstances may be considered to achieve fair and consistent application of this policy.

Awards will be in the form of a one off "payment" made directly into the customer's Council Tax account, thus reducing the amount of Council Tax due. No payment will be made in cash to the claimant, or exceed a value equal to 12 weeks of the customer's Council Tax liability (after taking into account any appropriate discounts and non-dependant deductions).

An Exceptional Hardship Fund payment may be less than the difference between the Council Tax liability and the amount of Council Tax Support paid.

A payment from the Exceptional Hardship Fund does not guarantee that a further payment will be made at a later date, even if the customer's circumstances have not changed.

In any event, the total granted to a customer in a single financial year will not exceed a value equal to 12 weeks of the customer's Council Tax liability (after taking into account any appropriate discounts and non-dependant deductions)

Notification of an Exceptional Hardship Fund payment

The Revenues & Benefits Service will notify the outcome of each application for Exceptional Hardship Fund awards in writing. The notification will include the reason for the decision and advise the customer of their appeal rights.

Changes in the customer's circumstances

The Revenues & Benefits Service may revise an award from the Exceptional Hardship Fund where the customer's circumstances have changed resulting in either an increase or a reduction in their Council Tax Support entitlement

All customers who receive a payment from the Exceptional Hardship Fund are required to tell the Revenues & Benefits Service of any changes in circumstances that may be relevant to their on-going claim for Council Tax Support and provide documentary evidence where requested.

Overpaid Exceptional Hardship Fund payments

Overpaid Exceptional Hardship Fund payments will be recovered directly from the customer's Council Tax account, thus increasing the amount of Council Tax due. Overpayments may occur where the Revenues & Benefits Service has made a payment from the Fund (or a higher payment that it might otherwise have done) as a result of false, inaccurate, incomplete or misleading information provided by the customer (or by another person on the applicant's behalf or at their request), or as a result of an administrative error by the Revenues & Benefits Service.

Appeals

As payments under the Exceptional Hardship Fund are entirely discretionary there is no right of appeal to external bodies, such as the Valuation Tribunal Service. However if the customer is not satisfied with the Revenues & Benefits Service decision then an appeal can be made within one month of notification. That appeal must state reasons for the disagreement with the decision and provide evidence of income or expenditure different to that considered at the first decision.

The Director of Finance & Resources will consider the case and respond in writing within one month of the appeal.

Fraud

The Council is committed to protecting public funds and will ensure that any financial assistance awarded through the Exceptional Hardship Fund is only to those who have a true need for it.

Where a customer has failed to provide information or has knowingly supplied false or misleading information, the Council reserves the right to investigate any alleged offences, to levy penalties in accordance with the law and to prosecute anyone who has committed a criminal offence.

Legislation

The following legislation and regulations are relevant to the Exceptional Hardship Fund

- The Local Government Finance Act 2012
- The Local Government Finance Act 1992
- The Child Poverty Act 2010
- The Equality Act 2010
- The Housing Act 1996
- The Council Tax Reduction Schemes (Prescribed Requirements)(England) Regulations 2012

- Fraud Act 2006

Monitoring and review

Exceptional Hardship Fund applications and outcomes will be reported to the Head of Revenues & Benefits every month.

Periodic statements will be produced for the Director of Finance and Resources in order to monitor the payments made from the Fund.

The Exceptional Hardship Fund scheme will be kept under review to ensure that it remains fair, equitable and affordable.

Client Budget Sheet

INCOME		£	Period
Salary/Wages			W/M/Q/A
	Client's salary or wages (take home)		
	Partner's salary or wages (take home)		
	Other income		
	Other income		
Other income	Maintenance or child support		
	Boarders or lodgers		
	Non-dependant contributions		
	Student loans and grants		
	Other		
Benefits	JSA (income based)		
	JSA (contribution based)		
	Income Support		
	WTC		
	CTC		
	Child Benefit		
	Incapacity benefit/SSP/ESA		
	DLA/AA		
	Carer's allowance		
	Housing benefit		
	Council tax benefit		
	Other (eg maternity Allowance/SMP)		
	Other		
Pensions	State pension		
	Private or work pension		
	Pension credit		
	Other		
ASSETS	House or flat		
	Total value of property(ies)		
	Mortgage outstanding		
	Secured loans outstanding		
	Other assets		

	Value of Vehicle(s) less HP outstanding		
	Savings		
	Other assets		
	Total Income	£	

EXPENDITURE		£	Period
Essential expenditure	Rent		
	Ground rent and service charges		
	Mortgage		
	Secured Loan		
	Mortgage endowment and MPPI		
	Building and contents insurance		
	Pension and life insurance		
	Council Tax		
	Gas		
	Electricity		
	Water		
	Other utilities (coal oil, calor gas)		
	TV licence		
	Magistrate's court fine		
	Maintenance or child support		
	Hire Purchase/conditional sale		
	Childcare costs		
	Adult care costs		
	Other		
	Other		
Phone	Home Phone		
	Mobile Phone		
	Other		
Travel	Public Transport (work, school etc)		
	Other (taxis)		
	Car insurance		
	Road tax		
	Fuel (petrol, Diesel, oil)		
	MOT and car maintenance		

	Breakdown or recovery		
	Parking charges or tolls		
	Other		
Housekeeping	Food and milk		
	Cleaning and toiletries		
	Newspapers and magazines		
	Cigarettes and tobacco		
	Alcohol		
	Laundry and dry cleaning		
	Clothing and footwear		
	Nappies and baby items		
	Pet food		
	Other		
Other expenditure	Health (dentist, glasses, prescriptions)		
	Repairs/house maintenance		
	Hairdressing/hair cuts		
	Cable/Satellite and internet		
	TV Video and other rentals		
	School meals/work meals		
	Pocket money/school trips		
	Lottery and pools		
	Hobbies/sport/leisure		
	Gifts		
	Vet bills		
	Other		
	Total Expenditure	£	

Total Income (page 1)	
Total outgoings (page 2)	
Surplus income	

PLEASE ENSURE YOU BRING IN THE LATEST STATEMENTS / LETTERS FROM ALL CREDITORS LISTED BELOW

Priority Debts

Who is the money Owed to?	Type of debt e.g. council tax, rent, mortgage, court fine	Reference No	Amount owed and any repayment offer already arranged
Total	£		

Non Priority Debts

Who is the money Owed to?	Type of debt e.g. overdraft, credit card, loan, store card	Reference No	Amount owed
Total	£		

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Policy, Strategy and Finance
Subject:	Outline Infrastructure Funding Strategy for the New Community North of Fareham
Report of:	Director of Finance and Resources
Strategy/Policy:	Fareham Borough Council Local Plan
Corporate Objective:	Maintain and extend prosperity Leisure for health and fun A balanced housing market Strong and inclusive communities Dynamic, prudent and progressive Council

Purpose:
To seek endorsement for the outline Infrastructure Funding Strategy (IFS) for the New Community North of Fareham (NCNF), prepared by the Council's consultants (GVA Financial Consulting) and to agree the focus of the second phase of work to prepare the detailed IFS by Autumn 2013.

Executive summary:
The NCNF Infrastructure Funding Strategy will form an important part of the evidence base to support the final NCNF Plan at Examination; when combined with the outcomes of work already underway to prepare an Infrastructure Delivery Plan and economic viability appraisal it will help demonstrate the deliverability of the new community.

At this stage the Council's consultants have prepared an outline IFS that includes a range of options that could be available to the Council, other public sector partners and the prospective developers, including recommendations on which of these should be pursued further in phase two of this work (preparation of the detailed IFS). The outline IFS is now recommended to the Executive for approval, to be published as part of the evidence base to support the proposed public consultation on the emerging NCNF Plan (the subject of a separate report in the agenda for this meeting).

Recommendations:
That the Executive:

- (a) Supports the outcomes of the Outline Infrastructure Funding Strategy report as summarised in Appendix A to this report,
- (b) Agrees to the publication of the Outline IFS alongside the NCNF Plan as one of the supporting documents for the proposed 6 week public consultation; and

Reason:

To provide supporting evidence for the proposed consultation on the draft NCNF Plan proposed elsewhere on this agenda and to agree the focus of phase 2 of the work to prepare the detailed IFS for the NCNF that will be submitted as evidence to the Examination of the Plan.

Cost of proposals:

The costs of preparation of the IFS are covered within existing budgets.

Appendix A Extract from Outline Infrastructure Funding Strategy

Table 8.1 Assessment of opportunities for public support on the NCNF development

Recommendations and Action Plan

Background papers:

NCNF Outline Infrastructure Funding Strategy report

Reference Papers:

NCNF Infrastructure Funding Position Statement – published by FBC in 2011

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: New Community North of Fareham - Outline Funding Strategy for Infrastructure

Briefing by: Director of Finance and Resources

Portfolio: Policy, Strategy and Finance

INTRODUCTION

1. The proposed new community of c 6,500 homes and employment of up to 78,650 sqm will require substantial new infrastructure including transport links to the M27, improvements to the motorway junction, green infrastructure, a secondary school, three primary schools, community and health facilities, waste and recycling facilities, water supply, waste water treatment and sewerage, energy, heat generation and its distribution and telecommunication infrastructure.
2. While assessment of the precise infrastructure requirements and viability work is on-going, the scale of infrastructure required will inevitably present challenges for overall viability and/or development cash-flow. On the basis of the early findings of the on-going development viability work for the new community, the Council remains confident that a viable and deliverable plan can be achieved. Nevertheless, the challenge posed by the current weakness in the housing market is acknowledged.
3. Therefore, the Council agreed to supplement the work on infrastructure requirements with the preparation of an Infrastructure Funding Strategy (IFS), in particular to assess the options for public sector support for the provision of the NCNF infrastructure requirements (including affordable housing). GVA Financial Consulting were appointed to prepare the IFS, working closely with the consultants (GVA and AECOM) who are undertaking the assessments of viability and infrastructure requirements. The first stage of IFS work is the preparation of an outline IFS, through which the Council can consider the emerging options and agree the direction of travel for phase 2 of the work. Phase 2 will produce a detailed IFS by Autumn 2013, having an on-going regard to infrastructure requirements, prioritisation, viability and funding.

4. The final, detailed IFS will present a robust and credible infrastructure funding strategy to support the final NCNF Plan at Examination. Together with the Infrastructure Delivery Plan and economic viability appraisal it will help demonstrate the deliverability of the proposal.

INFRASTRUCTURE REQUIREMENTS

5. The planning for the new community has been developed using a wide range of evidence sources, including the concept master-planning, a first stage assessment of infrastructure, and on-going site development viability work.
6. The initial assessment of infrastructure requirements has taken into account the emerging concept masterplan for the development as well as the various legislative requirements and policy aspirations for the new community. Overall this infrastructure planning has allowed an initial position to be set out in the outline Infrastructure Delivery Plan and draft NCNF plan on infrastructure requirements, costs, thresholds for delivery and expected timescales for when it is required.
7. At this point, the infrastructure identified in the Infrastructure Delivery Plan is considerable and the cost of infrastructure delivery, inevitably, is not spread evenly across the development period with significant investment required in the early stages.

FUNDING OPTIONS

8. As stated in the Council's 2011 Infrastructure Funding Position Statement, the starting point for infrastructure funding will be developer funding;

"The Council is clear that the developer must pay its fair share of infrastructure costs either through direct provision or through planning obligations (section 106) and the new Community Infrastructure Levy (CIL). The Council expects that together these will form the largest single contribution to infrastructure investment."

9. Nonetheless, the scale and phasing of these requirements will inevitably present challenges for overall viability and/or development cash-flow. Those challenges will need to be addressed in a number of ways including: prioritisation of infrastructure requirements; appropriate phasing infrastructure delivery; and (as recognised in the 2011 Position Statement) "a joint long term, innovative and more risk-tolerant approach to the delivery and funding of infrastructure, involving a range of partners including the developer and the County Council." The outline IFS seeks to progress this approach by identifying options and recommending the next steps towards preparation of a detailed IFS.

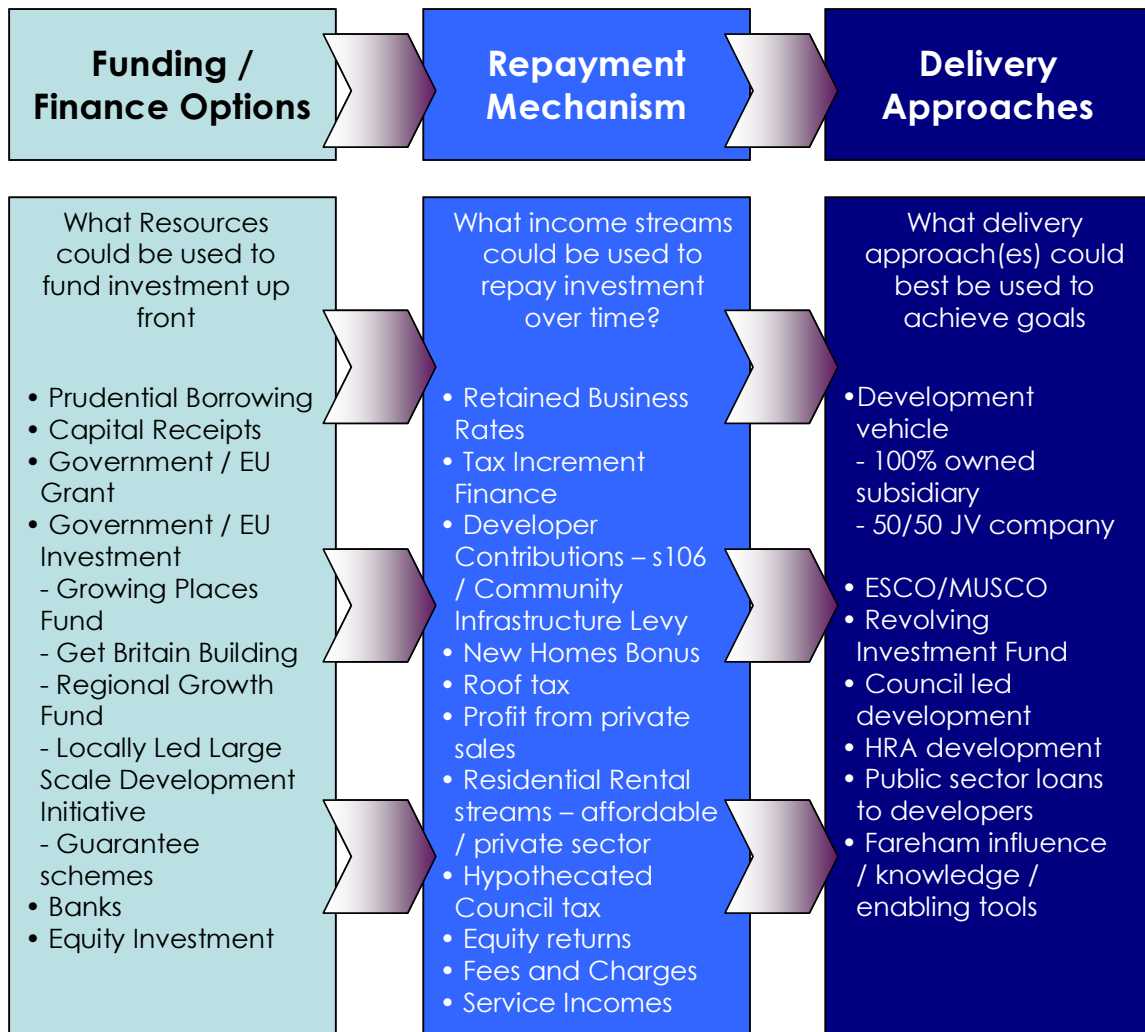
Grants/third party funding

10. With the onset of austerity in public finances, public sector grant funding has become increasingly scarce and, at this stage, is not forecast to make a substantial contribution to meeting the costs of infrastructure provision for the NCNF. Nonetheless, as set out in the 2011 Position Statement, it will be important for the Council and its partners to ensure it is well placed to bid for any such opportunities if and when they arise. For example, some EU funded grant programmes remain available (e.g. for environmental projects, schools and transport projects associated with the Trans European Network, which includes the relevant stretch of the M27) and there remain some UK Central Government grant programmes (e.g. for transport).
11. The Council and the prospective developers are also recommended (in chapter 7 of the outline IFS) to explore the potential for third party delivery of some infrastructure items including:
 - Offsite utilities reinforcement, which should be provided by utility companies through their 5-year investment planning cycle and regulatory controls.
 - Schools, in partnership with the County Council, with the possibility of EU funding on a Hampshire-wide basis.
 - Residential care/supported accommodation, for which the Council and County Council should explore the potential for self-funded private sector provision.

Public sector and other investment options

12. With the rapid contraction in grant funding, public sector support is increasingly being made available in the form of loans, guarantees (with appropriate security) or other forms of repayable public sector investment (such as equity or joint ventures). The four key sources of such support are:
 - Local Authorities;
 - Central Government;
 - Public Sector Pension Funds; and
 - European Union.
13. With recent announcements in the Budget and the government's response to the Heseltine Review it is also clear that Local Enterprise Partnerships will have a substantially increased role in, and influence over, central government support mechanisms in particular.
14. Such public sector support mechanisms tend to operate in two principle modes (often both at the same time): reducing the costs of securing private sector finance by reducing the risks associated with the development (and hence either bridging any viability gap or enabling the development to fund infrastructure further down the prioritised list of requirements); and/or enabling earlier provision of certain infrastructure items than the development would otherwise be able to support.

15. With any kind of investment (public or private) a strategy is required for repayment of the investment: i.e. one or more income streams from the development. Such sources could include: direct contributions from the developers (such as section 106 and Community Infrastructure Levy); government sources (such as New Homes Bonus); locally retained business rates; direct returns on the development (e.g. sales/rental of houses etc); other grant income; distinct and separate service organisations (e.g. MUSCOs, ESCOs, etc); or “PFI-style” arrangements such as Shadow Tolls. This approach is summarised in the figure below:



16. The advantages (including likely scale of support) and disadvantages (including risks) of the various options are set out in more detail in chapters 5 and 7 of the outline IFS.

Affordable Housing

17. Affordable housing is the single largest “infrastructure” burden on the NCNF development and, given the scale of affordable housing likely to be delivered, it is also likely that the Council and the developers will want to spread the risks associated with provision of affordable housing by adopting a range of different approaches to its delivery. Chapters 6 and 7 of the outline IFS describe and assess a range of options (in addition to traditional approaches with registered providers) that could be available to the Council and/or the developers for the NCNF. These include:

- Self-development by the Council on land provided by the developers through the section 106 agreement.
- A range of Local Housing Company options.
- Local authority guaranteed purchases and/or charge over land supported guarantees.
- Overage arrangements (where threshold land values trigger either payments of commuted sums or increased on-site delivery).
- Joint Venture approaches with registered providers, developers and/or other local authorities.
- Third party funding of affordable housing on land provided through the section 106 agreement.
- Self-build or custom-build schemes.

ASSESSMENT OF OPTIONS AND NEXT STEPS

18. The advantages (including scale of support) and disadvantages (including risks) of the various options are set out in more detail in chapters 7 and 8 of the outline IFS. Appendix A to this report provides a table along with the recommendations for the next steps the Council should take in respect of each option with categorisations as follows:

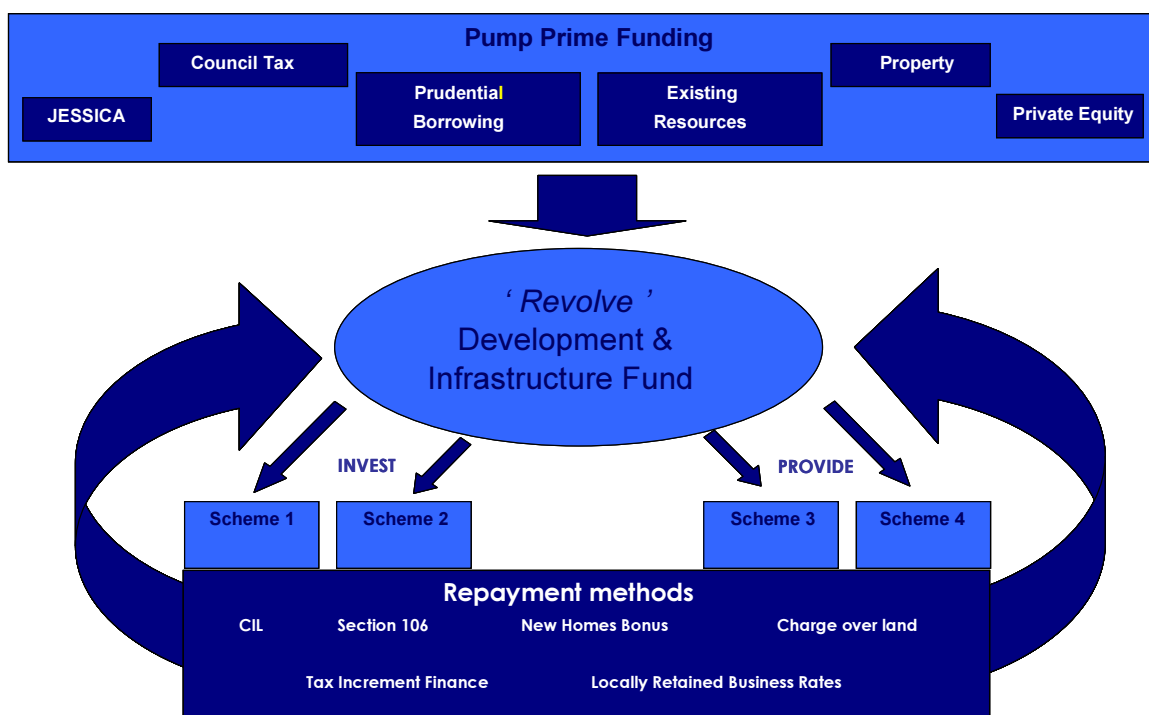
- “Green” – to be actively explored further. This includes:
 - Grant funding: with a particular emphasis on the upgrade to M27 junction 10, including possible EU funding.
 - Locally led large scale housing delivery funding
 - LEP funding (including Growing Places Fund and Regional Growth Fund): particularly important post-2015 when the government intends to bring these and other funding streams together and give LEPs significantly more control over them.
 - Engagement with utilities to ensure inclusion of off-site reinforcement in their nationally funded 5 year investment plans.
 - Third party funding of schools: to be pursued with the County Council and LEP, including exploration of EU funding.
 - Third party funding for residential care: the potential for this to be explored in discussion with the County Council and others.
 - Council (FBC and possibly HCC) support to help reduce risk, increase access to finance and/or accelerate delivery of specific infrastructure. After further exploration (including with the County Council) the Council will need to determine its appetite for risk in this regard.

- New Homes Bonus: including as a potential mechanism to support borrowing.
- Community Infrastructure Levy: including as a potential mechanism to support borrowing.
- Local Authority guaranteed housing purchase: to reducing financing costs.
- Local Housing Company and possible joint venture(s) with other authorities and/or registered providers.
- MUSCO/ESCO: as yet unproven approaches but with the potential to generate significant income streams to support borrowing and/or to underpin on-going maintenance liabilities. Some soft market testing is required to establish whether this should be pursued in more detail, and by whom.
- Self-development of affordable housing: the appetite for provision of land through the section 106 agreement will be critical in this regard.
- Revolving Infrastructure Fund(s): see below.
- “Amber” – to be explored further as potential options if required and/or if suitable (following further exploration). This includes:
 - EU funding: may require a Hampshire-wide approach and there is the obstacle of match funding requirements, including for energy, environmental, schools and transport projects.
 - Business rates retention (renewable energy): with the potential to retain 100% of business rates from renewal energy sites this should be explored as a potential way to support borrowing for renewable energy schemes in the NCNF.
 - Overage agreements to trigger increase provision or commuted payments for affordable housing when/if threshold land values are achieved (links delivery with the success of the development).
- “Red” – not to be pursued further at this stage but kept under review in the light of changes to the policy or funding environment and/or the needs of the development. This includes:
 - Business rates retention (general): this is unlikely to be a suitable source of income (e.g. to support Council borrowing) until at least after the first reset in 2020.
 - Joint Venture Development: initial discussions suggest there is little appetite for this from the landowners and the risks to the council could be very high.

19. It is readily apparent that there is no one approach that can (or should) be employed to ensure deliverability of the infrastructure required for the NCNF; a combination of mechanisms is very likely to be required and desirable (e.g. for spreading risk). One approach to coordinating and combining a number of approaches would be to establish a revolving infrastructure fund (as envisaged in the Council’s 2011 Position Statement and discussed in chapter 9 of the outline funding strategy). Criteria for establishing and operating such a fund will be developed in phase 2 (preparation of the detailed IFS) but could include:

- Ability to generate revolving returns that fund multiple schemes over time.
- Maximising the opportunity for investment from the private sector early in the establishment of any funding mechanism.
- Ability to utilise the Council's powers, income streams and borrowing capacity to facilitate the delivery of infrastructure provided a clear business case can be established.
- Ability to utilise the Council's assets to support a funding mechanism provided it is supported by a robust business case.
- Maximising the potential investment of other public sector bodies, such as the LEP, the County Council, European Investment Bank (EIB), and other grant investment approaches from the UK Government.
- Fast implementation of the chosen solution to ensure the funding mechanism can be put in place in the short term.

20. This approach is illustrated in the diagram below:



21. In considering the arrangements for such a fund, it will be appropriate to consider the opportunities for making use of existing similar arrangements. This will require discussion with a range of partners, in particular the Solent LEP and Hampshire County Council.

22. The Executive is asked to endorse the outline IFS findings and agrees the next steps recommended in the report (as detailed in Appendix A to this report). Phase 2 of the development of the IFS will progress these next steps (where appropriate), in particular in the light of any changes to the emerging viability assessment and Infrastructure Delivery Plan (including decisions on prioritisation). The intention is to engage a range of key stakeholders in the phase 2 including the key landowners, LEP, HCC, HCA, Highways Agency, and Registered Providers. The final detailed IFS will be fully quantitative and form a coherent package with the Infrastructure Delivery Plan and Viability Assessment when presented to the Examination of the NCNF Plan.

FINANCIAL IMPLICATIONS

23. The costs of preparation of the IFS are covered within existing budgets.
24. The outline IFS provides a direction of travel for further exploration, and this will take place during 2013, with a detailed report being presented to the Executive in the Autumn, when the work is concluded. It is at this second stage that the Strategy will set out the headline financial implications for the Council, but each mechanism will be subject to further very detailed modelling and review before any commitment is made.

CONCLUSION

25. The outline IFS has identified a wide range of options for funding infrastructure for the NCNF, including the potential for public sector support of various kinds. These have been categorised according to their potential and associated risks and the next steps for each has been identified. The Executive is recommended to endorse the outline IFS findings and agree the recommended next steps

Reference Papers:

NCNF Infrastructure Funding Position Statement – published by FBC in 2011

Extract from Outline Infrastructure Funding Strategy

Table 8.1 Assessment of opportunities for public support on the NCNF development
Recommendations and Action Plan

[\(Separate attachment\)](#)

This page is intentionally left blank

8.

Funding Streams

- 8.1 Table 8.1 sets out each of the funding streams identified in this report and looks at the advantages and disadvantages of each approach. It also recommends next steps to those funding streams that may be applicable to the project.
- 8.2 To aid the reader a red/amber/green colour code has been used to identify applicable funding streams as per Figure 8.2 below.

Figure 8.1 – Traffic light assessment of opportunities

The Council and its partners should actively pursue this as funding route that will help to enable the development.
The Council and its partners should consider this as an opportunity that may be used to access public sector support.
The Council and its partners should consider this opportunity however; timescales or likelihood of success may limit its application at this time.

Table 8.1 – Assessment of opportunities for public support on the NCNF development

	Advantages	Disadvantages	Next Steps
Grant Funding	<ul style="list-style-type: none"> • If any grant is available for the Development, the Council and its partners should ensure that the priorities of the scheme are flexible enough to meet its objectives. • There are currently grant allocations available for transport delivery. The Council and its partners should attempt to access this for development of the M27 Junction and delivery of any off-site road improvements. • EU funding can be in the form a grant where delivery of key pan-Europe objectives is achieved; however, this is less common. Previously, these have included job creation, renewable energy and areas affected by blight. 	<ul style="list-style-type: none"> • Grants are often prescriptive inflexible and often require significant alignment to the grant giving body. • Grants can be quite small and are usually given to enable development work rather than delivery, the exception being transport. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Work with the Department for Transport and the Highways Agency to assess the availability of grant for transport infrastructure; • Assess EU Objectives where grant may be available e.g. Renewal and Green infrastructure; • Ensure that the funding strategy is continually updated to ensure that any grant available is accessed.
Locally led large scale housing delivery funding	<ul style="list-style-type: none"> • NCNF meets the criteria of 1500+ and large scale commercial sites be outside of Enterprise Zone areas • NCNF promotes economic activity; investing in large scale land and property projects, which have local support, to deliver the infrastructure required to unlock housing and 	<ul style="list-style-type: none"> • Advice from Homes and Communities Agency has been unclear as to whether The NCNF Development was sufficiently progressed to access funding in the first round • Any bid to be submitted is expected to be led by the 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Investigate if it is eligible to proceed with an expression of interest at this time. If so, the landowners will need to consider whether a

Page 634

	Advantages	Disadvantages	Next Steps
	<p>commercial development</p> <ul style="list-style-type: none"> Any finance will be flexible in how it invests, enabling bespoke packages of support to be developed where needed Finance can be used to fund land acquisitions from third parties where there is a need that relates to infrastructure delivery. There is no upper limit to finance subject to it meeting the value for money criteria 	<p>organisation with majority control of the land</p> <ul style="list-style-type: none"> This is not grant funding, funding will be provided on a recoverable basis (with funds returned to the Homes and Communities Agency), with an appropriate rate of return applied Appropriate security is required to access the investment. 	<p>loan or equity investment is sought;</p> <ul style="list-style-type: none"> Work with the HCA to assess the likelihood of bidding for Round 2 of this fund and ensure that it is positioned to bid; Work with landowners, where appropriate to support any private sector bid.
Other LEP Funding including GPF	<ul style="list-style-type: none"> Growth funds are aimed at unblocking stalled or difficult to deliver developments that will increase the economic activity within an area. NCNF should be seen as a key project in enabling these objectives; Funding may be secured in the form of grant subject to the aims and objectives; The GPF and GBB have aims and objectives that are directly met by this development; In the future JESSICA or JERIMIE funding may be available as they are specifically aimed at development. Elements of the Development may align with funding sources currently 	<ul style="list-style-type: none"> Schemes currently being funded in this manner are in a shovel ready state. If Government priorities change over the coming years then the Development may not meet the criteria. Funding is focused on unblocking and creating an environment for growth. As such other sources of finance are expected to be investigated first. Funding is channelled through partnership agreements between the public and private sector; a suitable agreement would need to be in place. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the current funding streams and align, where applicable, its aims to meet their objectives. Work closely with the LEP to ensure that the scheme is a high priority and considered for all funding that flows through the LEP Where possible lobby Government to support the project. Be flexible enough to

	Advantages	Disadvantages	Next Steps
	being offered by the EU, e.g. employment or green infrastructure funding.		access any future funding streams that may be pushed through the LEP
New Homes Bonus	<ul style="list-style-type: none"> Approximately 6,590 of homes will be created as a result of the NCNF development realising a significant income stream. It is estimated that income will be approximately £60M for Fareham Council and a further £15M for Hampshire County Council will be delivered from this scheme. The Council has ring-fenced any NHB received from the NCNF Development to support the scheme. Under current guidelines NHB would be given to the Council in line with development. This could be accessed to support the development through borrowing or through a pay as you earn mechanism. 	<ul style="list-style-type: none"> NHB is not ring-fenced to housing and the development would have to compete for funding with other services and priorities; The Council may not be willing to take any funding risk on housing that has yet to be delivered, i.e. funding would only be received on the completion of houses NHB is supplied in its current form as part of the latest CSR. This is due to run until 2015. There is no guarantee that NHB will be available for new units past this date. 	<p>The Council should:</p> <ul style="list-style-type: none"> Engage with the County Council to assess the likelihood of this funding stream being ring-fenced and made available to support NCFC Development. Support this conversation by formulating a detailed financial benefits plan of the housing delivery, ensuring that this links to the wider aims of the Council's; Work with land owners to produce a detailed delivery plan to assess the quantum and timing of NHB that may be available to support

	Advantages	Disadvantages	Next Steps
			infrastructure delivery; <ul style="list-style-type: none"> Assess the opportunity to bring forward the delivery of affordable housing using this income stream to support delivery.
Community Infrastructure Levy (CIL)	<ul style="list-style-type: none"> Specifically, for the delivery of key strategic infrastructure within the authority. Strategic infrastructure is generally considered as items that benefit more than a single development e.g. transport, utilities etc. which matches some of the key NCNF requirements. CIL can be used to support borrowing. Prudential borrowing can be sourced from PWLB at significantly lower rates than private finance. Based on the Draft Charging Schedule the Council could expect to receive approximately £60M of CIL income as a result of the NCNF Development. This can be used to support key strategic infrastructure. 	<ul style="list-style-type: none"> No NCNF infrastructure is currently included in the 25 year plan required for the CIL charging schedule; Not all infrastructure will form part of the strategic needs of the authority. The development will incur a CIL charge and as such any benefit would be offset by this payment. Generally, capital expenditure incurred by a local authority must create a tangible asset for the authority, i.e. this approach can generally only be used for infrastructure to be adopted by the Council. 	The Council and its partners should: <ul style="list-style-type: none"> Assess whether elements of this project should be included on their strategic CIL infrastructure plan. Subject to being included on the CIL Infrastructure Plan, assess the quantum and timing of income and the impact this could have on supporting the development.
Utilities Re-enforcement	<ul style="list-style-type: none"> Utility firms operate a 5 year investment strategy that allows the NCNF to fit in with this timeframe. There is legal precedence for the 	<ul style="list-style-type: none"> There is a risk that this approach will be resisted by the utility companies which could delay delivery. 	<ul style="list-style-type: none"> The Council and its partners should meet and lobby with utility providers to ensure that

Page 637

	Advantages	Disadvantages	Next Steps
	<p>delivery of this infrastructure by utility companies</p>		<p>the key infrastructure requirements are included in their 5 year investment strategies.</p>
School Provision	<ul style="list-style-type: none"> The County Council is better positioned to meet the needs of the community if the provision is in their control. The County Council is able to better manage the on-going costs of the school provision if it is in their control There may be opportunities to access EU Funding to deliver schools. 	<ul style="list-style-type: none"> By looking for external support the delivery of the development could be delayed. Any application for funding will have to be of sufficient size to attract EU funding. This is generally over £50M, which must be matched funded. EU Funding could take additional time to secure. 	<ul style="list-style-type: none"> The Council should work with local public sector partners including the County Council and LEP to assess the appetite of a joined up approach to the delivery of educational assets. The Council should review current EU funding, including discussion with the EIB, to assess the criteria to access EU Funding for the delivery of educational assets.
Residential Care Homes	<ul style="list-style-type: none"> The delivery of the residential care homes could produce an income stream to support capital costs or other infrastructure priorities. An ageing population means that the need for residential care will increase. Public ownership of these units could reduce the costs to the public sector. The delivery of residential care could 	<ul style="list-style-type: none"> By looking for external support the delivery of the development could be delayed. If the Public Sector took ownership of these assets any risks associated with occupation, income and M&M could impact on affordability. 	<ul style="list-style-type: none"> The Council, County Council and landowners should assess the opportunity for third party delivery of these assets. If considered an appropriate opportunity, the

	Advantages	Disadvantages	Next Steps
	<p>form part of a wider housing company structure, providing income into the structure.</p>		<p>Council and its partners should undertake a high level feasibility study to assess the affordability of this opportunity.</p>
Upgrade to the M27	<ul style="list-style-type: none"> • There is the opportunity to secure grant funding for the upgrade of transport works, this could be through the pinch-point funding programme or the wider devolved major projects programme. • Early delivery of this item of infrastructure could attract current LEP and HCA funding e.g. LIF. • Cost associated with design and studies relating to impact assessment on the T-ENT network may be able to be picked up through EU grant funding. 	<ul style="list-style-type: none"> • By looking for external support the delivery of the development could be delayed. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> • Assess the opportunity for early funding bids to bring forward this item of infrastructure at the start of the development; • Work with the Highways Agency to look at the opportunity for grant funding to support delivery. • Consider the benefit of early delivery through the public sector and its statement of intent to the land owners
Council Investment	<ul style="list-style-type: none"> • The Council can access debt at a cheaper rate than the private sector. In providing investment in to the scheme the Council could reduce the overall cost of funding. 	<ul style="list-style-type: none"> • The Council is exposing itself to additional risk of the development not proceeding. • The Council will need to ensure that it is acting prudently in its 	<p>The Council and County Council should:</p> <ul style="list-style-type: none"> • Work with the landowners to assess the opportunities that

	Advantages	Disadvantages	Next Steps
	<ul style="list-style-type: none"> The Council could provide a State Aid compliant loan to landowners. This would enable the Council to make a financing gain, which could be reinvested into the scheme. The Council can secure any investment through a charge over the land model, which will protect the revenue account and provide suitable security for any investment; The investment can be tailored and flexible to meet the needs of the developer. 	<p>assessment of any investment and supporting cashflows.</p> <ul style="list-style-type: none"> Any investment will need to be State Aid complaint, including the inclusion of charges and fees to mirror terms offered by a commercial organisation. 	<p>the provision of cheaper finance may give.</p> <ul style="list-style-type: none"> Assess whether there are any assets with an associated income that it could delivery and adopt. Work with the landowners to assess the possible impact of any Council investment on the overall viability of the scheme.
Local Authority Guarantee Take Up	<ul style="list-style-type: none"> The Council can increase its affordable housing supply by purchasing housing that is unsold. The developer is exposed to a reduced sales risk and therefore can attract better rates of finance. The Council can take the stock at a cost plus price, generally lower than the market value of the unit. 	<ul style="list-style-type: none"> The Council will have to manage an uncertain expenditure profile should the guarantee be called. The Council is exposing itself to the risk that significant stock may revert to public ownership. 	<ul style="list-style-type: none"> The Council should investigate this as a potential opportunity with the landowners and assess whether this would bring forward development in a more timely manner.
Local Housing Company	<ul style="list-style-type: none"> A LHC could command additional financial capacity to fund affordable units. The Council can use supported borrowing to lower costs. Ability of the LHC to address other 	<ul style="list-style-type: none"> Council would lose an element of control by entering a multi-party JV LHC rely on the cross subsidy of affordable and private sales. By taking on additional sales risks the LHC's return and ability to deliver 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the benefits and risks of using an external company to delivery its affordable housing

	Advantages	Disadvantages	Next Steps
	<p>opportunities e.g. ESCO</p> <ul style="list-style-type: none"> The LHC can be wider than the NCNF development, thereby mitigating risk The LHC can take a longer term view based on rental incomes. The use of an LHC would allow the Council to deliver affordable housing outside the current constraints of the HRA debt cap. 	<p>housing may be inhibited.</p> <ul style="list-style-type: none"> The objectives of a wide public sector LHC may not be aligned with the specific needs of the NCNF development, thereby inhibiting its ability to deliver affordable housing in a timely manner. 	<p>needs.</p> <ul style="list-style-type: none"> Ensure the objectives of any LHC are drawn wide enough to meet its needs and requirements in relation to the NCNF development. Working with the landowners, assess the impact a vehicle could have on improving viability or timing. Assess the opportunities of a wider more diverse company and the impact on the NCNF development.
MUSCO & ESCO	<ul style="list-style-type: none"> The organisations have the potential to generate significant income streams that can be used to support Council priorities They can be set up to more directly meet the needs of the local community They can be flexible and more responsive to local conditions including being able to access grant funding. 	<ul style="list-style-type: none"> They are a relatively new and untested model There is a risk that the income stream may not be sufficient to meet the organisations requirements. Depending on the agreement, this could erode the authority's Council Tax base. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Investigate the merits of such a ESCO/MUSCO vehicle and assess possible funding routes (including soft market testing); Assess the appetite of the landowners to participate in a Joint Venture approach

	Advantages	Disadvantages	Next Steps
			utilising this structure; <ul style="list-style-type: none"> Look at whether the ESCO/MUSCO structure could form part of a wider vehicle delivering a range of services e.g. Local Housing Company.
Self Development of affordable housing	<ul style="list-style-type: none"> Can create a profit rent for the Council which can be used to support other priorities. The Council can increase rents at RPI +0.5 (subject to the constraints of the Local Housing Allowance) whereas the repayment increases at RPI. The Council is in control of all management aspects of the units. 	<ul style="list-style-type: none"> Models require land in public ownership. The local authority provide a rent guarantee that increases the risk to the Council 	The Council and its partners should: <ul style="list-style-type: none"> Model the impact of the self-delivery model using the expected rental values available; Investigate the feasibility of a S106 receipt in the form of a land transfer; Assess the appetite of funders to deliver schemes such as this in the NCNF Development; Discuss with landowners the benefits of this type of deliver on enabling the Development as a whole.
Local Authority Revolving	<ul style="list-style-type: none"> The revolving fund allows the Council and its partners to spread risk around 	<ul style="list-style-type: none"> A significant amount of work may be required in order to set this up; 	The Council should: <ul style="list-style-type: none"> Engage with its partners

	Advantages	Disadvantages	Next Steps
Infrastructure Funds	<p>a number of developments therefore making investment more attractive through this route;</p> <ul style="list-style-type: none"> Any profit made from the investment will generally flow back to the Council (as part of the agreement). This can be used to support other Council priorities; Funding can be flexibly structured to best meet the needs of the project. Infrastructure funds can be expanded to include multiple partners, with a range of interests and income streams. In doing this the risk can be further defrayed from a single body. 	<ul style="list-style-type: none"> The Revolve fund will require a pay back at a State Aid compliant rate and therefore may not be as favourable as other routes; The size of the Revolving Fund will be dependent on the size of the Authority and its appetite for risk. By involving a number of partners the flexibility of the vehicle can be reduced. 	<p>to determine the appetite for a similar development fund, as a single entity, in partnership or on a County/LEP wide basis</p>
EU Funding	<ul style="list-style-type: none"> Significant funding can be secured through this route. Funding is cheaper than can be obtained through PWLB, with rates typically 20 bps above EU Gilts. Funding is focussed on key priorities that are included in the NCFC development. Elements may be secured to deliver SMART Transport solutions. Funding could be used to support County or sub-regional priorities as part of a wider funding strategy e.g. schools delivery. 	<ul style="list-style-type: none"> A significant amount of EU funding is required to be repaid; there is limited scope for straight grant. Match funding from the public/private sector is generally required under the majority of EU funding models. Bids must be made and passed through an accountable body, which are generally required to produce regular returns. Bids are likely to be in excess of that required for the NCFC site and may require a regional approach. 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Investigate the opportunity for a regional fund that could deliver infrastructure across Hampshire; Ensure that the priorities of the development are flexible enough to be adapted to attract any EU Funding; Discuss with the LEP

	Advantages	Disadvantages	Next Steps
			how EU funding could benefit the region as a whole, whilst supporting the NCNF Development.
Local Government Resource Review (LGRR) – Renewable Energy	<ul style="list-style-type: none"> 100% of the business rates from renewable energy are kept locally The emerging NCNF infrastructure requirements include a £12.7M renewable energy plant that will attract business rates for the Council Business rates will not be ring-fenced and can be used for any Council priority. 	<ul style="list-style-type: none"> There is the potential for the rates retention to be spilt across tiers meaning the total take is reduced. 	<p>The Council and its partners should assess:</p> <ul style="list-style-type: none"> The significant scope for the Council on its own, or through an ESCO JV to provide support through LGRR. This support could be used to support the capital costs of the energy units or as working capital for the on-going maintenance. Retained Rates, which will not be ring-fenced and should be used to support any infrastructure provision on the NCNF Development
Overage Agreements	<ul style="list-style-type: none"> The Council can maintain a more policy compliant development. The viability of the scheme is improved in the early years by helping to developer a faster delivery 	<ul style="list-style-type: none"> There is a risk that upon completion the level of affordable housing will be below a policy compliant level. The open book policy can be difficult manage and may require 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the impact of such an agreement on the overall viability of

	Advantages	Disadvantages	Next Steps
	<p>programme.</p> <ul style="list-style-type: none"> As land values increase, housing can be delivered through direct provision or a commuted sum. Agreements can be written to secure above policy outcomes, subject to developer super profits 	<p>additional monitoring.</p>	<p>the scheme;</p> <ul style="list-style-type: none"> Work with the landowners to assess how in practice this could be delivered; Assess the minimum level of affordable provision that could be delivered on the site, using this as a base for negotiation.
<p>Local Government Resource Review (LGRR) – Business Rates Retention</p>	<ul style="list-style-type: none"> Rates increase will be largely “additional” due to the unique nature of the Development and the suggested employment space. The inclusion of Public Sector money and the covenant that money brings will often encourage private sector lenders to invest in schemes that they previously would have avoided. The new powers will give the Council the ability to attract business by giving a reduced NNDR charge, thereby encouraging business growth and pre-sales. Under LGRR the local authority has the ability to set up a TIF type structure, ring-fencing all business rates to support the Development. 	<ul style="list-style-type: none"> The Council is likely to find itself as a Top Up authority at least until the first rates reset. There may be elements of displacement that could impact on the overall business rate take by the Council. Generally, capital expenditure incurred by a local authority must create a tangible asset for the authority, i.e. this approach can generally only be used for infrastructure to be adopted by the Council. The Council must balance its borrowing requirement against other Council priorities in order to demonstrate value for money of 	<p>The Council and its partners should:</p> <ul style="list-style-type: none"> Assess the ability of the LGRR to support the development post the first rates reset in 2020. Assess the flexibilities available to encourage business growth by providing rates relief.

Page 645

	Advantages	Disadvantages	Next Steps
		<p>any investment.</p> <ul style="list-style-type: none"> Based on the current rules regarding Business Rate Retention it is unlikely that a TIF would be advantageous for this development. 	
Joint Ventures Development	<ul style="list-style-type: none"> The Council could take an equity stake in a JV development vehicle thereby sharing the risk on those elements it is most able to add value to; The PPP spreads the risk away from one party making it more attractive to both; The deal would offer a potential upside for the Council in exchange for the additional risk. 	<ul style="list-style-type: none"> The Council will be mindful of the risks associated with the project and may require security over and above that which is normal in such a transaction; The Council would have to look at which vehicle best allows them to invest in the project, this may differ from the most commercial advantageous. The success of this vehicle will be dependent on the value of the assets placed in the vehicle as the public sector equity stake. If the vehicle is not large enough the set up fees become prohibitive; Development partnerships can be costly to set up 	<ul style="list-style-type: none"> Discussion should be used to inform the likelihood of this approach succeeding, however, initial discussions suggest that the landowners do not look favourable on this approach.

Summary

- 8.3 The funding strategy needs to be a dynamic assessment of opportunities and as other opportunities develop then the development needs to be flexible enough to access these as then are identified.
- 8.4 Once a preferred solution or a suite of preferred solutions are identified the Council and other public sector bodies will be required to internally assess each opportunity against a number of criteria.
- 8.5 Appendix B details a number of considerations that the Council should to consider when assessing each opportunity. Stage 2 of this work will develop each of the preferred options against these suggested criteria to support the future approach of Fareham Council to the NCNF Development.
- 8.6 In considering a suite of funding solutions the Council may wish to combine a number of the opportunities identified into a single source or fund. A number of Council and Public Sector Bodies are looking at the concept of a Revolving Fund to address their needs and reduce the risk of a single approach.

9 Recommendations and Action Plan

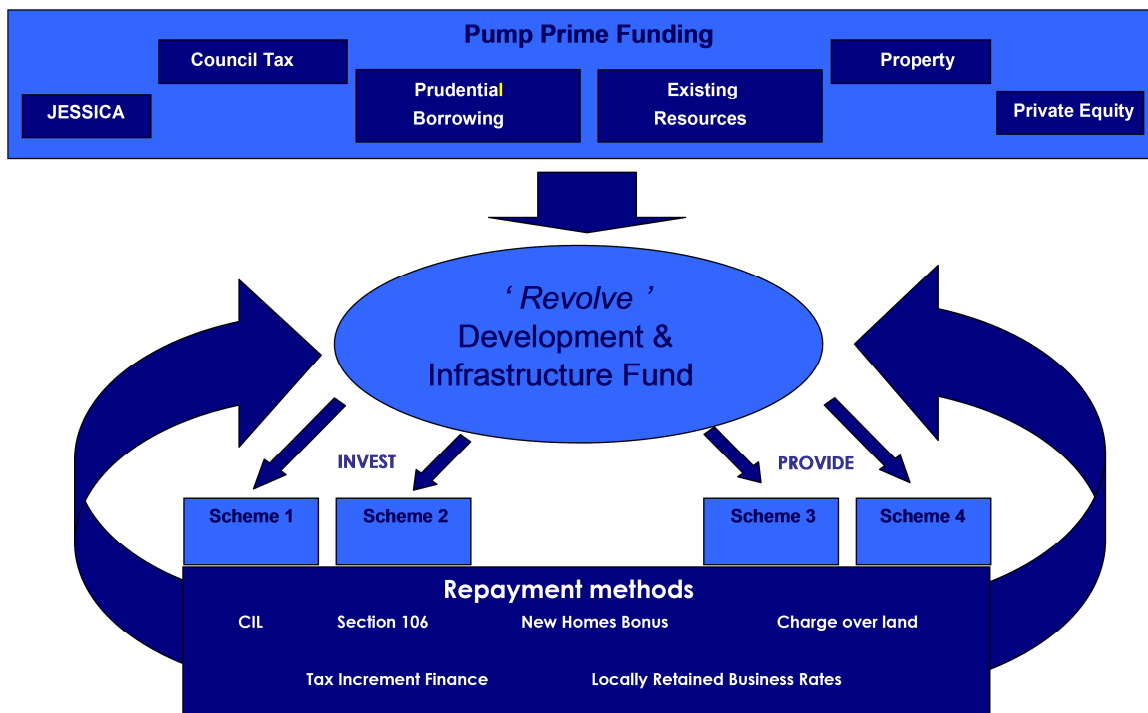
- 9.1 This report has assessed a number of opportunities and structures that could be used to delivery significant investment in to the NCNF development. It has assessed both public and private sector intervention and draws on current best practice to ensure that delivery of the schemes is brought forward in a timely manner.
- 9.2 The report notes that a number of the finance sources and repayment are uncertain and that where funding is linked to delivery there is a higher risk to these income streams.
- 9.3 In order for the Council to maximise the impact of any intervention, whilst reducing the risk to an acceptable or manageable level the Council should look to use a wide range of finance and funding tools to deliver elements of the scheme.
- 9.4 One way to draw all finance and funding sources together could be through the use of a revolving fund mechanism.
- 9.5 This section looks at the applicability of a revolving infrastructure fund to the development of an integrated funding strategy.

Revolving Fund Approach

- 9.6 The Council should look to establish a form of revolving fund approach, possibly in partnership with other bodies, whereby the Council utilises its borrowing powers, income base, assets and the strength of the local authority's covenant, to help provide the necessary financing for investment in to the development, either alone or through a fund, in return for contributions over time.
- 9.7 As this Revolving Investment Fund is established, investments are then made to finance infrastructure interventions which currently cannot be funded upfront by direct contributions from developers and the private sector. The interventions are repaid from either future developer contributions unlocked or from loan repayments from developers.
- 9.8 This fund could be financed from a combination of the approaches appraised above including available finance routes, capital receipts, use of reserves, direct revenue contribution, unlocking the value in its assets, prudential borrowing, utilising future developer contributions, hypothecating council tax and business rates.
- 9.9 The fund would make strategic interventions where strategic infrastructure cannot be funded by direct contributions from developers and the private sector. However, this intervention will be based on criteria set out by the Council and it is anticipated that only a relatively limited amount of the total infrastructure will be provided in this way.
- 9.10 A number of criteria will be developed with the Council to define this preferred solution, but is likely to include the elements summarised below:

- Ability to generate revolving returns that fund multiple schemes over time;
- Maximise the opportunity for investment from the private sector early in the establishment of any funding mechanism;
- Ability to utilise the Council's powers, income streams and borrowing capacity to facilitate the delivery of infrastructure provided a clear business case can be established;
- Ability to utilise the Council's assets to support a funding mechanism provided it is supported by a robust business case;
- Maximise the potential investment of other public sector bodies, such as the local LEP, the County Council, European Investment Bank (EIB), and other grant investment approaches from the UK Government; and
- Fast implementation of the chosen solution to ensure the funding mechanism can be put in place in the short term.

Figure 9.1 – Revolving Fund Approach



9.11 The application of such a fund will be considered in Phase 2 of this Funding Strategy and assessed in terms of the funding streams identified in Table 8.1, the needs of the development and new sources of finance and funding that are identified.

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio: Policy, Strategy and Finance
Subject: **Corporate Risk Register 2012/13**
Report of: Director of Regulatory and Democratic Services
Strategy/Policy: Risk Management Policy

Corporate Objective: A dynamic, prudent and progressive council

Purpose:

To bring to members' attention the new Corporate Risk Register that has been developed for the Council.

Executive summary:

A new Corporate Risk Register attached as Appendix A, has now been produced in accordance with the new risk management framework adopted by the Council in 2012.

Recommendation:

That the Executive notes the content of the new Corporate Risk Register and the approach being taken for managing these risks.

Reason:

Risk Management is an intrinsic part of Corporate Governance and the Council should have a sound risk management framework in place, which is embedded across the Council for the management of its key risks.

Cost of proposals:

None, other than those for specific risks on the register which would be the subject of individual reports to the Committee.

Appendix A: [FBC Corporate Risk Register 2012/13](#)

Background papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date: 15 April 2013

Subject: Corporate Risk Register 2012/13

Briefing by: Director of Regulatory and Democratic Services

Portfolio: Policy, Strategy and Finance

INTRODUCTION

1. As part of its corporate governance arrangements the Council should have a sound risk management framework in place which is embedded across the Council.
2. The Council's risk management framework was last revised in 2009. This was particularly designed to meet the requirements of the Audit Commission's "Use of Resources" judgement of local councils. On the removal of this assessment regime in 2010 the Council took the opportunity to undertake a fundamental review of our framework to tailor it more to our local requirements with the objective of making the whole process as simple as possible and embedded as part of our day to day work.
3. Progress on developing the new framework has been reported to the Audit and Governance Committee and culminated in a new Risk Management Policy being adopted in September 2012.
4. Under the new Policy the Council will only maintain one formal risk register, the Corporate Risk Register, which will be presented annually to the Executive. The first version of the new register has now been compiled for 2012/13 and this report presents it for members' information.

HOW THE REGISTER WAS PRODUCED

5. An integral part of the new approach is the maintenance of a new "Central Risk Directory" which has been developed from the Council's Corporate Priority improvements, top Corporate Projects, the Governance framework and the key risks identified by the Council's Heads of Service. These are grouped together under generic risk themes so that the links between similar risks or projects are highlighted and any duplication removed.

6. These "second tier" risks have been assigned a lead Head of Service who has carried out a risk assessment using a standard template which concludes with a "residual" risk category from the scale of High, Medium and Low. Reliance has been placed on the Council's project management process to provide feedback on the status of the risks associated with the delivery of projects. Both sets of information have then been used to inform the Corporate Risk Register.
7. The Corporate Risk Register consists of the 32 generic risk themes that make up the top level of the Central Risk Directory. These are mapped to the Council's priorities, where applicable (19 risks). Each of the risks has been assigned a member of the Chief Executive's Management Team to act as the Risk Manager for the risk, and they have now also completed the risk assessments using a similar standard template.

THE CORPORATE RISK REGISTER

8. The resultant Corporate Risk Register is attached as Appendix A which has been formally considered in its entirety by the Chief Executive's Management Team and Audit and Governance Committee.

MONITORING THE RISKS

9. The second tier risks on the central risk directory are being managed by the lead officers and progress is monitored in one to one discussions with their Director; similarly the corporate risks will be monitored in one to one discussions between the Director and the Chief Executive Officer. Where there are issues these will be escalated to the Chief Executive's Management Team and if necessary reported to the Executive on an individual basis.
10. The full list of risks and assessments will be reported to the Chief Executive's Management Team and the Audit and Governance Committee twice a year, and the Executive Committee annually. This will highlight any significant changes in the risk profile that has occurred.

RISK ASSESSMENT

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

CONCLUSION

12. The Council now has a fully revised Corporate Risk Register in place, attached as Appendix A, which meets the requirements of the new Risk Management Policy adopted in 2012/13.

Reference Papers:

Report by the Director of Regulatory and Democratic Services to the Audit and Governance Committee on 24 September 2012 on the Risk Management Policy



This page is intentionally left blank

CORPORATE RISK REGISTER V1.2 - March 2013

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
Page 655	All (1)	NCNF	Failing to progress the planning framework for the new community north of Fareham, provide effective communication about the new community or address the infrastructure funding issues.	Richard Jolley	Feb 13	<p>Planning framework - preparation of Draft NCNF Plan and associated preferred concept master plan, transport and green infrastructure strategies, infrastructure delivery plan (IDP) and supporting technical evidence studies progressing to latest agreed timetable;</p> <p>Communications - naming consultation in progress and to be followed by extensive consultation on Draft Plan and preferred master plan;</p> <p>Infrastructure Funding - in parallel with preparation of NCNF Plan, and drawing on the associated Infrastructure Delivery Plan, consultants appointed to undertake work on preparation of an Infrastructure Funding Strategy.</p> <p>Additional staff resources now in place to support plan-making, infrastructure work and community engagement; staff not recruited to NCNF Development Management posts.</p> <p>Report provided to Executive on costs of and funding sources for NCNF work.</p>	☹	20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
4	2 Prosperity (4)	Daedalus	Failure to provide a planning framework for the Daedalus site and support the LEP in the promotion of the Enterprise Zone.	Richard Jolley	Feb 13	FBC rating policy for Enterprise Zone approved by Executive and now in place. Detailed work on planning S106 agreement related to outline planning application for the whole Daedalus site progressing well, with target date of end of March 2013 to issue planning consent - highway S106 agreement also to be completed.		20/02/13
Page 656	2 Prosperity (5)	Retail areas	Failure to achieve proposed improvements for retail areas in the borough.	Richard Jolley	Feb 13	Fareham town centre - Executive approval of Action Plan to support town centre in place and update on progress with implementation of actions to be provided in March 2013. Measures include parking policy changes, signage, environmental improvements, dedicated website/marketing strapline etc. Locks Heath District Centre - work is continuing on preparing the master plan in discussion with shopping centre owners. Planning policy framework to enable food store/swimming pool development at centre to be provided through progression of Development Sites & Policies Plan to Pre-submission draft and examination.		20/02/13
	4 Leisure (8)	Coldeast	Failure to deliver proposed community facilities at the Coldeast development site or alternative location.	Martyn George	Jan 2013	Need to finalise clear understanding of the trigger points within the section 106 agreement for transferring land & funds to FBC. Also need to clarify delivery timescales for community facilities.		20/02/13
9	4 Leisure (9)	Community Buildings	Failure to provide modern, fit for purpose community buildings in the most	Martyn George	Jan 2013	Need to report to Executive early in 2013 on Fareham Town Needs Assessment to agree way forward.		20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
			appropriate locations.					
12	5 Housing (11)	Affordable Homes	Failure to deliver 500 new affordable homes by 2017.	Martyn George	Jan 2013	Resolve future funding arrangements for new affordable housing (for new homes to be delivered beyond March 2015).	☹	20/02/13
14	6 Community (13)	Gateway	Failure to implement the Fareham Park 'Gateway' Project.	Martyn George	Jan 2013	On 7 January 2013 Executive agreed to establish a Member & Officer Steering Group to lead this project with clear Terms of Reference. Executive also agreed to fund a Project Officer to support the Working Group.	☹	20/02/13
Page 657	7 Dynamic Council (15)	Asset Management	Failure to maximise the Council's assets resulting in missed opportunities for generating revenue and or capital receipts or delivering other corporate and service priorities.	Andy Wannell	Feb 2013	There are a number of steps on-going, which have led to improved revenue streams for the Council. The Corporate Asset Management Group continues to meet regularly and have demonstrated its effectiveness through the recommendation of a number of asset disposals and acquisitions in pursuit of improved VFM.	☹	20/02/13
	7 Dynamic Council (16)	Sustainable Budget	Failure to minimise Council tax increases through delivery of a sustainable budget.	Andy Wannell	Feb 2013	Robust plans are in place for the 2013/14 budget, with opportunities identified and in the process of implementation to deliver a sustainable budget in 2014/15. However, the remaining plans are considered to be more difficult to achieve, and any bias toward net budget reductions through new income has a higher probability of non-achievement. Government settlement figures were more pessimistic than first hoped, and the indicative reduction in grant presents greater risks for the achievement of a balanced budget in 2014/15.	☹	20/02/13
19	7 Dynamic Council	Policy Changes	Failure to respond to new	Martyn	Jan	Recruitment is underway to replace the	☹	20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
	(18)		legislation and the governments changing policy agenda.	George	2013	Policy Officer who has recently retired.		
Page 658		Business Continuity	Inadequate arrangements in place to respond to a critical disruption	Garry White	Feb 2012	The approach to business continuity has been reviewed, a new policy has been agreed by the Audit Committee (September 2011) and new guidance and templates have been developed for officers to make the process simpler and easier. The list of critical services have been reviewed by CXMT in October 2012 and the Head of Community Safety and Enforcement is meeting with all the Heads of Service who are responsible for a critical service to make sure that their plans are up to date and fit for purpose. Further work is required on the development and testing of the corporate business continuity plans in particular those relating to the loss of the civic offices and the depot as well as testing the plans that are in place for a number of the Council's critical services. The CX co-ordination of the Council's response to the recent severe weather (snow / ice and flooding) show that the Council have arrangements in place to respond to such events in order to maintain critical services.		20/02/13
	25	Service Delivery	Current level of service cannot be delivered within existing budget.	Andy Wannell	Feb 2013	There is generally a good understanding of the services which are under pressure, and resources have been allocated to meet those demands and achieve target dates for projects to be delivered. (Examples include allocating resources to support the NCF programme of work, Disability Facility		20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
						Grants, welfare reforms, etc). However, there remains some areas where resourcing plans have either not been formulated in detail, or are yet to be implemented fully. As such, there is a reasonable possibility that some services will not be able to respond to the demands upon them for short periods of time.		
27		Income	Loss of income	Andy Wannell	Feb 2013	The services which present the greatest risk currently are, car parking, commercial estates, Ferneham Hall and treasury management. Close monitoring of these areas is carried out, and cost reductions elsewhere are sufficient to offset the income shortfall, at this time.	☺	20/02/13
Page 6592		Health and Safety - Employee	Failure to meet Health & Safety responsibilities in relation to employees.	Garry White	Feb 2013	Health and Safety regularly monitored by all managers, Corporate H&S templates available for all departments to use. These are being updated through the audits to make sure that these are up to date and actions required reflected in the action plans. Annual report to CXMT and the Executive highlights that the Council has satisfactory arrangements in place for the management of health and safety of its employees.	☺	20/02/13
2	1 Environment (2)	Recycling	Failure to reduce the quantity of household waste and maximise the amount that is reused or recycled.	Paul Doran	Feb 13	Current recycling rate stable at 39%. Weight of residual waste per household marginally down against comparable period in 2011-12.	☺	20/02/13
3	1 Environment (3)	Sustainability	Benefits of the Council's Environmental Sustainability Strategy and other environmental strategies are not fully delivered.	Richard Jolley	Feb 13	Environmental Sustainability Strategy and progress on actions reviewed annually with report to CXMT in March and Members in May 2013.	☺	20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
6	2 Prosperity (6)	PUSH	Failure to support PUSH and SLEP to deliver economic growth and improved skills.	Richard Jolley	Feb 13	Extensive support currently being provided to Solent LEP to support delivery of Solent Enterprise Zone at Daedalus, including progression of outline planning consent for site, progression of project with Fareham College, approval of FBC rating policy.	☺	20/02/13
Page 660	3 Safe and Healthy (7)	Crime and Disorder	Increase in the incidents of crime, disorder and anti social behaviour.	Garry White	Feb 2013	Fareham have robust arrangements in place and through the work with our Community Safety Partners are effectively dealing with crime, disorder and Anti Social Behaviour in the Borough which is in turn reflected by Fareham being the second best performing Community Safety Partnership in Hampshire. The work of the Partnership has seen a 22% reduction in crime and disorder within the Borough over the last 5 years. The reputation of the Council is good and we have a clear corporate priority of maintaining Fareham as a safe and healthy place to live and work and we will work with our community safety partners to continue to reduce anti-social behaviour and crime in Fareham. The performance of the CSP is reported on an annual basis to the Council's Scrutiny Board.	☺	20/02/13
	4 Leisure (9)	Portchester Community Centre	Failure to deliver the Portchester Community Centre on time and within budget	Martyn George	October 2011	New Community Centre opened for business on 7 January 2013. Old Community Centre is being demolished and landscaping to follow. Lease to Portchester Community School still to be completed	☺	20/02/13
11	4 Leisure (10)	Outdoor Recreation	Failure to fully implement the improvement programme for parks, play	Martyn George	Jan 2013	Wicor Pavilion completed Dec 2012 - now open for business.	☺	20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
			areas and sports facilities.					
13	5 Housing (12)	Sheltered Housing	Failure to deliver and implement a programme of modernising and improving sheltered accommodation across the Borough.	Martyn George	Jan 2013	Planning permission granted to redevelop Collingwood House. Contribution toward redevelopment cost secured from Home and Communities Agency. Project Manager appointed Project currently out to Tender.	☺	20/02/13
15	6 Community (14)	Community Engagement	Failure to communicate and engage effectively with the local community.	Martyn George	Jan 2013	Regular CATs meetings held and on-going needs based consultation. Council Connect stand in place in town centre. New Web launched on 28 Jan 2013.	☺	20/02/13
18	7 Dynamic Council (17)	ICT	Failure to make best use of existing technology in the way that services are delivered.	Andy Wannell	Feb 2013	No material concerns are identified. The ICT Control Group scrutinise all proposed ICT investments and cashable savings are monitored as part of the corporate efficiency plan to ensure that the expected benefits are realised.	☺	20/02/13
		Partnerships	Failure of a significant partnership or contract	Martyn George	Jan 2013	CXMT reviewed latest partnership report on 30 Jan 2013 and all partnerships performing well.	☺	20/02/13
22		Governance	Inadequate Governance and Systems of Control	Andy Wannell	Feb 2013	No material concerns Positive external audit reports received.	☺	20/02/13
23		Performance Management	Inadequate Performance Management Framework	Garry White	Feb 2013	Performance Management Framework overseen by CXMT. The latest Audit and Governance report shows that the Council are receiving value for money and clearly focussing our resources on delivering the Council's corporate priorities.	☺	20/02/13
24		People Management	Poor people management and resourcing	Garry White	Feb 2013	The Council has undertaken work on the development of managers is now progressing this with a review of individual performance management which is due to be launched in April 2013. Following extensive consultation the	☺	20/02/13

Page 6 of 1

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
Page 662						<p>new approach for individual performance management has been agreed and the project is on target to meet the implementation deadline. Communications, e-briefing, on-line training and face to face training sessions are all being developed together with a revised simple system; all will be ready for roll out from March to May 2013.</p> <p>The new approach to training, development and talent management is also on target with the first phase to agree training plans ready for April 2013. A new on line e-development package (Skillgate) has been purchased providing access to over 700 training courses covering a wide variety of topics from soft skills to briefings on regulatory matters. Attention will then turn to further developments including a focus on talent management.</p> <p>An employee training, development and talent management group has been established to act as a sounding board and to get feedback as to how areas of employee development and performance can be improved.</p>		
	26	Health and Safety - Public	Failure to meet Health and Safety responsibilities in relation to public liability.	Andy Wannell	Feb 2013	No material areas of immediate concern, although it is important that the Council achieves the roll out of the new corporate approach for H&S in line with the agreed target dates.	☺	20/02/13
	28	Emergency Planning	Failure to provide an appropriate response in an emergency	Garry White	Feb 2013	Annual report to Executive that sets out the status of the Council's arrangements and details of the exercises, training and actual incidents. A programme of regular exercising, testing and training is in	☺	20/02/13

Risk Ref	Corp Priority (Improvement reference)	Short Name	Risk Description	Risk Manager	Latest risk sheet	Current status	Current Risk Score	Last review by CXMT
Page 663						place. Whilst a positive response and outcome was provided to the recent flooding incident at Wallington, as with all such incidents the debrief identified areas for improvement both in terms of the Council response but also in terms of the overall multi agency response. This will be covered by reviewing some of the roles in an emergency (Liaison Officers) as well as the arrangements and procedures within the plan itself. The arrangements for dealing with coastal pollution incidents need to be reviewed. Mutual Aid arrangements are in place with other Hampshire Authorities. The annual report presented to the Executive highlights that the Council has arrangements in place that will enable the Council to satisfy its duties and responsibilities.		
	29	Elections	Challenge to an election process	Garry White	Feb 2013	Procedures are in place to cover the election process. Insurance cover is in place to meet any damages awarded against the Returning Officer. All staff undertaking their roles receive direction and training as to what is expected. A clear project plan is in place to cover all areas of the election including Business Continuity arrangements.	☺	20/02/13
	30	Customer Focus	Failure to deliver a customer focused service.	Martyn George	Jan 2013	Customer First Training completed. Customer demand and use of Customer Service Centre being reviewed.	☺	20/02/13
	31	Equality	Failure to meet Equality and Inclusion Standards.	Andy Wannell	Feb 2013	Appropriate policies in place. No material causes for concern	☺	20/02/13

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Agenda Item 15(2)

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank