

FAREHAM

BOROUGH COUNCIL

COUNCIL MEETING SUMMONS

Members of Fareham Borough Council are hereby summoned to attend a meeting of the Council to be held in the Council Chamber, Civic Offices, Fareham, on **TUESDAY, 10 FEBRUARY 2015**, commencing at **6.00 pm**.

The Mayor: Councillor David Norris

The Deputy Mayor: Councillor Michael Ford, JP

Councillor Brian Bayford	Councillor Leslie Keeble
Councillor Susan Bayford	Councillor Tim Knight
Councillor Susan Bell	Councillor Arthur Mandry
Councillor John Bryant	Councillor Kay Mandry
Councillor Pamela Bryant	Councillor Sarah Pankhurst
Councillor Trevor Cartwright, MBE	Councillor Roger Price, JP
Councillor Peter Davies	Councillor Dennis Steadman
Councillor Marian Ellerton	Councillor David Swanbrow
Councillor Jack Englefield	Councillor Katrina Trott
Councillor Keith Evans	Councillor Nick Walker
Councillor Geoff Fazackarley	Councillor David Whittingham
Councillor Nick Gregory	Councillor Paul Whittle, JP
Councillor Tiffany Harper	Councillor Christopher Wood
Councillor Connie Hockley	Councillor Seán Woodward
Councillor Trevor Howard	



1. Prayers

The meeting will commence with a short service of prayers.

2. Apologies for Absence

3. Minutes (Pages 1 - 8)

To confirm as a correct record the minutes of the Council Meeting held on 21 January 2015.

4. Mayor's Announcements

5. Executive Leader's Announcements

6. Executive Members' Announcements

7. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

8. Deputations

To receive any deputations of which notice has been given.

9. Development Sites and Policies Plan Proposed Modifications (Pages 9 - 110)

A report by the Director of Planning and Development.

P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

2 February 2015

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Council

Date: Wednesday, 21 January 2015

Venue: Council Chamber - Civic Offices

PRESENT:

D J Norris
(Mayor)

M J Ford, JP
(Deputy Mayor)

Councillors: B Bayford, Mrs S M Bayford, Miss S M Bell, J V Bryant, Mrs P M Bryant, T M Cartwright, MBE, P J Davies, Mrs M E Ellerton, J M Englefield, K D Evans, G Fazackarley, N R Gregory, Miss T G Harper, Mrs C L A Hockley, T J Howard, L Keeble, T G Knight, A Mandry, Mrs K Mandry, Mrs S Pankhurst, R H Price, JP, D L Steadman, D C S Swanbrow, Mrs K K Trott, N J Walker, P W Whittle, JP, C J Wood and S D T Woodward



1. PRAYERS

The meeting opened with prayers led by the Mayor's Chaplain, Reverend Paul Bedford from Fareham United Reform Church.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D M Whittingham.

3. MINUTES

RESOLVED that the Mayor be authorised to sign as a correct record the minutes of the meeting of the Council held on 11 December 2014.

4. MAYOR'S ANNOUNCEMENTS

The Mayor welcomed members of the public to the meeting of the Council and thanked Councillors for assembling for this additional meeting.

The Mayor then asked the Head of Democratic Services to explain the process to be followed for the meeting.

5. EXECUTIVE LEADER'S ANNOUNCEMENTS

There were no Executive Leader's announcements made at this meeting.

6. EXECUTIVE MEMBERS' ANNOUNCEMENTS

There were no Executive Members' announcements made at this meeting.

7. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

8. PRESENTATION OF PETITIONS

There were no petitions presented at this meeting.

9. DEPUTATIONS

The Council received a deputation from Mr S Cunningham in relation to item 12 – Welborne Plan Proposed Modifications.

10. REPORTS OF THE EXECUTIVE

- (1) Minutes of meeting Monday, 5 January 2015 of Executive

RESOLVED that the minutes of the Executive meeting held on 5 January 2015 be received.

11. REPORTS OF OTHER COMMITTEES

- (1) Minutes of meeting Wednesday, 17 December 2014 of Planning Committee

RESOLVED that the minutes of the Planning Committee held on 17 December 2014 be received.

12. WELBORNE PLAN PROPOSED MODIFICATIONS

The comments of the deputation were taken into account during the consideration of this item (see minute 9 above).

Councillor T M Cartwright proposed that the provisions of Standing Order 19.4 be suspended to allow the Executive Leader and the Executive Member for Planning and Development to speak on this item for longer than five minutes and the Spokesman for the opposition group speak for not more than ten minutes; and further that Standing Order 19.5 be suspended to allow the Executive Leader and the Executive Member for Planning and Development to speak more than once in order to respond to points raised in debate.

Councillor P W Whittle proposed an amendment to the motion to suspend the waiving of Standing Orders by limiting it to only one Executive Member, and to enable the Leader of the Opposition to also speak for an unlimited time or to limit the second Executive speaker to not more than ten minutes.

Having been duly seconded and on being put to the vote, the amendment was declared LOST, 6 members voting in favour, 23 members voting against and 0 members abstaining.

Having been duly seconded, it was RESOLVED that the provisions of Standing Order 19.4 be suspended to allow the Executive Leader and the Executive Member for Planning and Development to speak on this item for longer than five minutes and the Spokesman for the opposition group speak for not more than ten minutes; and further that Standing Order 19.5 be suspended to allow the Executive Leader and the Executive Member for Planning and Development to speak more than once in order to respond to points raised in debate.

It was proposed by Councillor S D T Woodward and seconded by Councillor K D Evans that the Council accepts the proposed modifications to the Welborne Plan, as set out in Appendix B of the report.

In considering Main Modification 2 (MM2), Councillor P J Davies proposed an amendment to replace the word "principally" with "totally" at sub-bullet 4 (page 43 of Appendix B). During the debate on the amendment, Councillor J V

Bryant proposed a modification to the amendment to remove all underlined wording “principally to / from the south”. Having been duly seconded and upon being put to the vote the amendment was declared LOST, 7 members voting in favour, 21 members voting against and 1 member abstaining.

In considering MM3, Councillor Mrs P M Bryant proposed an amendment to replace “a width of no less than 75 metres” to “a width of no less than 150 metres” at paragraph 1 (page 44 of Appendix B). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 10 members voting in favour, 18 members voting against and 1 member abstaining.

In considering MM3, Councillor P W Whittle, JP proposed an amendment to delete sub-paragraph iii (page 44). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 11 members voting in favour, 16 members voting against and 2 members abstaining.

In considering MM3, Councillor R H Price, JP proposed an amendment to replace “a width of no less than 75 metres” to “a minimum buffer zone of 75 metres” at paragraph 1 (page 44). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 12 members voting in favour, 16 members voting against and 1 member abstaining.

In considering MM3, Councillor C J Wood proposed an amendment to replace “a width of no less than 75 metres” to “a width of assessment buffers will be no less than 200 metres” at paragraph 1 (page 44). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 8 members voting in favour, 21 members voting against and 0 members abstaining.

In considering MM6, Councillor N R Gregory proposed an amendment to remove the word “broadly” at paragraph 2 (page 45). Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM8, Councillor R H Price, JP proposed an amendment to insert the word “comprehensive” at the beginning of paragraph 2 (page 46). Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM9, Councillor P W Whittle, JP proposed an amendment to replace the word “well” with the word “appropriately” at bullet point i. (page 47). Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM10, Councillor Mrs K K Trott proposed an amendment to delete the words “unless a robust and transparent viability appraisal proving this not to be possible is accepted by the Council” at paragraph 1; to delete the words “(subject to viability and the implications for other infrastructure)” at paragraph 2 and to delete the words “if possible in viability terms” at paragraph 3 (page 48). During the debate on the amendment, Councillor N R Gregory proposed a modification to the amendment to replace the words “10%” with “20%” at paragraph 2 (page 48).

Having been duly seconded and upon being put to the vote the amendment was declared LOST, 5 members voting in favour, 23 members voting against and 1 member abstaining.

The meeting adjourned at 9pm and reconvened at 9:20pm.
Councillor J M Englefield left the meeting at 9pm.

In considering MM15, Councillor J V Bryant proposed an amendment to retain "0.34 hectares" at table 1 (page 51). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 6 members voting in favour, 22 members voting against and 0 members abstaining.

In considering MM17, Councillor C J Wood proposed an amendment to delete the words "unless it can be demonstrated to be unviable by means of a financial assessment which clearly demonstrates the maximum proportion of dwellings built to Passivhaus Standard which can be achieved" at paragraph 1 (page 52). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 3 members voting in favour, 24 members voting against and 1 member abstaining.

In considering MM17, Councillor P W Whittle, JP proposed an amendment to insert the words "to require the adoption of BREEAM Standards for a significant proportion of the developments" at paragraph 1 (page 52). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 3 members voting in favour, 24 members voting against and 1 member abstaining.

In considering MM19, Councillor P W Whittle, JP proposed an amendment to insert the words "mitigate and" at the start of bullet point i. of paragraph 2 (page 53). Having been duly seconded and upon being put to the vote the amendment was declared LOST, 8 members voting in favour, 19 members voting against and 1 member abstaining.

In considering MM20, Councillor S D T Woodward proposed an amendment to replace the word "in" with the word "at" at paragraph 4 (page 54). Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM21, Councillor T G Knight proposed correctional amendments to replace the word "arose" with "arisen" at paragraph 1 of page 55; to insert the word "and" after "works along the A32" at paragraph 2 of page 56 and to insert the words "commencing with" after "will start to be developed" at paragraph 1 of page 57. Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM21, Councillor S D T Woodward proposed a correctional amendment to replace the word "complimentary" with the word "complementary" at paragraph 2 of page 57. Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

In considering MM21, Councillor P W Whittle, JP proposed an amendment to add a requirement regarding the access to the provision of additional healthcare facilities. Following a debate, Councillor Whittle agreed to drop the amendment in favour of the Executive Member for Planning and Development reviewing and strengthening the wording contained in the Minor Modifications regarding community healthcare facilities.

In considering MM23, Councillor P W Whittle, JP proposed an amendment to add a requirement for a viability risk register to be added to this section. Having been duly seconded and upon being put to the vote the amendment was declared LOST, 4 members voting in favour, 23 members voting against and 1 member abstaining.

In considering Additional Modification 18 (AM18), Councillor T G Knight proposed a correctional amendment to replace the words "from May to 2013" to "from April to June 2013" (page 71). Having been duly seconded and upon being put to the vote the amendment was declared CARRIED with no members voting against.

It was proposed by Councillor S D T Woodward and seconded by Councillor K D Evans that the recommendations contained within the report be approved by the Council. On being put to the meeting, recommendations (a), (b), (c) and (e) were declared CARRIED unanimously. Recommendation (d) was declared CARRIED, 20 members voting in favour, 7 members voting against and 1 member abstaining.

RESOLVED that:

- (a) that the proposed Main Modifications and Minor Modifications to the Local Plan Part 3: Welborne Plan, as set out in Appendix B, be published for a six-week representation period commencing on 26 January and concluding on 9 March 2015, together with supporting documents including a supplementary addendum to the Sustainability Appraisal and Habitats Regulation Assessment Reports, subject to the following amendments agreed at the meeting:
- i. the removal of the word "broadly" at MM6 paragraph 2 of page 45 in Appendix B to the report;
 - ii. the insertion of the word "comprehensive" at MM8 paragraph 2 of page 46 in Appendix B to the report;
 - iii. the replacement of the word "well" with the word "appropriately" at MM9 bullet point i. of page 47 in Appendix B to the report;
 - iv. the replacement of the word "in" with the word "at" at MM20 paragraph 4 of page 54 in Appendix B to the report;
 - v. the replacement of the word "arose" with "arisen" at MM21 paragraph 1 of page 55 in Appendix B to the report;
 - vi. the insertion of the word "and" after "works along the A32" at MM21 paragraph 2 of page 56 in Appendix B to the report;
 - vii. the insertion of the words "commencing with" after "will start to be developed" at MM21 paragraph 1 of page 57 in Appendix B to the report;

- viii. the replacement of the word “complimentary” with the word “complementary” at MM21 paragraph 2 of page 57 in Appendix B to the report; and
 - ix. the replacement of the words “from May to 2013” to “from April to June 2013” at AM18 on page 71 in Appendix B to the report.
- (b) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to publication for representations, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues;
 - (c) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the subsequent representation period, to submit the proposed Modifications to the Secretary of State together with full details of all representations received, along with a request under section 20(7) of the Planning and Compulsory Purchase Act 2004 for the Inspector to recommend to the Council Modifications to the Plan that would make it sound;
 - (d) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to submission to the Inspector, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues; and
 - (e) that the proposed Modifications to the Local Plan Part 3: Welborne Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

(The meeting started at 6.00 pm
and ended at 11.32 pm).

FAREHAM

BOROUGH COUNCIL

Report to Council

Date **10 February 2015**

Report of: **Director of Planning and Development**

Subject: **Development Sites and Policies Plan Proposed Modifications**

SUMMARY

The hearing sessions, which formed part of the Development Sites and Policies Plan Examination, closed in November 2014. Following the hearing sessions, the Inspector has issued his Preliminary Findings letter, which is set out as Appendix A to this report. This is part of the Examination process, which is still underway. The Inspector has indicated a number of areas of the Plan, relating to soundness, which the Council should address through the agreement of Main Modifications. In addition, Officers have identified a number of potential Minor Modifications which would improve the clarity and effectiveness of the document. This report sets out all of the proposed Modifications which are proposed to be published for public representations. This is an important step in moving towards receiving the final Inspector's Report on the Plan and a subsequent decision on the adoption of the Plan.

RECOMMENDATION

- (a) that the proposed Main Modifications and Minor Modifications to the Local Plan Part 2: Development Sites and Policies, as set out in Appendices B and C respectively, be published for a six-week representation period commencing on 16 February 2015 and concluding on 30 March 2015, together with a supplementary addendum to the Sustainability Appraisal and Habitats Regulation Assessment Reports;
- (b) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to publication for representations, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues;
- (c) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised, following the

completion of the representation period, to submit the proposed Modifications to the Secretary of State together with copies of all representations received, along with a request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for the Inspector to recommend to the Council, Modifications to the Plan that would make it sound;

- (d) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to submission to the Inspector, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues; and
- (e) that the proposed Modifications to the Local Plan Part 2: Development Sites and Policies Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

INTRODUCTION

1. Further to the Council resolution of 13th February 2014, the Publication Version of the Development Sites and Policies Plan was published for a period of public representations and submitted for Examination to the Secretary of State. An independent Inspector was appointed to consider whether the Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound.
2. The National Planning Policy Framework (NPPF) states that for a Plan to be “sound”, it should be:
 - Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.
3. Following submission of the Plan, a series of Examination Hearings took place, commencing on the 11th November and concluding on the 19th November 2014. The Inspector has now considered the Plan and its supporting evidence, the representations made on the submitted Plan, the discussions at the hearing sessions and the subsequent written material submitted by the Council and other parties. He has now issued his Preliminary Findings letter based on the evidence he has read and heard.
4. This report sets out actions in accordance with the Inspector’s Preliminary Findings letter, which has been published on the Council’s website and included as Appendix A to this report.

DEVELOPMENT SITES AND POLICIES PLAN – EXAMINATION HEARINGS

5. At the Examination Hearings, the Inspector indicated a number of areas where he considered the Plan would need to be changed before it could be considered sound. Under the direction of the Inspector, as part of the Examination process, Council officers prepared a number of documents in response to his concerns which were published on the Council’s website during and after the Examination Hearings. These were the subject of a further three week informal consultation, undertaken on behalf of the Planning Inspector, where all parties who had made a representation on the Development Sites and Policies Plan were invited to respond. Those responses were forwarded to the Inspector for his consideration before he issued his Preliminary Findings letter.

PRELIMINARY FINDINGS

6. The Inspector’s Preliminary Findings letter identifies a number of points relating to soundness which the Council should address through the agreement of Main

Modifications. These all concern issues where the Inspector has already indicated to officers at the Examination Hearings that a change to the Plan was required. Therefore in each case, a response to the required change has already been drafted by officers at the Inspector's request and informally consulted upon on his behalf.

7. Main Modifications are a common feature in Local Plan Examinations. The Borough's Core Strategy was also subject to Modifications prior to it being deemed sound in 2011.
8. In total, 34 modifications are listed by the Inspector. They include –
 - A commitment to a Review of the Local Plan;
 - Clarification of the Council's approach to frontage infill outside defined settlement boundaries;
 - Clarification of the Council's approach to the change of use of land outside the settlement boundaries to garden land;
 - A new policy on Affordable Housing Exception Sites;
 - Portchester District Centre; include reference to foodstore floorspace and retaining parking levels and boundary change to remove residential properties and community facilities and amendment to supporting text;
 - Increasing the flexibility in the delivery of housing;
 - Housing site H7 – Fleet End Road, Warsash; amend plan to show only one access point (Shorewood Close);
 - Housing site H11 – Heath Road, Locks Heath; amend plan to include two potential access points;
 - Refer to support for self-build scheme (sites H12 Land at Stubbington Lane and H13 Land at Sea Lane)
 - Clarification of the Council's approach to facilitating development for older people;
 - Updates on Newgate Lane, Peel Common roundabout and Stubbington by-pass and consequential changes to the Policy Map;
 - Up-date housing figures; and
 - Revise the monitoring section of the Plan.
9. The Inspector's Preliminary Findings letter also included a paragraph, following the proposed Modifications, in which the Inspector provided his conclusion on the need to review the Borough's settlement boundaries. There were discussions at the Hearing Sessions around the need for a boundary review, which was referenced in the adopted Core Strategy. However, the Inspector concluded that: *"Having considered all the evidence, my conclusion is that such a review at this time is not justified because there are sufficient sites identified in LP2 (Development Sites and Policies Plan) to accommodate the identified housing requirement in the CS (Core Strategy), without the need to alter existing settlement boundaries."* The Inspector did indicate that a review of the boundaries may be required in any future review of the Plan, but regarding the

Development Sites and Policies Plan his conclusions mean that no modifications are required to the existing settlement boundaries.

10. Following the Inspector's Preliminary Findings, the Council now needs to consider the proposed Modifications to the Plan in order to proceed with the next stage of the Examination process.

MODIFICATIONS TO THE PLAN

11. As outlined in paragraph 4 above, for each of the proposed Main Modifications to the Plan identified by the Inspector, an amendment to the Plan has been drafted. In addition, during the course of the Examination, officers have identified a number of additional, more minor areas where the Plan could be improved by changes which do not relate to "soundness" but nonetheless improve the Plan and which are referred to as proposed Minor Modifications. These include changes arising as a consequence of the proposed Main Modifications, updates, typographical amendments to the supporting text and other clarity changes which the Inspector has determined would not constitute Main Modifications. The proposed Main Modifications are set out in Appendix B, with the proposed Minor Modifications set out in Appendix C. Appendices B and C combined contain all of the proposed changes to the text of the Development Sites & Policies Plan.
12. Both the Main and Minor Modifications to the Plan do result in some amendments to the Policies Map; these are included as sub-appendices to each Appendix.
13. Finally, Appendix D to this report contains an addendum to the Sustainability Appraisal and Habitats Regulations Assessment to the Development Sites and Policies Plan as revised by the proposed Main Modifications.

NEXT STEPS

14. Should Members endorse these changes, then both the proposed Main Modifications and the Minor Modifications to the Plan, as set out in Appendix B and Appendix C respectively, will be published for public representations commencing on 16 February 2015 and concluding on 30 March 2015.
15. Following the period of representations, the Council must forward all representations received to the Inspector, together with a brief response to the submissions received including any potential further changes, as well as a short commentary on any implications of the Main Modifications in terms of the sustainability appraisal. The Council may then issue the Inspector with a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for him to recommend Modifications to the Development Sites and Policies Plan that would make it sound.
16. Following that, the Inspector will finalise his report and confirm what changes to the Plan are required to make the Plan sound. These changes will be reported back for Member approval before the Plan can be adopted.

RISK ASSESSMENT

17. If the Council decides not to proceed with the proposed Modifications as directed by the Inspector then the Development Sites and Policies Plan will not be found sound. Failure to deliver a sound Development Sites and Policies Plan would mean that the vision for development in the Borough, as set out in the adopted Core Strategy would

not be completed.

18. The Development Sites and Policies Plan is required to set out how the Council will meet the development expectations of the Council, as set out in the Core Strategy. The Plan also sets out a range of Policies which seek to guide and manage development proposals, which will enable Development Management to make robust decisions on individual applications. Without the Plan the Council will be at risk of being unable to resist unnecessary and undesirable development in the Borough.

RECOMMENDATION

19. That the following recommendations be considered by Council:
 - (a) that the proposed Main Modifications and Minor Modifications to the Local Plan Part 2: Development Sites and Policies, as set out in Appendices B and C, be published for a six-week representation period commencing on 16 February 2015 and concluding on 30 March 2015, together with a supplementary addendum to the Sustainability Appraisal and Habitats Regulation Assessment Reports;
 - (b) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the Main and Minor Modifications to the Plan, prior to publication for further representations, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues;
 - (c) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the representation period, to submit the proposed Modifications to the Secretary of State together with copies of all representations received along with a request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for the Inspector to recommend to the Council, Modifications to the Plan that would make it sound;
 - (d) that the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the proposed Main and Minor Modifications to the Plan, prior to submission to the Inspector, provided that these do not change the overall direction, shape or emphasis of the documents, and do not raise any significant new issues; and
 - (e) that the proposed amendments to the Local Plan Part 2: Development Sites and Policies Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

Appendices:

- Appendix A:** Inspector's Preliminary Findings on the Development Sites and Policies Plan (Development Sites and Policies Plan Examination document reference DID-15)
- Appendix B:** Proposed Main Modifications to Development Sites and Policies Plan Submission Version
- Appendix C:** Proposed Minor Modifications to Development Sites and Policies Plan Submission Version
- Appendix D:** Addendum to the Sustainability Appraisal and Habitats Regulations Assessment for the Development Sites and Policies Plan

Background Papers:

None

Reference Papers:

Development Sites and Policies Plan Examination Documents

1. DCD-05 Fareham Borough Council Statement on Inspector Issue 1 – The Duty to Co-operate, Legal Requirements and the Relationship between the LP2, the Core Strategy and other Planning Documents (October 2014)
2. DCD-06 Fareham Borough Council Statement on Inspector Issue 2 – The Existing Settlements (DSP2 to DSP6) (October 2014)
3. DCD-07 Fareham Borough Council Statement on Inspector Issue 3 – The Natural Environment (DSP7 to DSP16) (October 2014)
4. DCD-08 Fareham Borough Council Statement on Inspector Issue 4 – Employment, including Development Site Briefs (DSP17 to DSP19) (October 2014)
5. DCD-09 Fareham Borough Council Statement on Inspector Issue 5 – Locks Heath and Portchester District Centres and other Retail Policies (DS34 to DSP39) (October 2014)
6. DCD-10 Fareham Borough Council Statement on Inspector Issue 6 – Fareham Town Centre (DSP20 to DSP33) (October 2014)
7. DCD-11 Fareham Borough Council Statement on Inspector Issue 7 – Housing Allocations including alternative sites for consideration (DSP40) (October 2014)
8. DCD-12 Fareham Borough Council Statement on Inspector Issue 8 – Other Housing Issues – including gypsies (DSP41 to DSP47) (October 2014)
9. DCD-13 Fareham Borough Council Statement on Inspector Issue 9 – Facilities and Infrastructure (DSP48 to DSP59) (October 2014)
10. DCD-14 Fareham Borough Council Statement on Inspector Issue 10 – Delivery and Monitoring (Chapter 8) (October 2014)
11. DCD-20 Action arising from hearing session 2 – The Existing Settlements (DSP2-DSP6) (December 2014)
12. DCD-21 Action arising from hearing session 3 – The Natural Environment (DSP7 to DSP16) (December 2014)

13. DCD-22 Action arising from hearing session 4 –Employment, including Development Site Briefs (DSP17 to DSP19) (December 2014)
14. DCD-23 Action arising from hearing session 5 – Locks Heath and Portchester District Centres and other Retail Policies (DS34 to DSP39) (December 2014)
15. DCD-24 Action arising from hearing session 7 – Housing Allocations including alternative sites for consideration (DSP40) (December 2014)
16. DCD-25 Action arising from hearing session 8 – Other Housing Issues – including gypsies (DSP41 to DSP47) (December 2014)
17. DCD-26 Action arising from hearing session 9 – Facilities and Infrastructure (DSP48 to DSP59) (December 2014)
18. DCD-27 Action arising from hearing session 10 – Delivery and Monitoring (Chapter 8) (December 2014)
20. DCD-28 List of Actions Arising from the Development Sites and Policies Plan Hearing Sessions (December 2014)

Enquiries:

For further information on this report please contact Claire Burnett (Ext 4330) or Mark Chevis (Ext 4551)



FAREHAM LOCAL PLAN PART 2: THE DEVELOPMENT SITES AND POLICES
MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below:

		Modification	Soundness reason
MM1	Para 1.11	Commitment to a Review of the Local Plan	Consistent with national policy
MM2	DSP2	Delete Design policy because superfluous but insert a new sentence	Justified
MM3	DSP3	Refer to dust, smoke, fumes and odour. Delete corresponding references in DSP47	Justified
MM4	DSP5	Clarification regarding the Council's approach to ensuring that development would not prejudice the future use of adjacent land	Justified
MM5	DSP6	Protection of archaeological sites	Justified and effective
MM6	DSP7	Clarification of the Council's approach to frontage infill outside defined settlement boundaries	Positively prepared, justified and effective
MM7	DSP7	Clarification of the Council's approach to the change of use of land outside the settlement boundaries to garden land	Justified
MM8	New Policy and supporting text	New policy on Affordable Housing Exception sites	Positively prepared, justified and effective
MM9	DSP8	Clarification regarding requirements for sequential tests and impact assessments	Justified
MM10	DSP11	Solent Breezes Holiday Park – removal of the reference to seasonal occupation	Justified
MM11	Paras 4.22 and	Greenspace provision	Effective

	4.26		
MM12	Table 3 page 44	Clarification of Employment Floorspace Supply table	Positively prepared, justified and effective
MM13	DSP17	Clarification of Council's approach to change of use within existing employment areas	Effective
MM14	DSP19	Include reference to "historic significance" in first bullet point	Justified
MM15	Employment site E2 Development Brief	Remove reference to "low intensity" development at Little Park Farm	Effective
MM16	DSP25	Refer to listed viaduct	Justified
MM17	DSP32	Deliver townscape improvements	Justified
MM18	Para 5.163	Include reference to foodstore floorspace and retaining existing parking levels at Portchester District Centre	Justified and effective
MM19	Para 5.164	Portchester District Centre: boundary change to remove residential properties and community facilities and amendment to supporting text	Justified and effective
MM20	DSP36	Refer to no reduction in parking spaces	Justified
MM21	DSP40 and para 5.180	Increasing the flexibility in the delivery of housing	Positively prepared, justified and effective
MM22	Housing site H7 – Fleet End Road, Warsash: Development Brief	Amend plan to show only one access point (via Shorewood Close)	Justified and effective
MM23	Housing site H11 – Heath Road: Development Brief	Amend plan to include two potential access points	Justified and effective
MM24	New paragraph 5.182 and Housing sites H12 and H13 Development Briefs	Refer to support for self-build schemes	Justified and positively prepared
MM25	DSP42 and new para after 5.193 amend site briefs H16, H17 and H20 Amend Table 8 (Appendix C)	Clarification of the Council's approach to facilitating development for older people	Justified and positively prepared
MM26	DSP47	Remove references to sunlight etc. (see MM3 above)	Justified
MM27	DSP49, paras 6.11, 6.12, 6.19-6.22 and Policy Map	Updates on Newgate Lane, Peel Common roundabout and Stubbington by-pass and consequential changes to the Policy Map	Justified
MM28	DSP50 and supporting text	Clarification of the Council's approach towards access to Whiteley – removal of references to the Yew Tree Drive link	Justified

MM29	DSP54	Include reference to protecting the Grace Dieu wreck	Justified and consistent with national policy
MM30	Para 6.30 and 6.31	Insert references to cycle/pedestrian link provision	Justified
MM31	Table 4 and appendices D-G	Up-date housing figures	Justified and effective
MM32	Employment Development Briefs	Include an indicative floorspace capacity figure	Justified and effective
MM33	Table 5 Monitoring	Revise whole section	Justified and effective
MM34	Policies Map	Amend brent geese/waders sites	Justified

At the hearing sessions I confirmed that I would await the receipt of the further representations on the Council's post-hearing submissions before deciding on whether or not a comprehensive review of the settlement boundaries is required. The text of paragraph 5.27 of the Core Strategy (CS) indicates that a review of the settlement boundaries (outside the town centre Area Action Plan area) is anticipated. Although the reference is only in the CS supporting text I have nevertheless afforded it weight. However, I consider it is reasonable to interpret the Council's intentions as *if necessary* (my emphasis). There would be little justification, particularly in terms of making the best use of time and resources, for undertaking a boundary review if sufficient land to accommodate the development needs of the Borough (as set out in the CS) could be confirmed, in response to my question 2.1 (Core Document DCD-06), that it was the intention to undertake the review only if the aforementioned development needs could not be met in the existing identified settlements. Having considered all the evidence, my conclusion is that such a review at this time is not justified because there are sufficient sites identified in LP2 to accommodate the identified housing requirement in the CS, without the need to alter existing settlement boundaries. However, I would strongly advise the Council that consideration should be given to including such an exercise, as a component of the review of the local plan (which is scheduled to start this year), thus ensuring that any review document is justified (i.e. the most appropriate strategy when considered against the reasonable alternatives).

There are a small number of other changes being proposed by the Council (following the hearing sessions) but they are minor in nature and therefore not before me for consideration and in any event I understand that they will be consulted on by the Council.

On this basis I am therefore inviting the Council to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

Following consultation on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a short commentary on any implications of the MMs in terms of the sustainability appraisal.

David Hogger

Inspector

22nd January 2015

Appendix B: Proposed Main Modifications

This appendix comprises a schedule of all Main Modifications that are proposed to the Development Sites and Policies Plan Submission Version (June 2014) (Development Sites and Policies Plan Examination Document Reference DSD01). The changes proposed in this document have arisen through the Council’s Statements on the Inspector’s Issues and Questions, through discussion during the Examination Hearing sessions and through the Council’s responses to the Inspector’s request for Additional Material.

This appendix comprises of any changes to the Plan considered necessary to enact the Main Modifications identified by the Inspector in his Preliminary Findings letter. All of these changes will be considered as part of the Examination and will be subject to a six-week period for Public representations commencing 16 February 2015.

All changes are shown as additional text underlined and deleted text ~~struck through~~.

Page 20

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
DMM1	Page 8 Paragraph 1.11	<p>The Council's commitment to an early review of the Local Plan is reiterated in the Local Development Scheme. <u>The Council is committed to review the Local Plan, and this is set out in the Local Development Scheme (Revised September 2014), which was agreed at Fareham Borough Council's Executive Meeting on the 1st September 2014. The Council's timetable for the Local Plan Review allows the Authority to take account of the current review of the South Hampshire Strategy. The timetable for the review of the Local Plan is as follows:</u></p> <ul style="list-style-type: none"> <u>• Summer 2016 – Consultation on draft Local Plan (Regulation 18)</u> <u>• Summer 2017 – Publication of pre-submission Local Plan (Regulation 19)</u> <u>• Autumn 2017 – Submission to Secretary of State (Regulation 22)</u> <u>• Winter 2017 – Examination (Regulation 24)</u> <u>• Spring/Summer 2018 – Adoption (Regulation 26)</u> 	To re-emphasise the Council commitment to review the Local Plan.	Proposed in the Council’s Statement on Issues and Questions Issue 1 (DCD-05)

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<u>The Local Plan Review undertaken by the Council will be comprehensive in nature, updating and reviewing the adopted Core Strategy, Development Sites and Policies and Welborne Plans, to form one Local Plan.</u>		
DMM2	Page 15 Paragraph 3.16 and Policy DSP2	<p>Core Strategy Policy CS17: High Quality Design sets out key design principles that should be adhered to in all proposals in the Borough. These design principles will be supplemented by the Design Supplementary Planning Document (SPD), which will provide additional detail and set standards for internal and external spaces. <u>The Council expects all new development to adhere to the Principles of CS17, whilst having due regard to the additional guidance within the Design Guidance (Excluding Welborne) SPD.</u></p> <p>Policy DSP2: Design</p> <p>All new development in the Borough should be consistent with the principles set out in Core Strategy Policy CS17: High Quality Design, and the Design Supplementary Planning Document.</p>	The policy is superfluous as CS17 is already part of the adopted development plan, and the Design SPD will become a material consideration once adopted.	Proposed in the Council's Statement on Issues and Questions Issue 1 (DCD-05)
DMM3	Page 17 Policy DSP3	<p>Policy DSP23: Environmental Impact</p> <p>Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, dust, fumes, heat, smoke, liquids, vibration, light or air pollution <u>(including dust, smoke, fumes or odour).</u></p>	For clarification that air pollution considerations should include dust, smoke, fumes and odour.	Proposed in the Council's Statement on Issues and Questions Issue 8 (DCD-12)
DMM4	Pages 17-18 Paragraph	<p>'Ransom Strips' Preventing Prejudice to the Development of Adjacent Land</p> <p>In order to ensure that development makes the most efficient use of land, comprehensive</p>	To clarify the Council's approach	Discussed in the Issue 2 hearing

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
	3.25 and Policy DSP5	<p>schemes <u>for larger sites</u> will be encouraged where possible. The Council has a long-standing policy of seeking <u>to ensure that any permitted development does not prejudice the development of adjacent land, where there are sound planning reasons to secure the development of a larger site, prevent the establishment of ransom strips which by preventing access from the approved development to other areas of the larger site to adjacent land.</u> This <u>principle was re-emphasised established</u> in the Core Strategy Policy CS15: Sustainable Development and Climate Change, which states that "<i>Development must not prejudice the development of a larger site</i>". Developers will be expected to enter into legal agreements to ensure prejudice to <u>the development of adjacent land</u> is avoided as smaller parcels of land are developed. Where legal agreements are deemed necessary, but not subsequently achieved, proposals may be refused in line with CS15 and DSP5.</p> <p>Policy <u>DSP45: 'Ransom Strips' Prejudice to Adjacent Land</u></p> <p><u>Where piecemeal development could delay or prevent the provision of access comprehensive development of a larger site to adjacent land, a legal agreement will be required sought, to ensure that any permitted development does not prejudice the development of adjacent land prevent the use of land as a 'ransom strip' and that highway access, pedestrian access and services to adjoining land are provided.</u></p>	regarding the prejudice of development of adjacent land	session with modifications subsequently proposed in the Council's Additional Material Statement DCD-20
DMM5	Page 23 Policy DSP6 (second to last paragraph)	The Council will conserve Scheduled Monuments, <u>and archaeological sites that are demonstrably of national significance, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.</u>	To provide further clarification that archaeological sites of national significance shall be afforded due	Proposed in the Council's Statement on Issues and Questions Issue 2 (DCD-06)

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
DMM6 and DMM7	Page 25 Paragraph 4.6 and DSP7	<p>The Borough Council will protect the areas outside of the DUSBs from development that would adversely affect the landscape character, appearance, and function, by avoiding non-essential residential development, including <u>unacceptable</u> changes of use to residential garden area <u>land</u>. Subject to other planning policies, exceptions may be made for the conversion of existing buildings, one-for-one replacement of existing dwellings, <u>infill between existing residential frontages</u> or where there is a proven requirement for a new dwelling to support an agricultural worker's employment requirements to live in close proximity to their place of work.</p> <p>Policy DSP7 New Residential Development Outside of the Defined Urban Settlement Boundaries</p> <p>There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where <u>one or more of the following apply</u>:</p> <ul style="list-style-type: none"> <li data-bbox="568 986 1659 1050">i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or <li data-bbox="568 1086 1659 1249">ii. It involves a conversion of an existing non-residential building where; <ul style="list-style-type: none"> <li data-bbox="645 1158 1659 1249">a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and <li data-bbox="645 1321 1659 1350">b) evidence has been provided to demonstrate that no other suitable 	<p>To allow for acceptable frontage infill development and changes of use to residential gardens in areas outside of defined urban settlement boundaries.</p>	<p>Discussed in the Issue 3 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-21</p>

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.

iii. It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:

- a) **the new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and**
- b) **it does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and**
- c) **it does not involve the siting of dwellings at the rear of the new or existing dwellings.**

A change of use of land outside of the defined urban settlement boundary to residential garden will ~~only be not normally be permitted unless where: other environmental benefits can be secured.~~

- i. **it is in keeping with the character, scale and appearance of the surrounding area; and**
- ii. **it will not detract from the existing landscape; and**
- iii. **it respects views into and out of the site.**

New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements, and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.		
DMM8	Page 26 New Paragraphs and Policy	<p><u>Affordable Housing Exception Sites</u></p> <p><u>The Council is committed to delivering affordable housing to meet the needs of the Borough. The majority of the Borough's affordable housing needs will be met through existing commitments and as a percentage of the Borough's housing allocations (DSP40) in line with Core Strategy Policy CS18. However, where, through the Council's monitoring or other evidence, it can be demonstrated that the levels of affordable dwellings (as defined by the NPPF) being delivered through the above methods are not meeting the target levels set out in Policy CS18 of the Core Strategy, the Council will consider granting planning permission for affordable housing on sites outside the existing urban area boundaries.</u></p> <p><u>Proposals for affordable housing exception sites must be accompanied by satisfactory evidence which demonstrates that the tenure, scale and mix of affordable housing proposed will meet an unmet need in the Borough. Affordable housing need should be calculated as the required proportion (as set out in Policy CS18) of the projected total housing requirements set out in the Core Strategy. Applicants will be expected to enter legal agreements to ensure that where affordable units are permitted on exception sites they are retained for this use in perpetuity. Proposals will only be considered where they are brought forward, and managed, by a not for profit social housing provider that is regulated by the Homes and Community Agency (HCA).</u></p> <p><u>Whilst affordable housing exception sites will be considered outside of existing urban boundaries, it is important that such sites are not isolated. Therefore, permission will only be granted where sites are both adjacent to, and well related to, the existing urban area boundaries to ensure they can be well integrated with the existing settlements of the Borough. Sites must be well designed to reflect the character of the neighbouring</u></p>	To ensure the Council can deliver sufficient affordable housing to meet the requirements of the Core Strategy	Discussed in the Issue 7 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-24

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p><u>settlement, but also to minimise impacts on the countryside and, where relevant, Strategic Gaps. To ensure proposals do not dominate existing settlement areas, and to minimise the impact on the countryside, the Council will only permit small scale affordable housing exception sites. For the purposes of this Policy “small scale” development is considered to be around 10 dwellings. However, where the need is justified, schemes for up to 20 dwellings may be permitted adjacent to the Borough’s larger settlements.</u></p> <p><u>DSP7 Affordable Housing Exceptions Sites</u></p> <p><u>Where there is clear evidence that affordable housing delivery is not meeting the target levels set out in Policy CS18 of the Core Strategy (excluding Welborne), planning permission may be granted for affordable housing on sites outside the existing urban area boundaries. Such proposals will only be permitted where:</u></p> <ul style="list-style-type: none"> • <u>100% affordable (as defined in the NPPF) units (net) are provided;</u> • <u>The development is of a small scale and is located adjacent to, and well related to, the existing urban settlement boundaries;</u> • <u>It is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;</u> • <u>It will be brought forward by, and will be managed by, a not for profit social housing provider who is regulated by the Homes and Community Agency;</u> <u>and</u> • <u>It is subject to a legal agreement to ensure that the units will be retained as affordable housing in perpetuity.</u> 		
DMM9	Page 26 Policy DSP8 (first paragraph)	<p>Proposals for leisure and recreation development outside of the defined urban settlement boundaries (as identified on the Policies Map) will be permitted, where <u>they do not have an unacceptable adverse impact on the strategic and/or local road network and, for main town centre uses:</u></p>	To clarify that the requirement for a sequential	Proposed in the Council’s Statement on Issues and

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p>I. they meet the requirements of a sequential test; and</p> <p>II. subject to their scale, they meet the requirements of an impact assessment.</p> <p>III. they do not have an unacceptable adverse impact on the strategic and/or local road network</p>	test and impact assessment only applies to "main town centre uses".	Questions Issue 2 (DCD-07)
DMM10	Pages 30 and 31 Paragraphs 4.19-4.20 and Policy DSP11	<p>Proposals for developing caravans for holiday accommodation purposes, or the conversion of existing properties, or development or intensification of any existing development within Solent Breezes, will have a condition <u>restricting occupancy to holiday use only and for a</u> that limits occupancy to a maximum of ten months each calendar year.</p> <p>Limited <u>These holiday</u> occupancy conditions will apply to new holiday accommodation or other forms of development within Solent Breezes Holiday Park to ensure consistency with other policy aims of controlling development outside the defined urban settlements boundaries. Where a limited occupancy condition is attached to the permission, it is expected that the vacant months will be during the winter months. Potential impacts on the landscape and other nature conservation designations and the flood risk areas around the Coastal Zone will be particularly important in determining proposals relating to Policy DSP11: Development Within Solent Breezes Holiday Park.</p> <p>Policy DSP11: Development Proposals within Solent Breezes Holiday Park</p> <p><u>Within the Solent Breezes Holiday Park (as defined on the Policies Map), planning permission, or proposals to vary condition on existing permissions, will not be granted to vary planning conditions to allow the occupation of any existing chalets or caravans and mobile homes on a permanent or year-round basis. To ensure this, all permissions will be subject to holiday occupancy conditions, including maximum occupancy of 10 months in a calendar year. Permissions will only be granted for holiday occupation provided all the following criteria are met:</u></p> <p>i. <u>the holiday accommodation is of a high standard and appropriate for the</u></p>	To clarify the Council's position regarding development proposals within Solent Breezes Holiday Park	Discussed in the Issue 3 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-21

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p><u>time of proposed use;</u></p> <p>ii. <u>it can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced, to be agreed between the Council and site/property owner or operator in advance;</u></p> <p>iii. <u>the submission of a Coastal Change Vulnerability Assessment that identifies that the proposal will result in no increased risk to life or significant increase in risk to property; and</u></p> <p>iv. <u>where it can be demonstrated that the proposal will not have an adverse impact on the SPA.</u></p> <p>Planning permission for new chalets, static caravans or other holiday accommodation will only be granted, subject to appropriate conditions limiting their use to holiday accommodation on a seasonal basis for not more than ten months in each calendar year.</p>		
DMM11	Pages 31 and 32 Paragraph s 4.22 and 4.36	<p>The NPPF requires local planning authorities to ensure that sufficient open space is provided to meet the needs of communities. The Greenspace Study (2007) and its Addendum provide an audit of open space provision across the Borough. This audit is considered against the open space standards set out in the Core Strategy to highlight areas in the Borough which are either in deficit or surplus of open space provision. <u>Although overall the Borough is in surplus in both Natural Greenspace and Parks and Amenity Open Space there are a number of wards that experience shortages in one or both types of provision. Table 18 of the Green Space study Addendum 2 provides further detail on this. In order to assist in addressing some of these deficiencies two new publicly accessible open spaces have been allocated.</u></p> <p>In addition to the new open space allocations, the Council <u>has a threefold approach will explore opportunities to address any further open space deficiencies in the Borough through a land management approach. This approach includes the Council identifying new deliverable sites through a variety of means, including projects proposed through the</u></p>	To clarify the Borough's current open space provision and approach to addressing Open Space Provision.	Proposed in the Council's Statement on Issues and Questions Issue 2 (DCD-07) and further discussed in the Issue 3 hearing session with modifications subsequently proposed in

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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Green Infrastructure Study. The Council will also support, and where appropriate, work with partner organisations to bring forward additional opportunities, including provision that may come forward as part of development proposals. Furthermore, the Council will explore opportunities to use existing open space more effectively. may include the exploration of opportunities to transfer existing types of open space to other typologies in deficit, rights of access agreements and lease arrangements. Furthermore Qualitative improvements to existing open space are proposed through the Council's Open Space Improvement Programme, which aims to increase the accessibility and attractiveness of public open space so it is available and attractive to a larger population.

the Council's Additional Material Statement DCD-21

DMM12 Page 44
Table 3
and
paragraph
5.9

Source	B1 (Offices)	B2/B8 (Industrial/Warehousing)	B1-B8 (General Employment)	Total
Completions 2011-2013	200	4,030 <u>1,300</u>	270	1,500
Excess Vacancies	3,400	8,600		12,000
Permissions	25,800	<u>7,100</u>	7,100	32,900
Potential Sites				
Solent Enterprise Zone	2,300	47,900		50,200
Little Park Farm		<u>11,200</u>	11,200	11,200
Kites Croft		<u>3,090</u>	3,090	3,090
Welborne	4,400	15,900		20,300
Total	36,100	73,430 <u>95,090</u>	21,660	131,190
Requirement	40,700	59,400	0	100,100

To clarify the potential use class likely to be delivered in the Council's supply. Previous column of B1-8 (General Employment) considered to be to ambiguous, so the column is deleted with figures moved into appropriate alternative column.

Discussed in the Issue 4 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-22

Mod Ref:	Plan Ref.	Proposed Main Modification				Reason for Change	Source of modification
		Surplus/Deficit	-4,600	+14,030 <u>+35,690</u>	+21,660	+31,090	

Amended paragraph 5.9

Although the supply of office floorspace appears to be insufficient there are a number of important factors to consider. Firstly, there is a substantial part of the potential overall supply in B2/B8 uses (shown from above) which is shown as B1-B8 (21,660sq.m), where the final use has yet to be determined of 35,690sq.m. It is conceivable that a proportion of this supply could, instead, come forward will be for offices, although it is difficult to ascertain at this juncture what this figure is likely to be and the flexible policies in the Plan would allow that to happen.

DMM13	Page 46 Paragraph 5.17 and Policy DSP17 (last paragraph)	Where it can clearly be demonstrated that a building or site in one of the Borough's existing employment areas is no longer suitable and viable for economic development uses, alternative uses may be considered. However, all <u>appropriate</u> alternative forms of economic development should be considered before other uses, such as housing, will be deemed acceptable. A comprehensive marketing exercise over a twelve-month period, <u>ending within 3 months of the submission of the planning application</u> , should be completed prior to an application being submitted, in order to clearly demonstrate a site's lack of suitability for economic development uses. <u>In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the length of the vacancy, the agents used to promote the sale/letting (including contact details), advertising methods used, information regarding any interest received during that time and why any interest (if any) was not pursued.</u>	To clarify the information required when considering change of use applications in existing employment areas	Discussed in the Issue 4 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-22
		Changes of use or redevelopment within the <u>existing</u> employment areas that would result in a loss of floorspace for economic development uses will be not be permitted unless:		

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification		
		<ul style="list-style-type: none"> All <u>appropriate</u> alternative forms of economic development have been considered; It can be clearly demonstrated that the land or building is not fit for purpose and is <u>modernisation or redevelopment for employment uses</u> would be financially unviable; and The proposal is accompanied by details of extensive marketing of the vacant site/building covering a period of not fewer than twelve months. 				
DMM14	Page 50 Policy DSP19 (first bullet point)	<ul style="list-style-type: none"> the built character <u>and historic significance</u> of the area 	For clarification that proposals relating to boatyards will also need to consider the historic significance of the area	Proposed in the Council's Statement on Issues and Questions Issue 2 (DCD-06)		
DMM15	Page 126 Development Brief for site E2	<table border="1"> <tr> <td>Potential Use and Indicative Floorspace Capacity</td> <td>Employment floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m</td> </tr> </table>	Potential Use and Indicative Floorspace Capacity	Employment floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m	For clarification	Discussed in the Issue 4 hearing session with modifications subsequently proposed in the Council's Additional Material Statement
Potential Use and Indicative Floorspace Capacity	Employment floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m					

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
				DCD-22
DMM16	Page 59 Policy DSP25 (second paragraph)	Views into and out of the Waterfront, <u>including those of the listed railway viaduct</u>, should be protected. New development located near Fareham Waterfront or on Market Quay Car Park should be designed sensitively to retain visual links between the Town Centre and the Waterfront.	For clarification of the importance of views into and out of the railway viaduct	Proposed in the Council's Statement on Issues and Questions Issue 2 (DCD-06)
DMM17	Page 72 Policy DSP32 (second paragraph)	Proposals will be required to ensure that new buildings are designed <u>to deliver townscape benefits and to front on to Trinity Street and Osborn Road.</u>	For clarification that proposals should deliver townscape benefits	Proposed in the Council's Statement on Issues and Questions Issue 2 (DCD-06)
DMM18	Page 80 Paragraph 5.163	The 2012 Retail Study concludes that Portchester District Centre requires some additional retail floorspace during the plan period. "Portchester could accommodate a foodstore of around 800-900sq.m net through an increase in market share" (GVA 2012). The Council will ensure that any new proposals are well integrated to the existing District Centre in order to contribute to its vitality and viability." Given the physical restrictions to the north any future expansion of the Centre, or any new stores, are likely to be either through redevelopment within the West Street frontage, or south of West Street, to the area currently given over to surface car parking. There are two key elements that need to be considered as part of any redevelopment or extension to the Centre. Firstly the levels of parking to be provided will need to reflect the current parking levels, but also the increase in demand that may come through the extension. Firstly any new proposals will be required to retain existing parking levels and provide additional parking to meet the	For clarification of the evidence that supports additional retail floorspace at Portchester District Centre and the importance of retaining parking	Discussed in the Issue 5 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-23

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p><u>requirements of the new development proposed.</u> Secondly, any new retail units will need to be sited in a way that relates, and links to, the existing pedestrianised area to ensure that they become an integrated part of the Centre, <u>as recommended in the 2012 Retail Study.</u> Also, new development will need to take account of flood risk issues in accordance with the Technical Guidance to the National Planning Policy Framework.</p>		
DMM19	Page 80 Paragraph 5.164 and Policy Map (Portchester District Centre)	<p>The boundary of Portchester District Centre has been extended to include additional uses that currently form functional parts of the Centre, and to allow potential space for expansion. <u>In line with Strategic Objective SO4 of the Core Strategy, proposals that will serve to enhance the district centre through promoting a mix of uses, including public space to enhance its social and economic focus will be supported.</u> The commercial premises to the east of Castle Street, <u>and</u> Castle Court, Portchester Methodist Church and Portchester Parish Hall have been included alongside the car park and lorry park behind West Street. These buildings and spaces all contribute to the vitality of the Centre and add to the overall offer. This extended boundary is designed to allow for the appropriate expansion of the retail offer, and means the Centre is not overly restricted or confined <u>and can accommodate future growth.</u></p> <p><i>Revised boundary of Portchester District Centre attached in Appendix B1</i></p>	To reflect amended boundary of expanded Portchester District Centre	Discussed in the Issue 5 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-23
DMM20	Page 80 Policy DSP36 (first bullet point)	<ul style="list-style-type: none"> <u>There is no overall reduction in car parking levels, and the proposed level of car parking meets the needs of both the existing retail offer and the proposed expansion</u> 	For clarification that there should be no overall reduction in parking at Portchester District Centre	Proposed in the Council's Statement on Issues and Questions Issue 5 (DCD-09)
DMM21	Page 85	<u>The Council is committed to delivering the housing targets in the Core Strategy, and so it</u>	To provide	Discussed in

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
	New paragraph s after 5.180 and new text at end of DSP40	<p><u>is important to provide a contingency position in the Plan to deal with unforeseen problems with delivery of both allocations and/or commitments. Therefore, further flexibility in the Council's approach is provided in the final section of Policy DSP40: Housing Allocations. This potentially allows for additional sites to come forward, over and above the allocations in the Plan, where it can be proven that the Council cannot demonstrate a five year land supply against the Core Strategy housing targets.</u></p> <p><u>In order to accord with Policy CS6 and CS14 of the Core Strategy, proposals for additional sites outside the urban area boundaries will be strictly controlled. Such proposals will only be considered if it is demonstrated through the Council's monitoring or by a developer that the Council cannot meet its five year land supply target against the housing requirements set out in the Core Strategy.</u></p> <p><u>To ensure that such additional housing schemes contribute towards any five year supply shortage the Council will expect detailed information to be submitted to demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. If deemed necessary the Council will include a planning condition to limit the commencement time to a year from the date of permission to ensure deliver in the short term. In order to protect areas outside of the existing settlements from unnecessary levels of development, only proposals that are of a scale relative to any identified shortfall will be considered.</u></p> <p><u>Protecting the character and beauty of the countryside is an important objective and so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing urban area boundary and sensitively designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. Proposals that minimise the impacts on the countryside and, where relevant, Strategic Gaps will be preferred. Any proposal will also need to demonstrate that there will be no unacceptable environmental, amenity or traffic implications and that all other relevant Policies in the Local Plan have been duly considered.</u></p>	flexibility in the Council's approach to housing where the Council is unable to demonstrate that it cannot meet five year housing land supply targets against the targets in the Core Strategy.	the Issue 7 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-24

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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New text at the end of Policy DSP40

Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- **The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;**
- **The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;**
- **The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps**
- **It can be demonstrated that the proposal is deliverable in the short term; and**
- **The proposal would not have any unacceptable environmental, amenity or traffic implications.**

DMM22	Page 153 Developm ent Brief for site H7	<i>Amended Site Brief map (Appendix B2)</i>	For clarification on potential access points to site to housing site H7: Fleet End Road, Warsash	Discussed in the Issue 7 hearing session with modifications subsequently proposed in the Council's Additional
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Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		Key Planning and Design Issues		Material Statement DCD-25
		<p>Due to land ownership, the site may not come forward as a single proposal. If the site is split, It is essential that the separate proposals for the site relate to each other to ensure that connectivity, legibility and permeability between them are not lost.</p> <p>The area that is available for development will impact on development form, as consideration will need to be given to existing residential properties, the trees on site, and the setting of the listed Jolley Farmer pub.</p> <p>Access to the site via Shorewood Close, using land owned by the Jolly Farmer, would be suitable to serve redevelopment of the site of up to approximately 25 dwellings. Access via the lane between 47-43 Fleet End Road or Green Lane, with sufficient improvement including provision of a sufficient buffer to protect the amenity of adjacent properties, could support a reduced number of dwellings at this site. This capacity may be increased depending on the extent to which this/these access(es) can be upgraded.</p> <p>Ecological considerations: general biodiversity interest, the land is varied in terms of the quality of habitat and species richness. The site is over 1 km to Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Ramsar and within 10 km of several European sites. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal. Development may potentially impact on protected species within and adjacent to the site.</p> <p>Three protected oaks are located to the southwest of the site and</p>		

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p>should be considered as part of the scheme and retained, where possible, in consultation with the Council's Tree Officer.</p> <p>Where possible the open space as part of the Shorewood Close development should be properly integrated with any on-site open space provision that may be required at this allocation to ensure a more usable space is created. Opportunities should also be explored to continue the greenway (between 30 and 36 Fleet End Road) to enable non-vehicular linkages through the site to the adjacent wooded and countryside areas to the south and to Warsash Common and Sovereign Crescent Green Corridor further beyond.</p> <p>Southern Water sewerage infrastructure crosses this site. Diversion required or buildings and substantial tree planting should provide a sufficient easement to enable access for future maintenance and upsizing.</p>		
DMM23	Page 166 Developm ent Site Brief H11	<i>Amended Site Brief map (Appendix B3)</i>	For clarification on potential access points to housing site H11 Heath Road, Locks Heath	Discussed in the Issue 7 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-25

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification				
DMM24	Page 85 New paragraph after 5.181 and amendments to Site Briefs for Housing sites H12 and H13	<p><u>Opportunities for self-build within the Borough are provided through support in the Development Site Briefs for Housing Allocations H12 and H13, whilst the residential frontage infill component of Policy DSP7 will also offer support to the delivery of small scale self-build schemes (for one or two dwellings). Lastly, the Council will continue to review the demand for self-build in the Borough, and will explore making further land available for self-build through the Local Plan Review, should future demand exceed the land made available for self-build in the Borough, by both the DSP Plan and the Welborne Plan.</u></p> <p><i>Amendment to Housing site H12: Land at Stubbington Lane, Stubbington</i></p> <table border="1"> <tr> <td>Potential Use and Indicative Capacity</td> <td>Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u></td> </tr> </table> <p><i>Amendment to Housing site H13: Land at Sea Lane, Stubbington</i></p> <table border="1"> <tr> <td>Potential Use and Indicative Capacity</td> <td>Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u></td> </tr> </table>	Potential Use and Indicative Capacity	Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u>	Potential Use and Indicative Capacity	Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u>	To clarify the Council's position in encouraging self-build homes in the Borough	Discussed in the Issue 7 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-24
Potential Use and Indicative Capacity	Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u>							
Potential Use and Indicative Capacity	Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u>							
DMM25	Page 90 New paragraph after 5.193 and Page 92 addition to start of Policy	<p><u>To facilitate the delivery of older person's accommodation the Council has identified the following sites as being suitable for older person's accommodation:</u></p> <ul style="list-style-type: none"> • <u>Fareham Station West (southern section)</u> • <u>Genesis Centre, Locks Heath</u> • <u>Corner of Station Road and A27, Portchester</u> <p><u>In order to guide development of these sites individual Development Site Briefs have been prepared (H16, H17 and H20). Prospective developers of these sites should have</u></p>	To clarify the Council's position regarding the provision of older persons accommodation	Discussed in the Issue 8 hearing session with modifications subsequently proposed in the Council's				

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
	DSP42	<p><u>regard to the development principles and planning requirements set out in the briefs. These sites are also included in Appendix C of the Plan, and remain relevant to the housing allocations through DSP40 as they provide an important contribution towards the overall supply of accommodation in the Borough. However, they will be safeguarded from other forms of development, including standard market housing, to ensure they are delivered for older person's accommodation. In circumstances where it can be demonstrated that older persons' accommodation is not viable on a certain site, alternative uses may be considered. The Council will continue to review the delivery of older persons' accommodation through the monitoring of the Development Sites and Policies Plan.</u></p> <p><i>Addition to start of Policy DSP42</i></p> <p><u>DSP42: New Housing for Older Persons</u></p> <p><u>Older Persons Accommodation will be permitted on the following sites:</u></p> <ul style="list-style-type: none"> • <u>Fareham Station West</u> • <u>Genesis Centre, Locks Heath</u> • <u>Corner of Station Road and A27, Portchester</u> <p><u>These sites should be developed in line with the principles set out in their respective Development Site Briefs. To ensure their availability they will be safeguarded from any other form of permanent development, including standard market housing, unless it can be demonstrated that older persons' accommodation is unviable.</u></p> <p><i>Amendments to site briefs H16 Fareham Station West:</i></p>		Additional Material Statement DCD-25

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		Potential Use and Indicative Capacity	Residential (30 flats and 80 unit Extra Care Home or 75 flats) Older Persons' Accommodation (around 80 units)	
		Capacity and Rationale	A care home facility (around 80 units) could be accommodated on site. at the southern end, which would result in a capacity for the remainder of the site at 30 residential units. A wholly residential scheme across the site could yield up to 75 units.	

Amendments to site brief H17 Genesis Centre:

Potential Use and Indicative Capacity	Residential <u>Older Persons' Accommodation (around 35 flats units)</u>
Capacity and Rationale	Based on the provision of two flatted blocks the site could yield around 35 units <u>of older persons' accommodation</u> . This level of development provides some amenity space and adequate parking numbers.

New site brief for H20 Corner of Station Road and A27, Portchester in Appendix B4

DMM26	Page 97 Policy DSP47	vi. does not have an unacceptable adverse impact upon living conditions or neighbouring development by way of the loss of sunlight, daylight, outlook and privacy;	For clarification	Proposed in the Council's Statement on
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Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
	(bullet point (vi))			Issues and Questions Issue 8 (DCD-12)
DMM27	Pages 101-105 Paragraphs 6.11, 6.12, 6.19, new paragraph after 6.19, paragraph 6.20, new paragraph after 6.20 and Policy DSP49	<p><i>Amendments to Paragraphs 6.11-6.12</i></p> <p><i>B3385 Newgate Lane (Northern Section)</i></p> <p>The extent and alignment of improvements to the southern section of the proposed Newgate Lane scheme are now being reviewed in conjunction with the consultation on the determination of a route corridor for the Stubbington Bypass. Public consultation in summer 2014 identified support for improvements to the southern section of Newgate Lane along a new eastern alignment. The eastern alignment was approved for progression by Hampshire County Council's Executive Member for Economy Transport and Environment on 4 November 2014.</p> <p><i>Peel Common Roundabout Scheme</i></p> <p>An improvement scheme is being progressed for Peel Common Roundabout that proposes signal control for some approach arms aimed at better balancing the flow of traffic into the junction together with improved pedestrian and cyclist crossing facilities to the south of the junction, aimed at reducing demand at the critical Newgate Lane crossing immediately to the north. The proposal also includes improved facilities for bus passengers boarding and alighting at this location. Future improvements at the junction may <u>will</u> be required to enable connection to an improved southern section of Newgate Lane and or a Stubbington bypass in the longer term scheme following the identification of a preferred corridor for a Stubbington bypass. Land requirements will be safeguarded if and where appropriate.</p>	To reflect Hampshire County Council's latest position on Highway improvement schemes in the Borough	Discussed in the Issue 9 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-26

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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Amendments to Paragraph 6.19-6.20

Stubbington Bypass

The bypass is a major transport scheme, which will be very challenging to implement. After assessment of a series of potential route options a preferred route has been identified which connects the B3334 Gosport Road, south of Stubbington to the B3334 Titchfield Road north of Stubbington. ~~The preferred route will be subject to further more detailed appraisal and consultation. The development work is being afforded a high priority by the County Council. Land will be required to deliver this scheme, if it proves to be feasible, and will be safeguarded once the requirements are known.~~ Following consultation in summer 2014, the County Council has identified an indicative corridor for the bypass, which is 100m wide to allow design adjustments as work progresses. The actual corridor width will be approximately 20-25m.

The scheme will require careful consideration to ensure that the route does not undermine the purpose of the Strategic Gap and does not result in any significant adverse effect on the physical or visual separation of Stubbington/Lee on the Solent and Fareham/Gosport. All stages of design, as the scheme progresses, will need to take account of the principles and criteria set out in Policy CS22 of the Core Strategy.

Newgate Lane (Southern Section)

~~Options for improving the southern part of Newgate Lane between Tanners Lane and Peel Common Roundabout are being given further consideration during work to assess the feasibility of a future bypass of Stubbington. These options include improvements to Newgate Lane South with or without a Stubbington bypass. Improvements based upon the current alignment of Newgate Lane and also a possible new alignment to the east are currently being considered including the line safeguarded for Strategic Road Network Improvements in the Fareham Local Plan Review 2000. It is likely that land outside the~~

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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~~existing highway boundary, will be required to address the traffic issues on the southern section of Newgate Lane and work is progressing to provide a clearer understanding of requirements in order that the safeguarding can be confirmed once the detailed requirements are known. Following assessment of a number of options for improving capacity on the southern section of Newgate Lane, it is proposed to construct a new road to the east of the existing southern section of Newgate Lane. The new road would commence at Peel Common Roundabout with a new arm at the roundabout. The route heads northwards between Brookers Field and the River Alver to tie in with the northern section of Newgate Lane.~~

The scheme will require careful consideration to ensure that the route does not undermine the purpose of the Strategic Gap and does not result in any significant adverse effect on the physical or visual separation of Stubbington/Lee on the Solent and Fareham/Gosport. All stages of design, as the scheme progresses, will need to take account of the principles and criteria set out in Policy CS22 of the Core Strategy.

Amendments to Policy DSP49

Policy DSP49: Improvements to the Strategic Road Network

The alignments shown on the Policies Map, ~~is~~ are safeguarded for the following proposals, which will improve and maintain the effectiveness of the Strategic Road Network:

- (A) B3385 Newgate Lane, Palmerston Drive – Peel Common;**
- (B) B3334 Gosport Road– B3334 Titchfield Road (Stubbington Bypass)**

The parcels of land shown on the Policies Map, are safeguarded for the following proposals, which will improve and maintain the effectiveness of the junctions on

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
<p>the Strategic Road Network:</p>				
<p>(i) Segensworth Roundabout; (ii) A27/West Street/Station roundabout and Gudge Heath Lane Junction; and (iii) Delme Roundabout and A27 approaches.</p>				
<p><i>Safeguarded routes will be added to the proposals map, as shown in Appendix B5</i></p>				
DMM28	Page 105 Paragraphs 6.21-6.22 and Policy DSP50	<p>Rookery Avenue has been identified as the means of providing a southern access and distributor link between Whiteley Way and Botley Road. This is part of the overall transport and access strategy for Whiteley (which falls within both Fareham Borough and Winchester City Councils' areas). However, depending on the progression of the North Whiteley development proposals, both in terms of transport strategy and implementation, this policy position may need to be reviewed.</p> <p>Yew Tree Drive's status as a bus only access route is currently under consideration. Following public consultation, consent has been granted for the route to be opened to all traffic except heavy goods vehicles, for a trial period of up to one year from September 2013. During this period, the impact on roads in the surrounding area will be assessed and the position reviewed. By then it is expected that the timing of completion of the Whiteley Way through to the A3051 Botley Road, north of Curbridge will be known and further transport assessment carried out in relation to the development of North Whiteley within Winchester.</p> <p>Policy DSP50: Access to Whiteley</p> <p>The parcels of land as shown on the Policies Map will be safeguarded for the following improvements to serve development:</p> <ul style="list-style-type: none"> The remaining section of Rookery Avenue linking the Whiteley Area 	To reflect Hampshire County Council's latest position on Highway improvement schemes in the Borough	Discussed in the Issue 9 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-26

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
Distributor Road to Botley Road.				
Road connections from Whiteley to Botley Road for general traffic via Yew Tree Drive will not be permitted before Whiteley Way is completed between Junction 9 on the M27 and the A3051, Botley Road north of Curbridge, providing the outcome of the trial opening and further transport assessment, including the impact of the expansion of North Whiteley, does not indicate severe adverse impacts and it is demonstrated to be safe.				
DMM29	Page 114 Policy DSP54	New Moorings will be permitted provided that they are located outside of the Mooring Restriction Areas, and where it can be demonstrated that they would not have an adverse impact on the Solent International Designated Sites <u>or sites of archaeological and historical importance, in particular the Grace Dieu.</u> Within the Mooring Restriction Areas, the replacement or relocation of existing moorings will only be permitted where there are no alternative locations outside these areas and the proposal will improve navigation and the overall appearance of the area	To incorporate the inclusion of Grace Dieu Wreck site into the policy.	Discussed in the Issue 2 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-20
DMM30	Page 33 New paragraph s after Paragraph 4.29	<u>The Council has identified from its own Green Infrastructure Strategy several pedestrian and cycle projects that are deemed strategic in nature and are anticipated to be achieved within the time period of the Plan. These projects are not exclusive and several have been bullet pointed below with a brief description of what is required in order to achieve Multi-user status. A Bridle way is the lowest legal status of Right of Way that would accommodate multi-user access. Some of the schemes require an upgrade of existing facilities whilst others are new schemes within the Borough. These proposals link towards the Council requirements to encourage sustainable modes of transport, promote use of</u>	To clarify how the Council has incorporated the findings of the GI Strategy into the DSP Plan and to highlight	Discussed in the Issue 9 hearing session with modifications subsequently proposed in the Council's

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
		<p><u>multi-user green corridors and be in accordance with the Strategic Objectives set with the Core Strategy (2011).</u></p> <p><u>Strategic Multi-user pedestrian and cycle links expected to be achievable are:</u></p> <ul style="list-style-type: none"> • <u>Pook Lane – Establishing a cycle and pedestrian route linking Welborne and Fareham Town Centre via Broadcut Industrial Estate.</u> • <u>Forest Lane to West Walk - Establishing a Multi-user route between Welborne and West Walk providing access to the wider countryside;</u> • <u>Welborne to Whiteley (inc Welborne to Meon Valley Trail) Links - Strategic east-west route linking two areas of Fareham Borough via Winchester District. A direct link to the Meon Valley Trail is also to be created.</u> • <u>Welborne to Hill Park Link (Deviation Line) - Continuation of Rights of Way along old railway line near Knowle, providing a direct link to Welborne from Fareham Hill Park.</u> • <u>Link over Fareham Common - Upgrade and enhance existing access under the M27 to provide a multi-user route from Welborne to Fareham.</u> • <u>England Coast Path/Solent Way/NCN2 Warsash Link – Upgrading Rights of Way to provide full cycleway functionality required to meet National Cycle Network (NCN) Standards.</u> 	achievable projects moving forward	Additional Material Statement DCD-26
DMM31	Page 83-87 Paragraphs 5.173, 5.174, 5.180 and 5.184 and Table 4 and	<p><i>Amendments to paragraphs 5.173 and 5.174</i></p> <p>Core Strategy Policy CS2: Housing Provision sets out the housing requirements for the Borough, outside Welborne. This was based on evidence set out in the PUSH South Hampshire Strategy, which required the Borough to deliver 3,729 dwellings between 2006 and 2026. A total of 2,665<u>2,857</u> dwellings have been delivered between 1 April 20132014<u>2014</u>; this leaves a residual balance of 4,064<u>4,872</u> dwellings to be delivered during the remaining part of the Plan period (1 April 2013<u>2014</u> – 31 March 2026).</p>	To update housing figures to include 2013/14 completions and permissions and to take account of	Proposed in the Council's Statement on Issues and Questions Issue 7 (DCD-11) also discussed in

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
	Appendices C, D, E and G	<p>Since the adoption of the Core Strategy, the Partnership for Urban South Hampshire (PUSH) has updated the South Hampshire Strategy to take account of revised economic forecasts, including the effect of recent economic downturn on rates of economic growth and house building. The review, formally known as the South Hampshire Strategy: A Framework to Guide Sustainable Development and Change to 31 March 2026, revised individual local planning authorities' housing targets up to 2026. Taking account of completion in the period 1 April 2006 to 31 March 2013<u>2014</u>, Fareham is now required to deliver 4,536<u>1,344</u> dwellings across the remainder of the plan period between 1 April 2013<u>2014</u> and 31 March 2026 (excluding Welborne) – see table 4.</p> <p><i>Amendments to paragraph 5.180</i></p> <p>Flexibility in the supply will also be provided through the delivery of “small sites” (see Appendix D). This additional supply will account for any potential shortfall in the delivery of identified sites if some of the identified residential sites do not come forward as planned. Small sites (fewer than five units) are an important source of Fareham’s housing supply. Hampshire County Council’s housing monitoring data reveals that, as at 31 March 2013<u>2014</u>, the Borough has a commitment of 409<u>139</u> net dwellings on small sites with extant permission (see Appendix D). However, agents and/or developers of these sites have not been contacted to understand the likelihood of the development coming forward, and so the deliverability of these sites is not certain. To this end, the 409<u>139</u> dwellings permitted on small sites do not form part of the housing land supply calculation but their contribution toward Fareham’s housing requirement has been highlighted as an aspect of flexibility in the housing land supply position.</p> <p><i>Amendments to paragraph 5.183</i></p> <p>The housing supply that is needed to ensure that the Borough meets its overall housing requirement is set out in Table 4. The total from the various sources shows a supply surplus of 287<u>929</u> dwellings in meeting the housing requirement, <u>as set out in the Core</u></p>	additional older persons allocation (see DMM25)	the Issue 7 hearing session with modifications subsequently proposed in the Council’s Additional Material Statement DCD-24

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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Strategy for Fareham Borough (excluding Welborne). The information set out below is correct as at 31 March ~~2013~~2014. The information will be updated through the Strategic Housing Land Availability Assessment (SHLAA) and the Monitoring Report.

Amended table 4 and amended appendices C-G of the DSP Plan are shown in Appendix B6

DMM32	Pages 123-132 Development Site Briefs E1-E5	<i>Amend site brief E1: Solent 2</i>		For clarification on potential capacity of sites and existing planning status	Proposed in the Council's Statement on Issues and Questions Issue 4 (DCD-08)
		Potential Use and Indicative Floorspace Capacity	Employment floorspace (B1, <u>B2 or B8</u>) of approximately 23,500sq.m		
		<i>Amend site brief E2: Little Park Farm</i>			
		Potential Use and Indicative Floorspace Capacity	Employment <u>low density</u> floorspace (B1, B2 or B8) of approximately 11,200sq.m		
		<i>Amend site brief E3: Kites Croft</i>			
		Potential Use and Indicative Floorspace Capacity	Employment <u>low density</u> floorspace (B1, B2 or B8) of approximately 3,000sq.m		
		<i>Amend site brief E4: Midpoint 27, Cartwright Drive</i>			

Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
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Planning Status	<u>Extant Permission for B1-B8 floorspace</u>
Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace</u> (B1, B2 or B8) <u>of approximately 3,000sq.m</u>

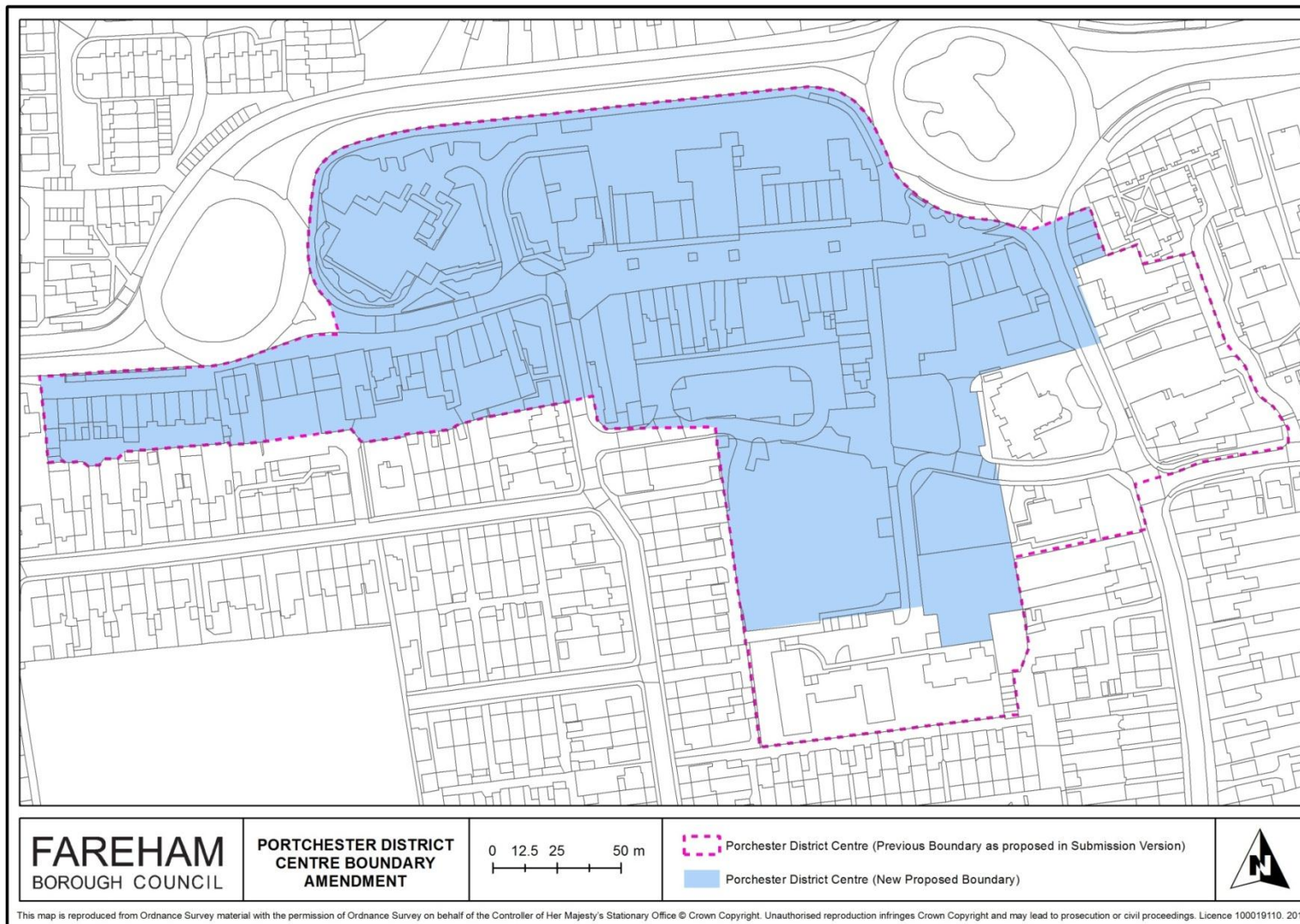
Amend site brief E5: The Walled Garden, Cams Hall

Planning Status	Extant Permission for <u>1,843sq.m</u> of B1 floorspace
Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace</u> (B1, B2 or B8) <u>of approximately 2,000sq.m</u>

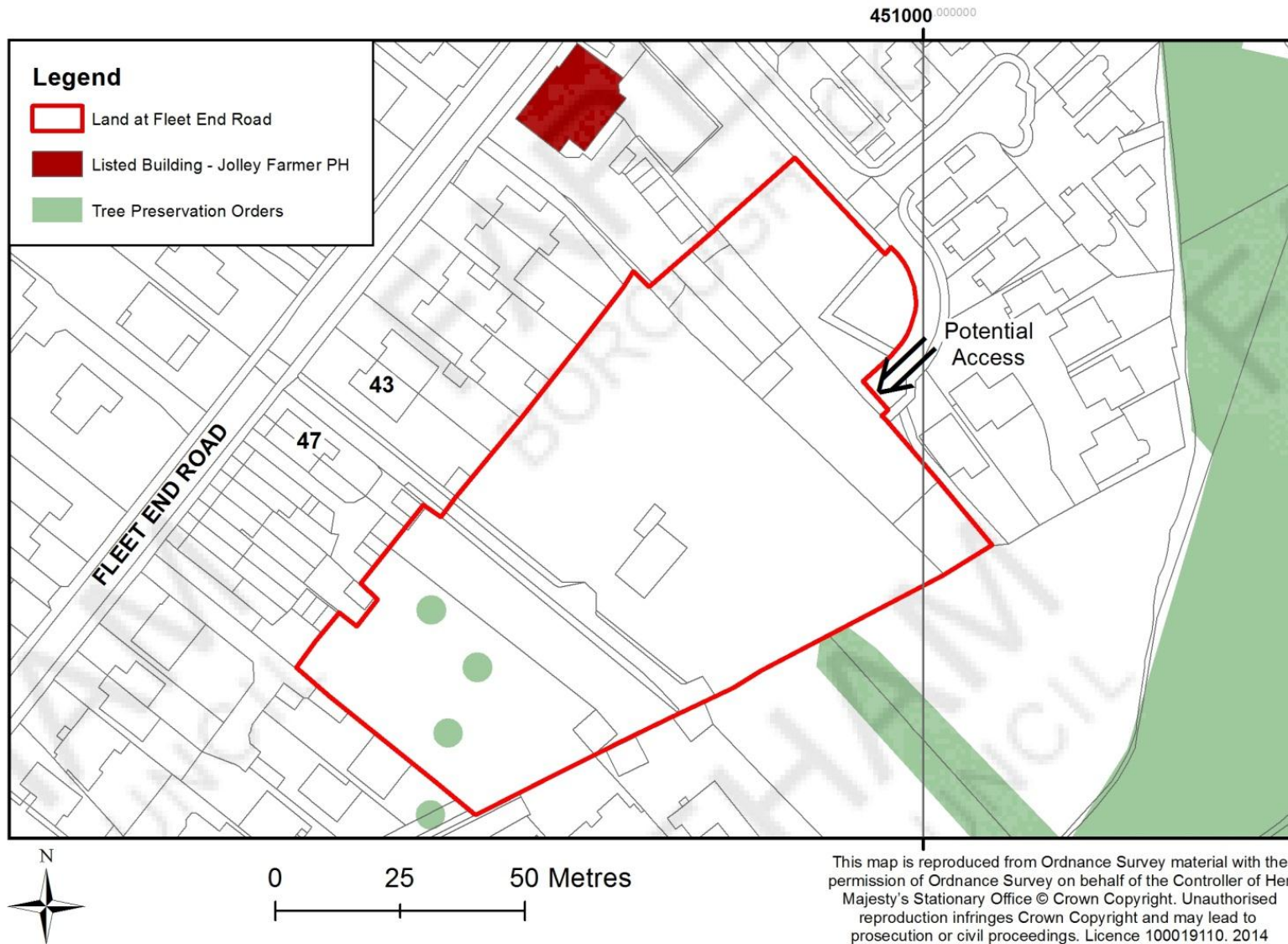
DMM33	Page 199 Table 5	<i>Replace table 5: Monitoring Schedule with new table 5 as show in Appendix B7.</i>	To clarify the Council's approach to monitoring the Plan	Discussed in the Issue 10 hearing session with modifications subsequently proposed in the Council's Additional Material Statement DCD-27
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Mod Ref:	Plan Ref.	Proposed Main Modification	Reason for Change	Source of modification
DMM34	Policies Map (Brent Geese and Waders)	<i>Downgrade 7 Brent Geese and Waders sites from "important" to "uncertain" as shown in Appendix B8</i>	To reflect most up to date information from Hampshire Biodiversity Information Centre	Proposed in the Council's Statement on Issues and Questions Issue 3 (DCD-07)

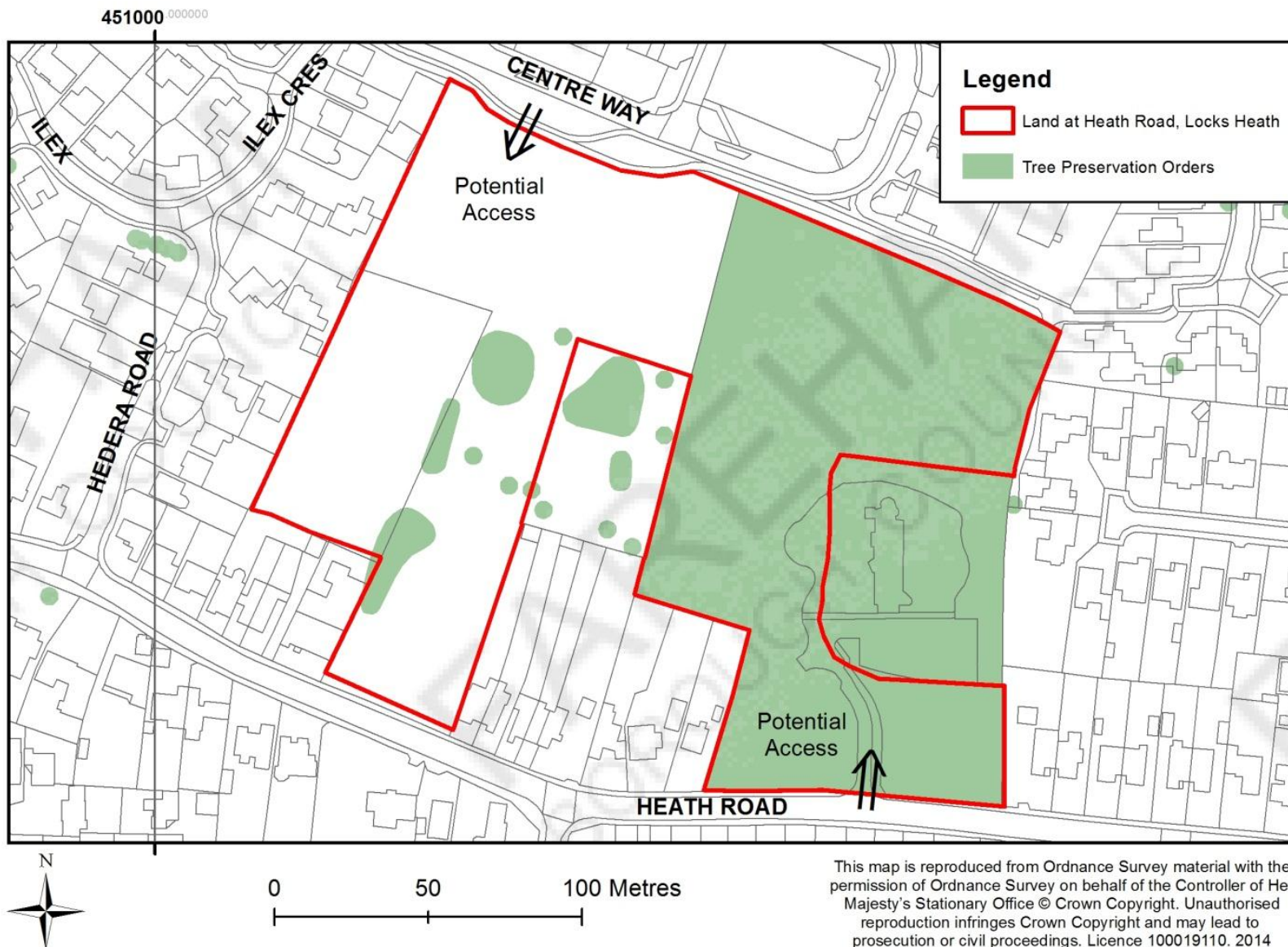
Appendix B1: Revised boundary of Portchester District Centre



Appendix B2: Amended site brief map for Housing Site H7 Fleet End Road, Warsash



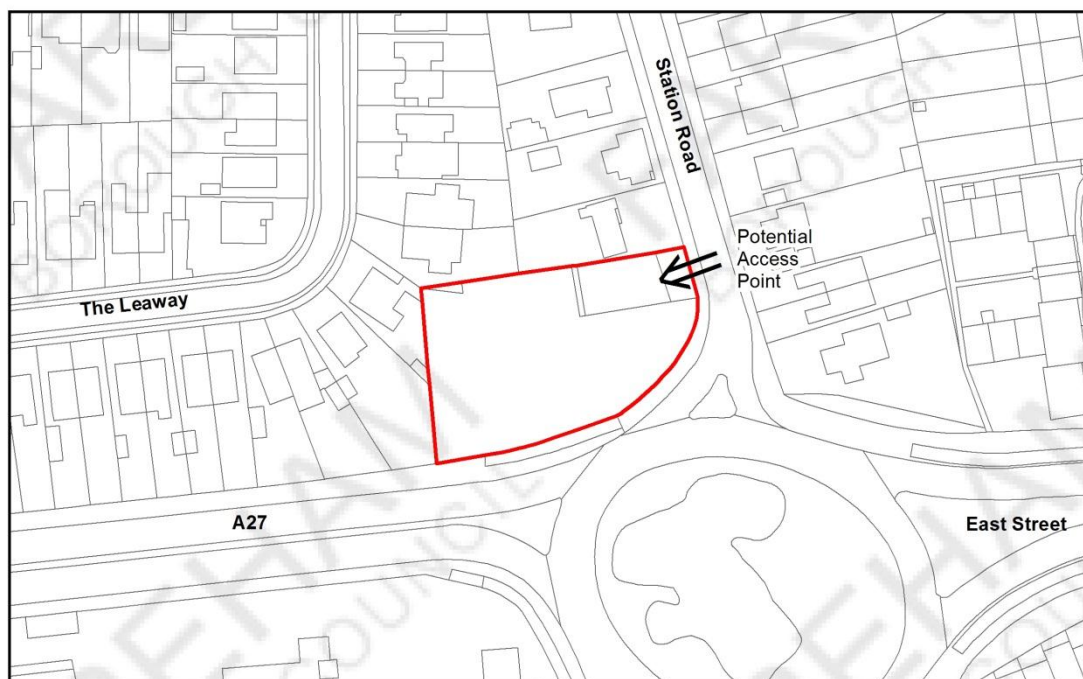
Appendix B3: Amended site brief map for Housing Site H11 Heath Road, Locks Heath



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Appendix B4: New Development Site Brief for Corner of Station Road and A27, Portchester

Housing Site H20: Corner of Station Road and A27, Portchester

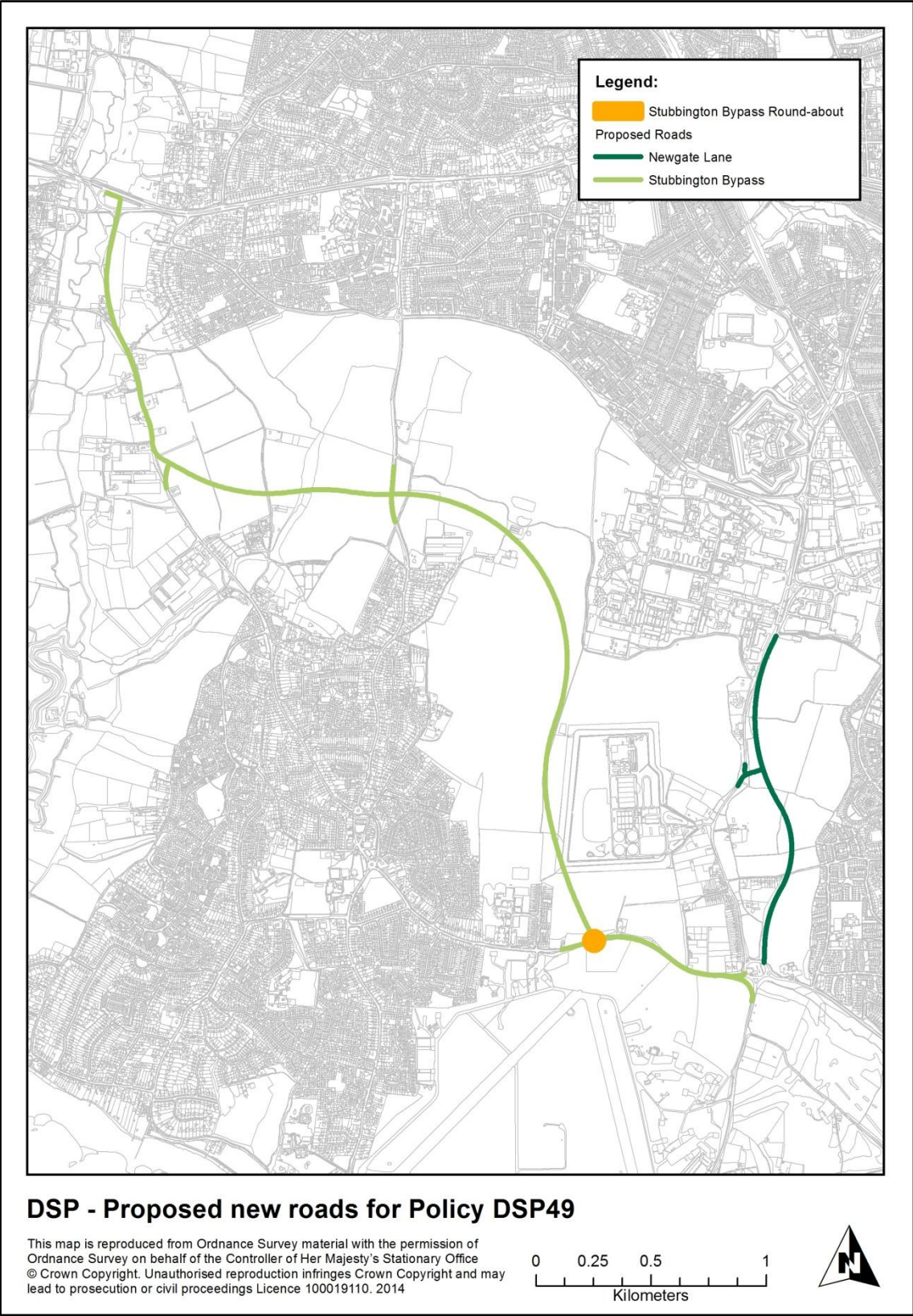


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<u>Site ID (referenced in SHLAA)</u>	<u>1002</u>
<u>Site Address</u>	<u>Corner of Station Road and A27</u>
<u>Location</u>	<u>North of A27 and west of Station Road, Portchester</u>
<u>Ward</u>	<u>Portchester East</u>
<u>Settlement Area</u>	<u>Portchester</u>
<u>Site Area</u>	<u>0.22ha</u>
<u>Planning Status</u>	<u>Application for demolition of existing industrial unit and erection of 20 apartments withdrawn in 2008.</u>
<u>Potential Use and Indicative Capacity</u>	<u>Older Persons Accommodation (around 15 units)</u>
<u>Key Planning and Design Issues</u>	<p><u>Development should be, at most, 3 stories in height and should reflect the built form of surrounding development as far as possible. It will need to consider the amenity impact on neighbouring residential properties to the north and west.</u></p> <p><u>The significant hedgerow on the eastern boundary and significant trees within the site should be retained, where possible, to protect the amenity of neighbouring residents.</u></p>

	<p><u>Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity for future residents will also need to be carefully considered given the proximity of the A27 and roundabout.</u></p> <p><u>Access via Station Road would be required to be located to the far northeast of the site (on land currently occupied by Merjen Engineering) to provide an access that is of sufficient distance from the entry/exit to the roundabout. Development of the site would require the demolition of the Merjen Engineering building to provide access.</u></p> <p><u>Development will be required to be set back from the A27 to allow for sufficient sight lines for vehicles entering the roundabout from Bridge Road and to provide land for sewage line easement.</u></p>
<u>Capacity and Rationale</u>	<u>Based on the provision of single block the site could yield around 15 units of older persons accommodation.</u>
<u>Information Required</u>	<p><u>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</u></p> <p><u>To ensure high quality trees are retained, where possible, proposals will require a Tree Survey and impact assessment to be completed in consultation with the Council's Tree Officer.</u></p> <p><u>A noise assessment should be carried out to ascertain the likely impact on future residents from the adjacent A27 and roundabout.</u></p> <p><u>As the access to the site is restricted by constraints imposed by the nature and operation of A27 and roundabout, any application will need to demonstrate that it can be made suitable in highway safety terms. This issue would need to be addressed in a Transport Statement.</u></p>

Appendix B5: Proposed safeguarded highway routes for Stubbington bypass and Newgate Lane



Appendix B6: Amendments to Table 4 and Appendices C-G

Table 4 (page 87): Housing Delivery Overview (2006 – 2026). Amend as follows:

Source	Number of Dwellings (net)	
Housing requirements		
	Core Strategy* (2006-2026)	South Hampshire Strategy (2011- 2026)
Strategy Requirements	3,729	2,200 2,202
Housing completions		
1 April 2006 - 31 March 2013 4	2,665 2,857	
1 April 2011 - 31 March 2013 4		664 858
Outstanding requirement for plan period at 1 April 20134	1,064 872	1,536-1,344
Projected housing supply 1 April 20134 – 31 March 2026		
Core Strategy Allocation at Coldeast	240 <u>30</u>	
Planning permissions (in progress)	359 <u>544</u>	
Planning permissions (not started)	139 <u>582</u>	
Allocations rolled forward from existing Local Plan	370 <u>130</u>	
New Allocations (including Town Centre Development Opportunity Area <u>and Older Persons Accommodation</u>)	645 <u>415</u>	
Projected Windfall	100	
Total projected housing supply	1,823 <u>1,801</u>	
Projected surplus		
	<u>Core Strategy</u>	<u>South Hampshire Strategy</u>
(1 April 20134 - 31 March 2026)	<u>929</u>	<u>287 457</u>

Appendix C: Housing Allocations. Amend as follows:

Table 8: Housing Allocations

Allocation	Net Number of Dwellings (indicative)
Rolled forward existing Local Plan Review (2000) Allocations	
Peters Road, Salisbury <u>Locks Heath</u> *	230 20
East of Raley Road	50
Land at Fleet End Road	10
Land off Church Road, Warsash	20
Land to rear of 347-411 Hunts Pond Road	20
33 Lodge Road, Locks Heath	10
Hinton Hotel, Catisfield Lane	30
Total (a)	370 <u>130</u>
Rolled forward existing Core Strategy (2010) Allocations	
Coldeast LOT 2	210
PCT Land Coldeast <u>Coldeast</u>	30
Total (b)	240 <u>30</u>
New Allocations	
Croft House, Redlands Lane	15
Hope Lodge, Fareham Park Road	5
Former Community Facilities, Wynton Way	10
Land between 335 and 357 Gosport Road	10
Fareham College Site**	410
Land at Heath Road, Locks Heath	70
Land at Stubbington Lane	10
Land at Sea Lane	5
Genesis Centre	35
Rear of Coldeast Close	5
Land to rear of 123 Bridge Road	5
Total (c)	280 <u>125</u>
Fareham Town Centre Development Opportunity Areas	
Civic Area**	80
Market Quay**	60
Fareham Station West	80
Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park	55
Maytree Road	20
Total (d)	335 <u>160</u>
Sites identified for Older Persons Accommodation	
<u>Fareham Station West</u>	<u>80</u>
<u>Genesis Centre</u>	<u>35</u>
<u>Corner of Station Road and A27, Portchester</u>	<u>15</u>
Total (de)	130
Grand Total (a+b+c+d+e)	1,225 <u>575</u>

*The capacity of this site excludes the ~~49~~ 258 units with planning consent (see Table 9 below).

~~**This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.~~

**This site is a Town Centre Development Opportunity Area. The housing element of this mixed use area is included in the table.

Table 9: Housing allocations Large Sites (net gain 5+ units) with extant planning permission, where no material start has been made (data correct as at ~~31 March 2013~~ 31 August 2014)

Extant planning permission	Settlement Area	Number of Dwellings (indicative)
45-47 West Street	Fareham	9
East of Northway, Southway and Westway	Western Wards & Whiteley	14
ATC Site Farm Road	Western Wards & Whiteley	34
21 Bridge Road	Western Wards & Whiteley	10
38 Columbus Drive	Western Wards & Whiteley	12
Peter's Road (Highwood)	Western Wards & Whiteley	49
<u>Peters Road (Taylor Wimpey)</u>	<u>Western Wards & Whiteley</u>	<u>143</u>
<u>Peters Road (Bovis Homes)</u>	<u>Western Wards & Whiteley</u>	<u>64</u>
157 White Hart Lane and Land to Rear	Portchester	5
Catholic Church of our Lady	Portchester	7
<u>Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park</u>	<u>Fareham</u>	<u>55</u>
<u>Fareham Point</u>	<u>Fareham</u>	<u>18</u>
<u>411 Hunts Pond Road</u>	<u>Western Wards</u>	<u>6</u>
Coldeast Hospital (LOT 1 Phase 2)	Western Wards & Whiteley	148 <u>97</u>
<u>Tudor Lodge (Care Home)</u>	<u>Stubbington</u>	<u>25</u>
<u>Little Brook House (Care Home)</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>Fareham College Site*</u>	<u>Fareham</u>	<u>110</u>
<u>Land to rear of 123 Bridge Road</u>	<u>Western Wards & Whiteley</u>	<u>6</u>
<u>Rear of Coldeast Close</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>8 Southampton Hill</u>	<u>Titchfield</u>	<u>9</u>
<u>10 Southampton Hill</u>	<u>Titchfield</u>	<u>5</u>
<u>142-144 West Street</u>	<u>Fareham</u>	<u>17</u>
Total =		<u>139 582</u>

*This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.

Appendix D: Small Sites with Planning Permission. Delete and replaced with table 10 below:

Table 10: Small sites (fewer than 5 dwellings) with planning permission (Data correct as at 31 August 2014)

Address	Planning Application Reference Number	Settlement Area	Capacity as per planning consent
119 West Street	13/0262/FP	Fareham	4
141-143 West Street	12/1019/CU	Fareham	4
161a West Street	13/0094/CU	Fareham	2
24 West Street	11/0959/CU	Fareham	4
1 Westbury Road	11/0779/FP	Fareham	1
8 Hartlands Road	11/0320/FP	Fareham	1
Mill House Land Adjacent To Forest Lane	12/0713/FP	Fareham	1
43 Southampton Road	12/1013/FP	Fareham	1
101 West Street	11/0708/FP	Fareham	2
57 High Street	13/0524/FP	Fareham	1
20-26 Titchfield Road	13/0807/FP	Fareham	4
134 Gordon Road	13/0036/FP	Fareham	1
107-109 Gordon Arms Gordon Road	12/1036/CU	Fareham	2
Delme Court Maytree Road	11/0840/CU	Fareham	2
Al Mahdi Wickham Road	11/0418/FP	Fareham	0
138 Funtley Road	13/0161/OA	Fareham	2
58 Maylings Farm Road	11/0651/FP	Fareham	1
62 The Avenue	11/0275/FP	Fareham	1
1 Peak Lane	13/0035/OA	Fareham	1
67 The Avenue	12/0804/FP	Fareham	1
30 Fareham Park Road	13/0133/FP	Fareham	2
34-36 Land To Rear Fareham Park Road	09/0512/FP	Fareham	4
101 Hillson Drive	13/0435/FR	Fareham	1
66 Wynton Way	13/0168/FP	Fareham	2
28 Land At Elgin Close	03/0688/FP	Fareham	1
1 Land Adjacent To Southwick Court	12/0260/FP	Fareham	1
33 Fairfield Avenue	13/0122/FP	Fareham	1
Spurlings Road - Greenhill Cottage	14/0123/CU	Fareham	1
26 Catisfield Road	14/0202/CU	Fareham	1
128 Paxton Road - Land Adjacent To	14/0035/VC	Fareham	1
Admiral House 67 High Street	14/0236/FP	Fareham	1
219 West Street	13/1090/PC	Fareham	1
Crofton Lane - 49 - 51	P/13/1080/FP	Fareham	2
Castle Barn Land To West Of Wicor Path	12/0304/FP	Portchester	1
1 Portsdown Inn Leith Avenue	13/0105/FP	Portchester	1
22 The Downsway	13/0075/FP	Portchester	1
45 Newtown Road	10/0087/FP	Portchester	3
66 Land Adjacent Cornaway Lane	13/1108/FP	Portchester	1

39 Land At Westlands Grove	06/0145/FP	Portchester	1
Land At Nyewood Avenue	13/0083/FR	Portchester	2
5 Rudgwick Close	03/0038/FP	Portchester	1
34 Portchester Road	13/1049/FP	Portchester	2
33 West Street - The Car Cabin - The Precinct	P/14/0552/CU	Portchester	1
31 Stubbington Green	14/0614/CU	Stubbington	2
47 Land Adjacent St Marys Road	13/0140/FP	Stubbington / Hillhead	1
130 Newgate Lane	12/0771/FP	Stubbington / Hillhead	1
122 Mays Lane	12/0965/OA	Stubbington / Hillhead	1
36 Land To Rear Of Stubbington Lane	07/1310/FP	Stubbington / Hillhead	1
2 Crofton Lane	13/0730/OA	Stubbington / Hillhead	1
18 Land To Rear Of Pilgrims Way	12/0768/FP	Stubbington / Hillhead	1
27 Fern Way	09/0372/FP	Titchfield	1
75 Land To Rear Of Garstons Close	08/1215/FP	Titchfield	1
40 Land Adjacent Catisfield Lane	08/0956/FP	Titchfield	1
44 Common Lane	13/0670/CU	Titchfield	1
35 The Square	13/0953/CU	Titchfield	-1
18 Locks Heath Park Road	13/0717/RM	Western Wards & Whiteley	1
347a Hunts Pond Road	11/0242/FP	Western Wards & Whiteley	1
411 Hunts Pond Road	10/0928/FR	Western Wards & Whiteley	1
114 Locks Heath Park Road	13/0988/FP	Western Wards & Whiteley	1
153 Land Adjacent To Hunts Pond Road	13/0255/FP	Western Wards & Whiteley	1
141 Hunts Pond Road	12/0566/FP	Western Wards & Whiteley	2
2 The Grounds Heath Road North	13/0590/FP	Western Wards & Whiteley	1
348 Brook Lane	12/0400/FP	Western Wards & Whiteley	1
33 Lower Duncan Road	13/0742/OA	Western Wards & Whiteley	1
Site Of Former Sylvan Clinic Land At Columbus Drive	12/0630/OA	Western Wards & Whiteley	2
64 Botley Road	13/0237/FP	Western Wards & Whiteley	4
24 Land Adjacent To Sherwood Gardens	12/0443/FP	Western Wards & Whiteley	1
70 Fleet End Road	13/0624/FP	Western Wards & Whiteley	1
80 Swinton Hall Warsash Road	13/0955/RM	Western Wards & Whiteley	4
201 Land Adjoining Locks Road	11/0542/FP	Western Wards & Whiteley	2
10 Locks Road	13/0588/FR	Western Wards & Whiteley	1
112 Locks Road	12/0571/FP	Western Wards & Whiteley	1
Land Off Wayside	13/0149/FP	Western Wards & Whiteley	2
233 Land To Rear Of Swanwick Lane	13/0062/FP	Western Wards & Whiteley	4
The Rosery Allotment Road	13/0800/FP	Western Wards & Whiteley	4
190a Bridge Road	11/0945/CU	Western Wards & Whiteley	-1
27-29 Holly Hill Lane	12/0695/OA	Western Wards & Whiteley	3
39 Holly Hill Lane	12/0647/FP	Western Wards & Whiteley	1
39 Botley Road	14/0227/PC	Western Wards & Whiteley	4
12 Greenaway	13/1031/FP	Western Wards & Whiteley	2
133 Warsash Road - Land Adjacent To	14/0404/FP	Western Wards & Whiteley	1
4 Addison Road Sarisbury Green	14/0465/FP	Western Wards & Whiteley	1

67 Church Road	14/0409/OA	Western Wards & Whiteley	3
63 Bridge Road	14/0340/FP	Western Wards & Whiteley	2
Carron Row Farm 15 Segensworth Road	14/0587/LU	Western Wards & Whiteley	1
3 Fleet End Road - Land Adjacent -	14/0244/FP	Western Wards & Whiteley	2
22 Peters Road	13/0832/FP	Western Wards & Whiteley	3
151 Hunts Pond Road (Plot 3)	14/0530/FP	Western Wards & Whiteley	1
Total Net Permissions			139

Appendix E: Sites with Planning Permission where Development is Currently in Progress. Amend as follows:

Table 11: Sites with planning permission where development is currently in progress (data correct as at ~~31 March 2013~~ 31 August 2014)

Address	Settlement area	Remaining Net Capacity as per planning permission
St Christopher's Hospital, Wickham Road, Fareham	Fareham	36 2
40-42 Westley Grove	Fareham	43
Collingwood House, Gibraltar Close	Fareham	40
Land South of Palmerston Avenue	Fareham	16
<u>Hinton Hotel</u>	<u>Fareham</u>	<u>82</u>
Land to rear 347-411 Hunts Pond Road	Western Wards & Whiteley	40
Swanwick Marina, Bridge Road, Swanwick	Western Wards & Whiteley	49
324-326 Brook Lane	Western Wards & Whiteley	4
Land North of Whiteley (Northern Portion)	Western Wards & Whiteley	29
122 Leydene Nursery, Segensworth Road	Western Wards & Whiteley	3
East of Lower Duncan Road, Park Gate	Western Wards & Whiteley	18
Newpark <u>New Park</u> Garage, Station Road	Western Wards & Whiteley	14
<u>69 Botley Road</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>38 Rivendale Columbus Drive</u>	<u>Western Wards & Whiteley</u>	<u>12</u>
Linden Lea, The Leaway	Portchester	8
<u>ATC Site Farm Road</u>	<u>Western Wards & Whiteley</u>	<u>36</u>
<u>East of Northway, Southway and Westway</u>	<u>Western Wards</u>	<u>11</u>
<u>Peters Road (Highwood)</u>	<u>Western Wards</u>	<u>48</u>
<u>Coldeast LOT 2</u>	<u>Western Wards</u>	<u>204</u>
Total =		359 <u>544</u>

Appendix F: Windfall Allowance, amendments to Tables 12 and 13 as follows;

Table 12: Historic windfall rates 2006 to 2012-2014

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 – 2013 2014
Windfall	133	82	30	19	11	12	15	<u>22</u>	38*

*Rounded to whole number

Table 13: Historic windfall rates 2006 to 2012 2014 (adjusted to account for methodology changes in the SHLAA)

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 - 2013 2014
Windfall	33	41	17	19	11	12	15	<u>22</u>	21*

*Rounded to whole number

Appendix G: Fareham's Housing Trajectory, amend as follows;

Fareham's Housing Trajectory and Five-Year Housing Land Supply (excluding Welborne)

The Council is required to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Table 14 below, considers housing delivery, past and future, providing the overall housing trajectory across the plan period.

The trajectory identifies past housing delivery and the expected rate of projected housing delivery for the remainder of the plan period to 2026. Past housing completions are represented by row A. Rows D (Total Projected Housing Supply) represents the anticipated housing supply for Fareham Borough. This consists of sites identified in this Plan (Row C - Projected Planned Housing Completions), and a windfall allowance (Row C - Projected Windfall Allowance).

Row ~~H~~ (Total Strategic Housing Requirement) represents the housing requirements for the Borough outside Welborne. It is a combination of the housing ascribed to Fareham through the ~~revised South Hampshire Strategy (2012 PUSH South Hampshire Strategy Requirement)~~ adopted Core Strategy and, as required by paragraph 47, bullet point 2 of the National Planning Policy Framework, an additional 5% buffer of deliverable sites (Row G) moved forward from later in the plan period (5% Buffer applied to five year housing supply). For information purposes row I shows the annual requirements of the South Hampshire Strategy, with Row J showing this annual requirement added to the Strategic Requirement for the Borough.

Row ~~K~~M demonstrates the number of dwellings above or below the housing target, of the Core Strategy, at any one year. Despite a shortfall in housing land availability toward the latter stages of the plan period, significant projected over-delivery in the early stages of the plan period will ensure that Fareham is capable of meeting its housing requirements.

Row ~~L~~N shows the number of dwellings above or below cumulative housing requirements of the Core Strategy. A positive figure demonstrates that a strategy is ahead of the delivery target whereas a negative figure shows a shortfall in housing delivery. The cumulative rate of delivery remains positive across the plan, despite a shortfall in annual delivery against annual supply in the latter stages of the plan period. For information purposes Row O shows the number of dwellings above or below cumulative housing requirements of the South Hampshire Strategy

As the table demonstrates, Fareham is capable of meeting and exceeding its five year deliverable housing land requirement by 95651 dwellings (~~1,1631,418~~ – ~~1,068767~~ = 95651). With regards to the developable supply (i.e. 6-10 year and 11-~~14~~13 years supply) Fareham is in a housing deficit of ~~-169190~~ (~~427246~~ - ~~596436~~ = -~~169190~~) and ~~-10629~~ (~~233137~~ - ~~333166~~ = -~~10029~~), respectively. However, when past delivery is taken into account, Fareham is capable of delivering the Cumulative Requirement across the plan period (i.e. 2006-2026) of 42043729 dwellings with a projected surplus of 287929 dwellings.

Fareham's Housing Trajectory and Five-Year Housing Land Supply (excluding Welborne)

	Plan Year									1-5 Year Supply					6-10 Year Supply					11+ Year Supply		
		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26
A	Past Completions	608	546	318	188	339	315	391	152													2857
B	Projected Planned Housing Completions									252	297	342	256	171	50	20	40	70	66	88	49	1701
C	Projected Windfall Allowance									20	20	20	20	20								100
D	Total Projected Housing Supply									272	317	362	276	191	50	20	40	70	66	88	49	1801
E	Cumulative Completions/Projections	608	1154	1472	1660	1999	2314	2705	2857	3129	3446	3808	4084	4275	4325	4345	4385	4455	4521	4609	4658	4658
F	2011 Core Strategy Housing Requirement	340	340	340	340	340	220	220	220	220	220	94	94	94	94	93	92	92	92	92	92	3729
G	5% buffer applied to five year deliverable housing supply									9	9	9	9	9		-9	-9	-9	-9	-9	-9	0
H	Total Strategic Housing Requirement (2006 - 2026)	340	340	340	340	340	220	220	220	229	229	103	103	103	94	93	83	83	83	83	83	3729
I	2012 Push South Hampshire Strategy Requirement						32	32	32	32	32	32	32	31	31	31	31	31	31	31	31	472
J	Total Housing Requirement plus South Hampshire Strategy Requirements	340	340	340	340	340	252	252	252	261	261	135	135	134	125	124	114	114	114	114	114	4201
K	Cumulative Core Strategy Requirement	340	680	1020	1360	1700	1920	2140	2360	2580	2800	2894	2988	3082	3176	3269	3361	3453	3545	3637	3729	3729
L	Cumulative South Hampshire Strategy Requirement	340	680	1020	1360	1700	1952	2204	2456	2717	2978	3113	3248	3382	3507	3631	3745	3859	3973	4087	4201	4201
M	Number of dwellings above or below annual housing requirement	268	206	-22	-152	-1	95	171	-68	43	88	259	173	88	-44	-73	-43	-13	-17	5	-34	N/A
N	Number of dwellings above or below Core Strategy cumulative requirement	268	474	452	300	299	394	565	497	549	646	914	1096	1193	1149	1076	1024	1002	976	972	929	929
O	Number of dwellings above or below South Hampshire Strategy cumulative requirement	268	474	452	300	299	362	501	401	412	468	695	836	893	818	714	640	596	548	522	457	457

Appendix B7: Replacement Table 5: Monitoring Schedule

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP2	Environmental Impact	Limit complaints from residents/businesses Limit permissions contrary to EA advice	Number of upheld resident complaints Number of developments permitted in spite of EA objections	FBC	FBC complaints records EA comments on planning applications
DSP3	Impact on Living Conditions	Limit complaints from residents/businesses	Number of upheld resident complaints	FBC	FBC complaints records
DSP5	Protecting and Enhancing the Historic Environment	Limit development permitted contrary to EH advice. Limit the loss of designated heritage assets	Number of developments permitted in spite of EA objections Losses of designated heritage assets Enabling developments permitted	FBC	EH comments on planning applications Planning applications
DSP6	New residential Development Outside of the Defined Urban Settlement Boundaries	Limit development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Number of units permitted outside the Urban Area Boundaries	FBC	Planning applications
DSP7	Affordable Housing Exception Sites	Allow wholly affordable schemes, of a small scale, outside of existing urban areas to meet CS requirements	Number of affordable units permitted on exceptions sites	FBC	Planning applications
DSP8- DSP10	New development (non-residential) outside of the Defined Urban Settlement Boundaries	Limit non-residential development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Amount of non-residential floorspace permitted outside the Urban Area Boundaries	FBC	Planning applications
DSP11	Development Proposals within Solent Breezes Holiday Park	Limit all year round occupation of existing chalets and mobile homes.	Number of units given all year round occupancy	FBC	Planning applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP12	Public Open Space Allocations	Provision of 15 ha. Of public open space at Daedalus Provision of 25 ha. Of public open space a Coldeast.	Net gain of public open space at Daedalus Net gain of public open space at Coldeast	FBC	FBC Leisure department
DSP13	Nature Conservation	Limit loss local nature conservation sites as a result of development	Net gain/loss of local nature conservation sites as a result of development	HCC, HBIC & FBC	HCC/HBIC biodiversity records
DSP14	Supporting Sites for Brent Geese and Waders	Limit loss of important sites for Brent Geese and Waders	Development permitted on sites either “uncertain” or “important” for Brent Geese and Waders	HCC, HBIC & FBC	Planning applications
DSP15	Recreational Disturbance on the Solent Special Protection Areas	Contributions to in combination effects on SPA meet targets set by SRMP	Total contribution collected towards SRMP project	SRMP, FBC	Planning applications
DSP16	Coastal Change Management Areas (CCMA's)	Limit development within the CCMA's	Net gain/loss of dwellings within CCMA's	HCC, FBC	Planning applications, Coastal Change Vulnerability Assessments
DSP17	Existing Employment Sites and Areas	Limit loss of existing employment floorspace to non-economic development uses Allow for expansion and redevelopment of employment floorspace in existing employment areas	Floorspace lost to non-economic development uses on existing employment sites Net gain in economic development floorspace on existing employment sites	FBC	Planning Applications
DSP18	Employment Allocations	Delivery of employment allocations Delivery of new employment floorspace in the urban area	New employment floorspace permitted on allocations identified in DSP18 (net) New employment floorspace permitted in the urban area (net)	FBC	Planning Applications
DSP19	Boatyards	Limit loss of existing boatyards.	Economic development floorspace permitted on boatyards identified in DSP19	FBC	Planning Applications

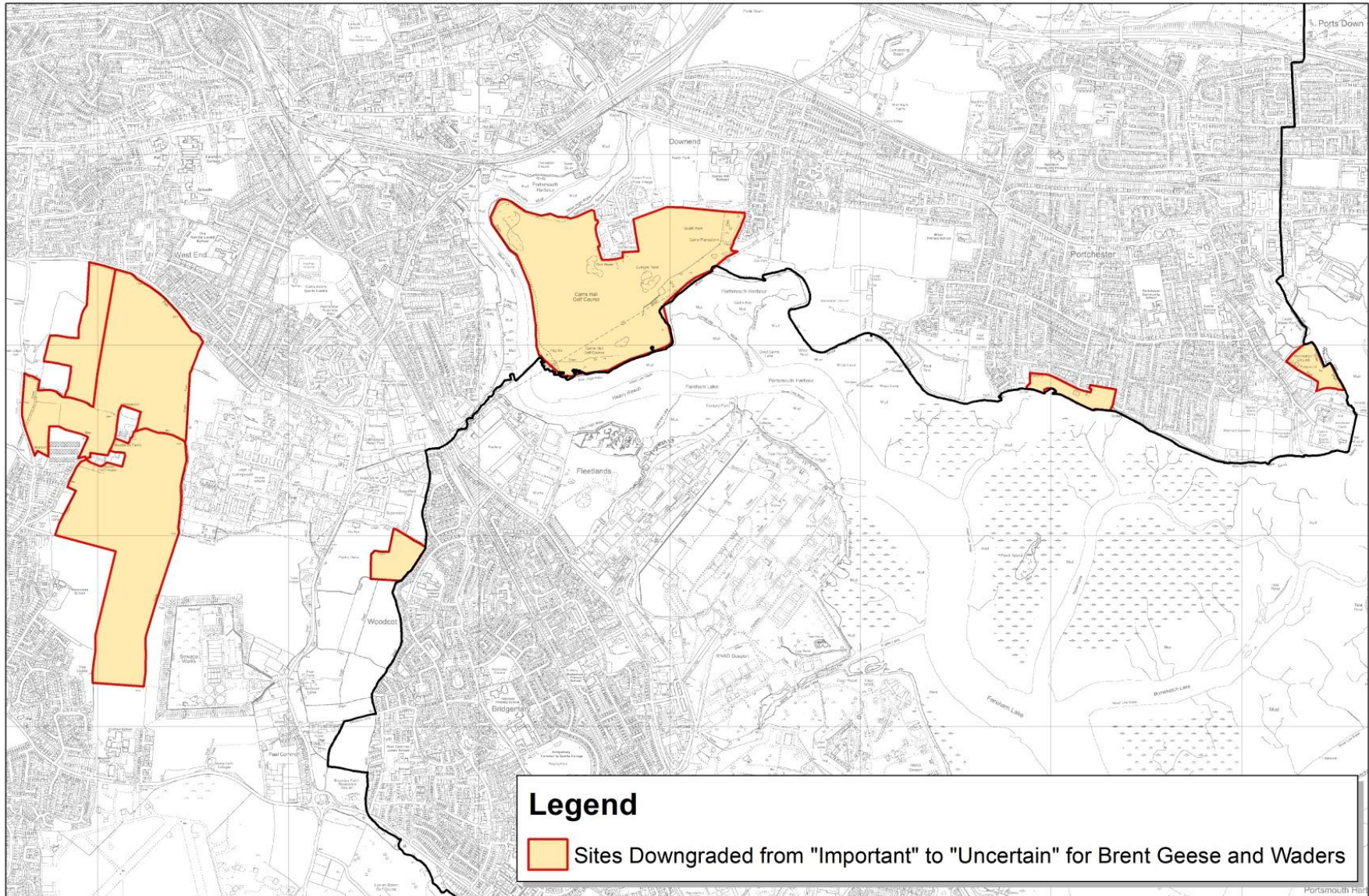
Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP20 - DSP22	Retail Development in Fareham Town Centres	Support increase in “town centre” uses development in Primary and Secondary shopping areas. Maintain low vacancy levels in Primary and Secondary shopping areas.	Net gain in “main town centre uses” floorspace within Primary and Secondary shopping areas. Vacancy rates in Fareham Town Centre, including primary and secondary shopping areas	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP23	Making the Most Effective Use of Upper Floors	Support use of upper floors in Fareham Town Centre	Net gain/loss of floorspace in upper floors in Fareham Town Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP24	Mix of Uses in the High Street	Retain A1 and A3 uses on Fareham High Street.	Net gain loss of A1/A3 uses in Fareham High Street.	FBC	Planning Applications and Retail Health Checks (Bi-Annual).
DSP25	Fareham Waterfront	No development that would adversely impact upon views into and out of Fareham Waterfront	Assessments of development permitted in, and around, Fareham Waterfront	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP26	Civic Area	Delivery of Civic Area redevelopment	Amount of residential units and net gain in “main town centre uses” floorspace permitted in the Civic Area	FBC	Masterplan and Planning Applications
DSP27	Market Quay	Delivery of Market Quay redevelopment	Amount of residential units and net gain in “main town centre uses” floorspace permitted in Market Quay	FBC	Masterplan and Planning Applications
DSP28	Fareham Shopping Centre Upper Floors	Delivery of development on upper floors of Fareham Shopping Centre	Amount of residential units or “main town centre uses” floorspace permitted on the upper floors of Fareham Shopping Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP29	Fareham Shopping Centre Improved Link	Delivery of improved link through Fareham Shopping Centre	Completion of improved link through Fareham Shopping Centre	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP30	Fareham Station East	Delivery of redevelopment at Fareham Station East	Amount of residential units and net gain in “main town centre uses” floorspace permitted at Fareham Station East	FBC	Masterplan and Planning Applications
DSP31	Russell Place	Delivery of redevelopment at Russell Place	Amount of residential units permitted at Russell Place	FBC	Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP32	Corner of Trinity Street and Osborn Road	Delivery of redevelopment at the Corner of Trinity Street and Osborn Road	Amount of residential units and net gain in community use floorspace permitted at the Corner of Trinity Street and Osborn Road	FBC	Planning Applications
DSP33	Fareham College	Delivery of redevelopment of Fareham College site	Amount of education floorspace and residential units permitted on Fareham College site	FBC	Planning Applications
DSP34	Development in District Centre, Local Centres and Local Parades	Maintain low vacancy levels in Centres and parades	Vacancy rates in Centres and parades	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP35	Locks Heath District Centre	Support increase in “town centre” uses development in Locks Heath District Centre	Net gain in “main town centre uses” floorspace within Locks Heath District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP36	Portchester District Centre	Support increase in “town centre” uses development in Portchester District Centre	Net gain in “main town centre uses” floorspace within Portchester District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP37	Out-of-Town Shopping	Limit additional “main town centre uses” in out-of-town locations	Net gain/loss in “main town centre uses” in out-of-town locations	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP38	Local Shops	Limit the loss of local shops contrary to policy Allow additional local shops to come forward	Amount of floorspace previously used for “local shops” lost to other uses Amount of floorspace permitted for local shops	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP39	Hot Food Shops	Limit additional “hot food shops” that are contrary to policy	Net gain in A5 uses in the Borough	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP40	Housing Allocations	Delivery of housing allocations Meet annual housing targets	Net additional dwellings permitted on sites allocated in DSP40 Net additional dwellings per annum	FBC	Planning Applications
DSP41	Sub-Division of Residential Dwellings	Limit sub-division of dwellings that are contrary to policy	Total number of sub-divided units permitted contrary to policy		Planning Applications
DSP42	Older Persons	Delivery of older persons	Total number of older persons units	FBC	Planning Applications

Policy	Policy Name	Target	Indicator	Lead Partner	Source
- DSP44	Housing	accommodation across the Borough Delivery of older persons accommodation on allocations set out in DSP40	permitted Number of older persons units permitted on allocated sites		
DSP45	Houses in Multiple Occupation	Limit delivery of houses in multiple occupation that are contrary to policy	Total number of houses in multiple occupation permitted contrary to policy		Planning Applications
DSP46	Self Contained Annexes and Extensions	Limit the use of permitted annexes to be ancillary to the main house	Annex's being used as a separate dwelling to the main house	FBC	Neighbour complaints
DSP47	Gypsies, Travellers and Traveling Showpeople	Delivery of gypsy and traveller allocations Limit delivery of gypsy and traveller pitches that are contrary to policy	Net additional gypsy and traveller pitches permitted on sites allocated in DSP47 Net additional gypsy and traveller pitches permitted on other sites in the Borough	FBC	Planning Applications
DSP48	Bus Rapid Transit	Delivery of BRT improvements	Completion of BRT improvements as identified in DSP48	HCC	Planning Applications and progress of the scheme
DSP49	Improvements to the Strategic Road Network	Delivery of improvement to strategic road network	Completion of improvements to strategic road network set out in DSP49: <ul style="list-style-type: none"> • Newgate Lane, Palmerston Drive • Stubbington Bypass • Segensworth roundabout • Station roundabout • Delme roundabout 	HCC	Planning Applications HCC updates
DSP50	Access to Whiteley	Delivery of improvements to serve access to Whiteley	Completion of remaining section of Rookery Avenue		Planning Applications.
DSP51	Parking	Adequate replacement provision of	Net parking spaces lost/gained as a	FBC	Masterplanning and

Policy	Policy Name	Target	Indicator	Lead Partner	Source
		car parking in Civic Area and Market Quay	result of redevelopment of Civic Area and Market Quay		Planning Applications
DSP52	Community Facilities	Limit loss of existing community facilities	Amount of community facility floorspace lost contrary to policy	FBC	Planning Applications
		Delivery of additional community facilities	Amount of Community facility floorspace gained in new facilities		Liaison with the Leisure department.
DSP53	Sports Provision	Limit loss of existing sports pitches	Amount of sports pitches and facilities lost contrary to policy	FBC	Planning Applications
		Delivery of additional sports pitches and facilities	Amount of land (ha) delivered for sports pitches and facilities		Leisure department
DSP54	New Moorings	Limit moorings outside of Mooring Restriction Areas	Number of new moorings permitted outside of Mooring Restriction Areas	FBC	Planning Applications
DSP56	Renewable Energy	Delivery of renewable and low carbon energy	Amount (KWh) of renewable and low carbon energy permitted	FBC	Planning Applications

Appendix B8: Sites amended from "important" to "uncertain" for Brent Geese and Waders



Appendix C: Proposed Minor Modifications

These are additional modifications to the Plan which do not directly relate to “soundness” but nonetheless improve the Plan. They include changes arising as a consequence of the proposed Main Modifications, updates, typographical amendments to the supporting text and other clarity changes which the Inspector has determined would not constitute Main Modifications. For clarity, these have been recorded and published and will also form part of the six-week period for Public representations commencing 16 February 2015.

Ref:	Plan Ref.	Proposed Minor Modification	Reason for Change
DAM01	Contents Page	Policy numbers from DSP3-DSP7 renumbered to DSP2-DSP6 to reflect deletion of Policy DSP2. Insertion of new Policy DSP7: Affordable Housing Exceptions Sites	To make policy numbers consecutive.
DAM02	Page 8 Paragraph 1.10	The Council recognises the need for an early review of the Local Plan following adoption of the Development Sites and Policies Plan to extend the time horizon beyond 2026, in line with the Welborne Plan, to 2036. The review of the South Hampshire Strategy to 2036 will inform the early review of Fareham’s Local Plan. This is considered to be the most sound and robust approach to taking account of new evidence, including the SHMA, <u>as well as guidance and evidence produced by the South Hampshire Local Economic Partnership</u> , whilst ensuring the Council fulfils the Duty to Cooperate.	To emphasise that evidence from the Solent LEP will be taken into consideration.
DAM03	Page 17 Policy DSP4	Policy DSP34: Impact on Living Conditions Development proposals should ensure that there will be no unacceptable adverse impact upon living conditions or of <u>the site or</u> neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.”	For clarity in the Policy wording
DAM04	Page 18 Paragraph 3.27 (second bullet point)	<ul style="list-style-type: none"> Monitoring of buildings <u>or other heritage assets</u> at risk of<u>through</u> neglect, and decay <u>and other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, where appropriate, using its statutory powers;</u> 	To recognise that it is not only about monitoring buildings at risk, but the Council to ensure that assets are brought back into use where possible.

Ref:	Plan Ref.	Proposed Minor Modification	Reason for Change
DAM05	Page 26 Footnote	²² As set out in national standard <u>the GVA Retail Study</u>	For clarification
DAM06	Page 33 Paragraph 4.29	In addition to the sub-regional GI strategy work, Fareham has produced it's own Local Green Infrastructure Strategy, <u>which builds on and incorporates the work undertaken by PUSH</u> . This study sets out the approach to identifying a local network of GI and how this network will be linked with GI being developed at Welborne, and GI proposals <u>at</u> the sub-regional level, including linkages with neighbouring districts. <u>The Fareham GI Strategy includes potential funding streams and a delivery timeframe for each project.</u> Core Strategy Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation will ensure that the network is maintained and enhanced while Policy CS21: Protection and Provision of Open Space provides policy protection for the GI network from inappropriate development that would compromise its integrity.	To reflect publication of Fareham Green Infrastructure Strategy
DAM07	Page 37 Paragraph 4.42	Through <u>the work of the Solent Disturbance and Mitigation Project (SDMP) <u>Solent Recreation Mitigation Partnership (SRMP), a group of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and Chichester Harbour Conservancy,</u> it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal SPA, either 'alone' or 'in combination' with other development proposals. All new residential development will be required to mitigate the negative impact.</u>	In order to update the reference to the previously known SDMP.
DAM08	Page 37 Paragraph 4.43	Work is being undertaken to investigate the option of providing this mitigation through financial contribution to the strategic measures set out in the emerging SDMP <u>SRMP</u> (or as subsequently adopted)...	For clarification
DAM09	Page 58 Paragraph 5.55	The importance of the Town Centre's historic High Street is reflected in its designation as the "Fareham High Street Conservation Area". It offers a blend of retail, offices and residential uses within a unique setting. The enjoyable character of this area is a result of the uses as much as it is the <u>historic environment</u> , the high quality nature of the architecture and the layout of the street.	For clarification

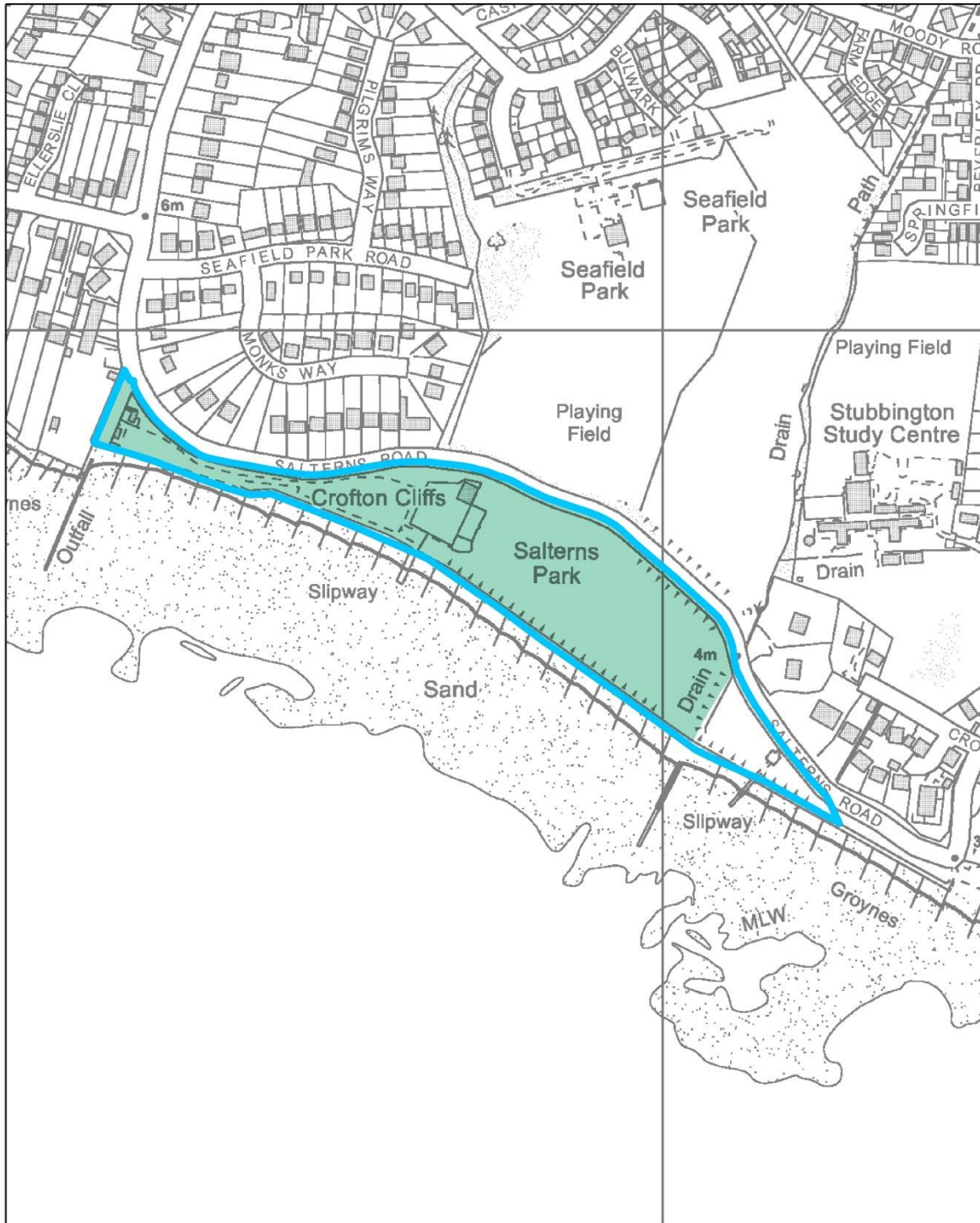
Ref:	Plan Ref.	Proposed Minor Modification	Reason for Change
DAM10	Page 90 Paragraph 5.194	The majority of older people own their property. According to the Wanless Review, "Securing Good Car for Older People", a significant proportion of this group aspire to remain in their current home with care being provided by either a family member or a trained professional. However, the Council also recognises the importance of planning for those who wish to move to specialist types of older people's accommodation (sometimes referred to generically as Care Homes or Nursing Homes). The Hampshire Older Persons Housing Strategy (2009) helps define the various types of specialist older people's accommodation; an overview of these definitions is provided below.	To reflect that alternative types do exist.
DAM11	Page 100 Paragraph 6.6	There are currently two Air Quality Management Areas (AQMAs) within the Borough: at Portland Street, Fareham; and at Gosport Road, Fareham. These were required because of severe congestion they both experience during the morning and evening peaks, and the relatively high traffic flows throughout the day. The reconfigured A27 Quay Street roundabout has improved this situation, but there is scope for the air quality within these areas to be further improved if traffic flows on these and adjacent roads could be reduced. <u>The Council will work with the Highway Authority (Hampshire County Council) and other stakeholders to improve traffic flows and introduce other measures to improve air quality within the AQMA areas and elsewhere in the Borough.</u>	To clarify how the Council will improve air quality.
DAM12	Page 103 Paragraph 6.17	Ensuring efficient connectivity between different modes of transport is an important component of the Council's transport strategy. Fareham railway and bus stations are key connectors but additional improvements could be made to enhance their operation and connectivity. The Council will continue to work with the highway authority (Hampshire County Council) and transport operators to facilitate the provision of an enhanced transport interchange in the railway station area to enable buses, cars, pedestrians, <u>cyclists</u> and rail services to operate safely and efficiently together...	For clarification
DAM13	Page 113 Paragraph 6.58	Fareham's coastline is home to a wide variety of moorings due to its proximity to the Solent, one of the best sailing areas in the country. The River Hamble is a very popular and successful yacht harbour, and the upper parts of Fareham Lake include areas for moorings as well as pontoon berths. The area's proximity to the Solent means that pressure for additional moorings is likely to increase in the future. However, this has to be balanced with the sensitive character of the Solent Special Protection Areas (SPAs). <u>In addition, the River Hamble contains the Grace Dieu, which is a protected wreck site of archaeological and historical importance. This site will need to be taken into consideration, and any impacts assessed, when proposing to replace, relocate and/or create new mooring sites.</u>	To clarify that the Grace Dieu needs to be considered when assessing new mooring sites

Ref:	Plan Ref.	Proposed Minor Modification	Reason for Change
DAM14	Page 207 Glossary (amendment)	Main Town Centre Use: Retail development (including warehouse clubs, clubs, <u>garden centres</u> and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreational uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).	For clarification
DAM15	Page 210 Glossary (new addition)	<u>SRMP – Solent Recreation Mitigation Partnership:</u> <u>A partnership consisting of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire and Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The objective of the group is to produce a strategy to guide the implementation of mitigation measures to ensure that additional recreational activity would not result in harm to the SPAs.</u>	For clarification
DAM16	Page 211 Glossary (new addition)	<u>Sustainable Modes of Transport:</u> <u>Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport</u>	For clarification
DAM17	Policies Map (Open Space)	Minor boundary amendments to exclude the following areas from designation as open space (maps showing the changes are set out in Appendix C1): <ul style="list-style-type: none"> • Privately owned land to south of Salterns Road • Boundary at to north Kites Croft Employment Area 	For clarification

Ref:	Plan Ref.	Proposed Minor Modification	Reason for Change
DAM18	Policies Map (SINC)	Minor Boundary changes to SINC designations (maps showing the changes are set out in Appendix C2): <ul style="list-style-type: none"> • Seafield Park • Lee-on-the-Solent Beach (new SINC) • Gull Coppice South West (Shetland Rise) • Land South of Dibles Road • Gull Coppice (South-West remnant) • Swanwick Nature Reserve • Chilling-brownwich Wader Roost (new SINC) • Carpenters Copse (new SINC) 	To reflect most up to date information from Hampshire Biodiversity Information Centre

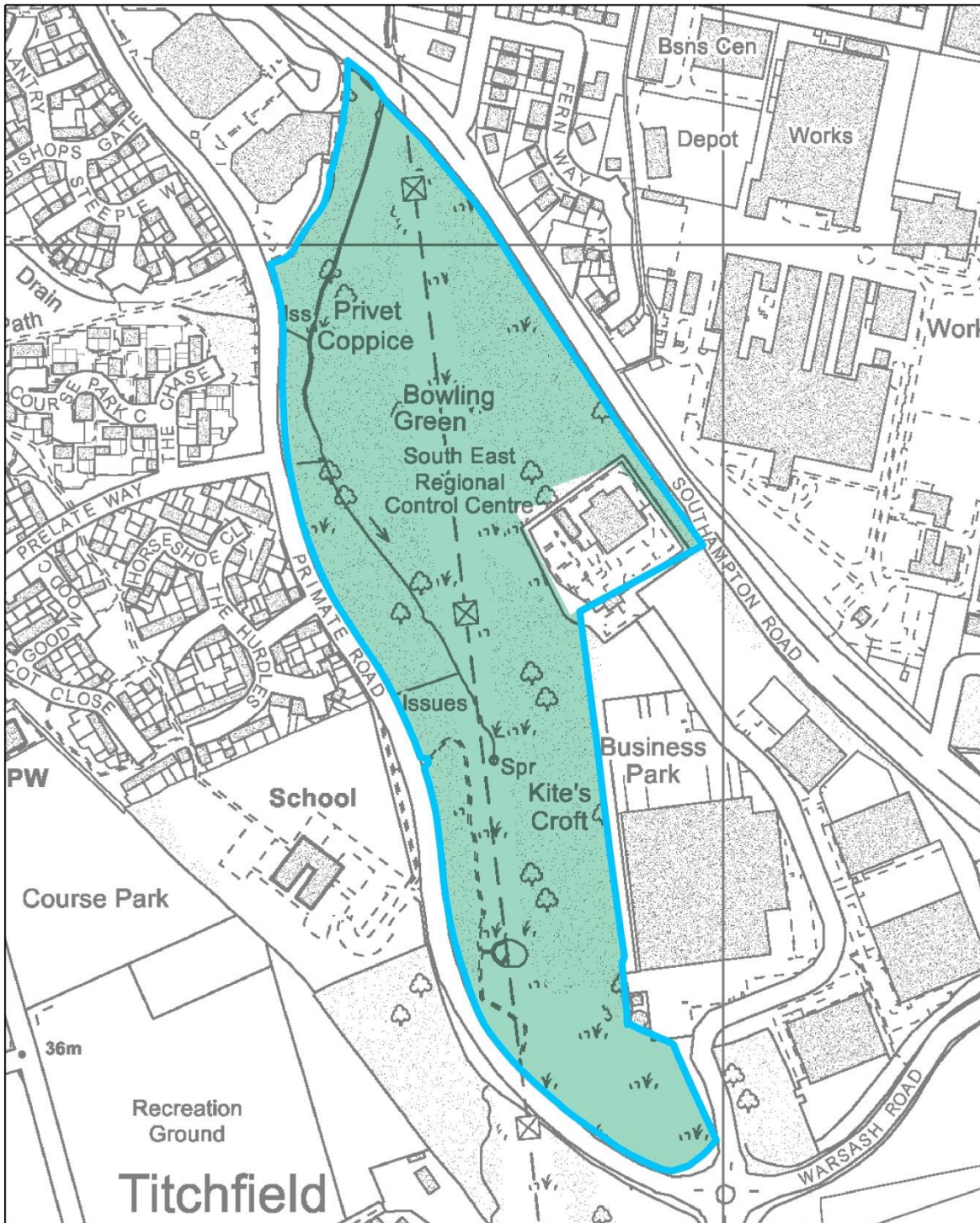
Appendix C1: Proposed amendments to Open Space boundaries

Privately owned land to south of Salterns Road



<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 100 200 400 Meters</p>
<p>Schedule of Changes (03.09.2014) Salterns Existing Open Space Removed privately owned land</p>		<p>Key: Previous Iteration Existing Open Space</p>
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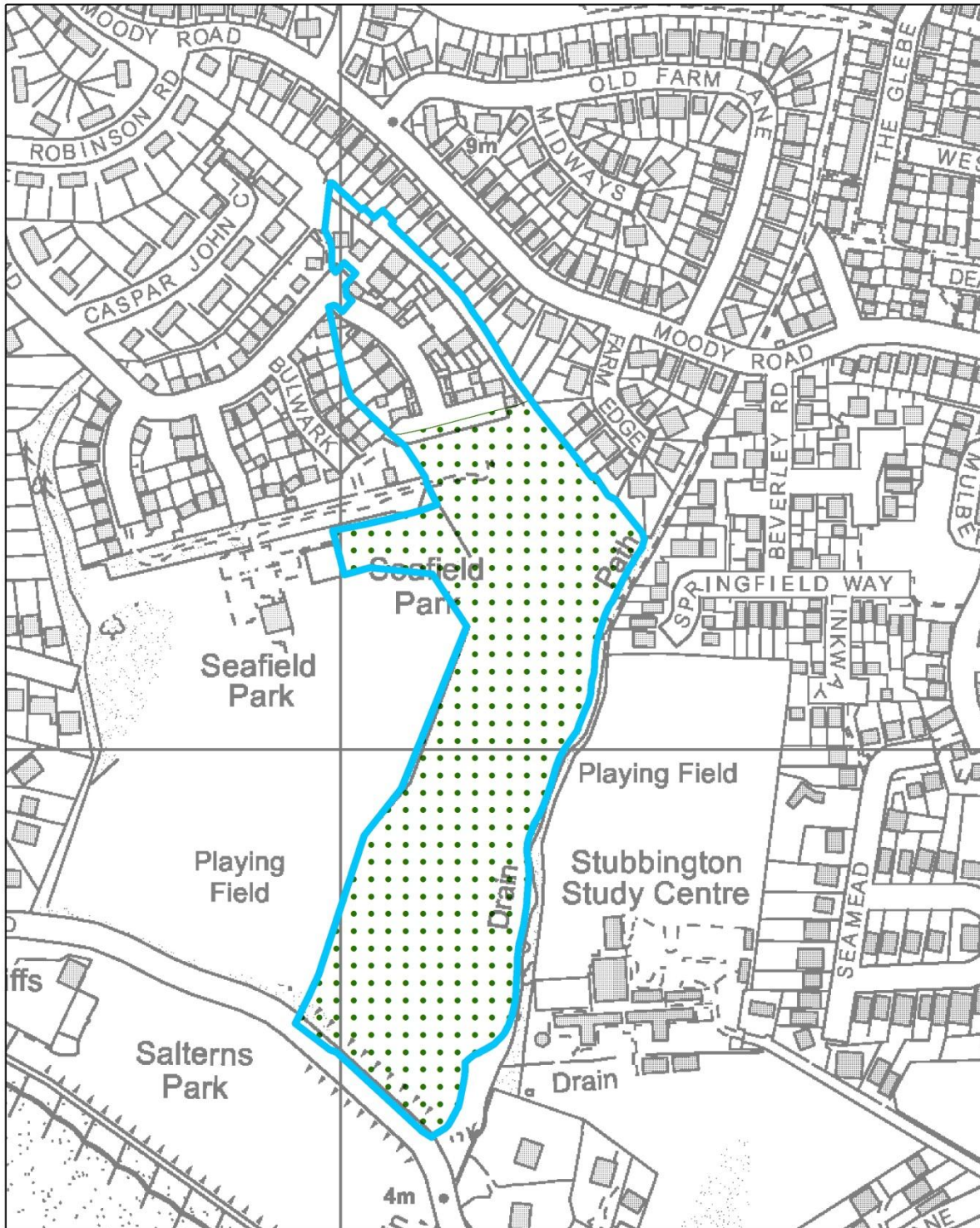
North of Kites Croft Employment Area






<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 100 200 400 m</p>
<p>Schedule of Changes (03.09.2014) Kites Croft Existing Open Space Boundary Alteration</p>		<p>Key: Previous Iteration Existing Open Space</p> <p><small>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, 2015</small></p>

Appendix C2: Proposed amendments to SINC boundaries


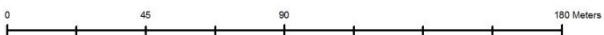

Seafield Park (amended boundary)



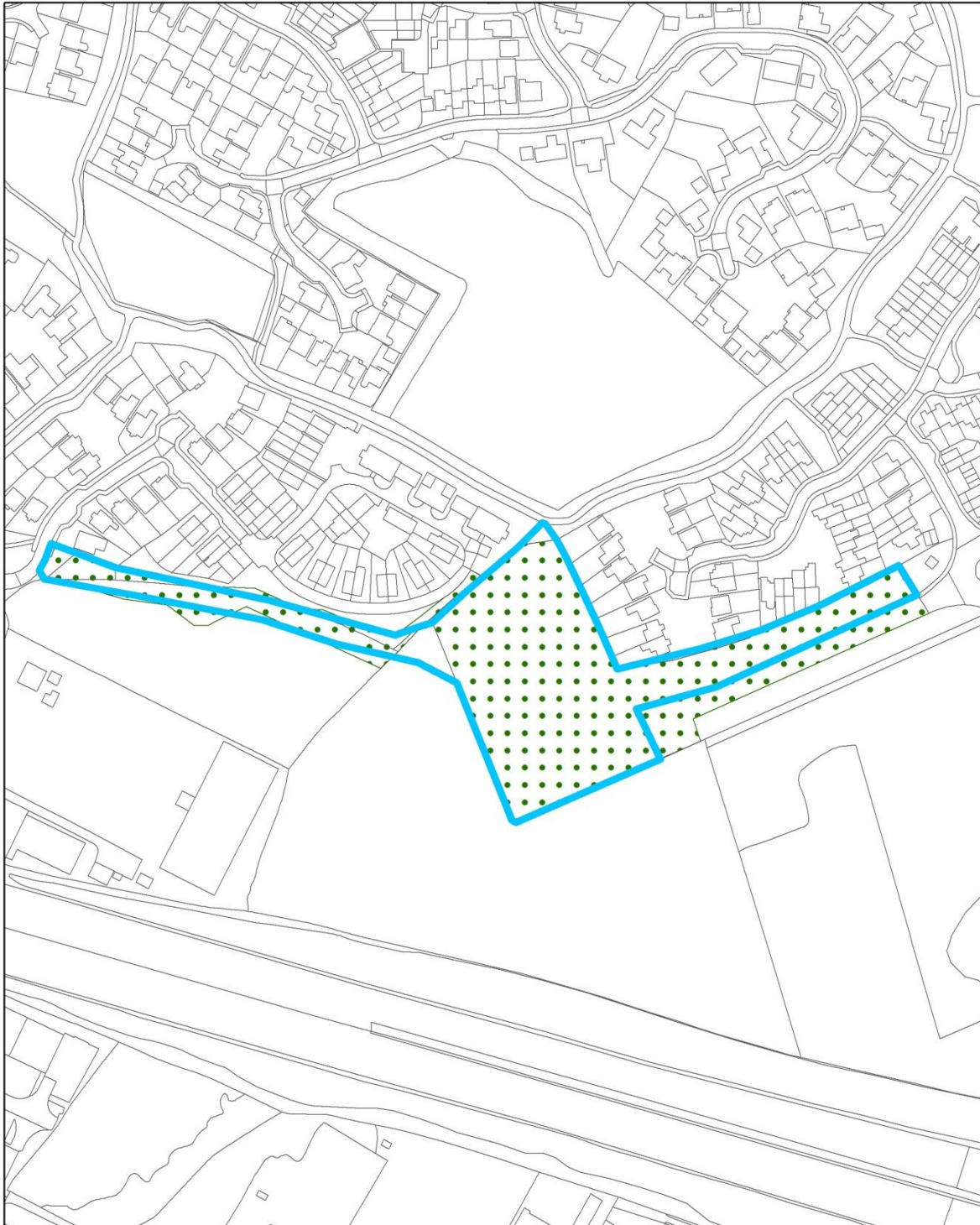
<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 75 150 300 Meters</p>
<p>Schedule of Changes (03.09.2014) Seafield Park Reduction of site to the North</p>		<p>Key:  Previous Iteration  Sites of Importance for Nature Conservation</p> <p><small>This map is reproduced from Ordnance Survey material with the permission 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, 2015</small></p>




Lee-on-the-Solent Beach (new SINC)



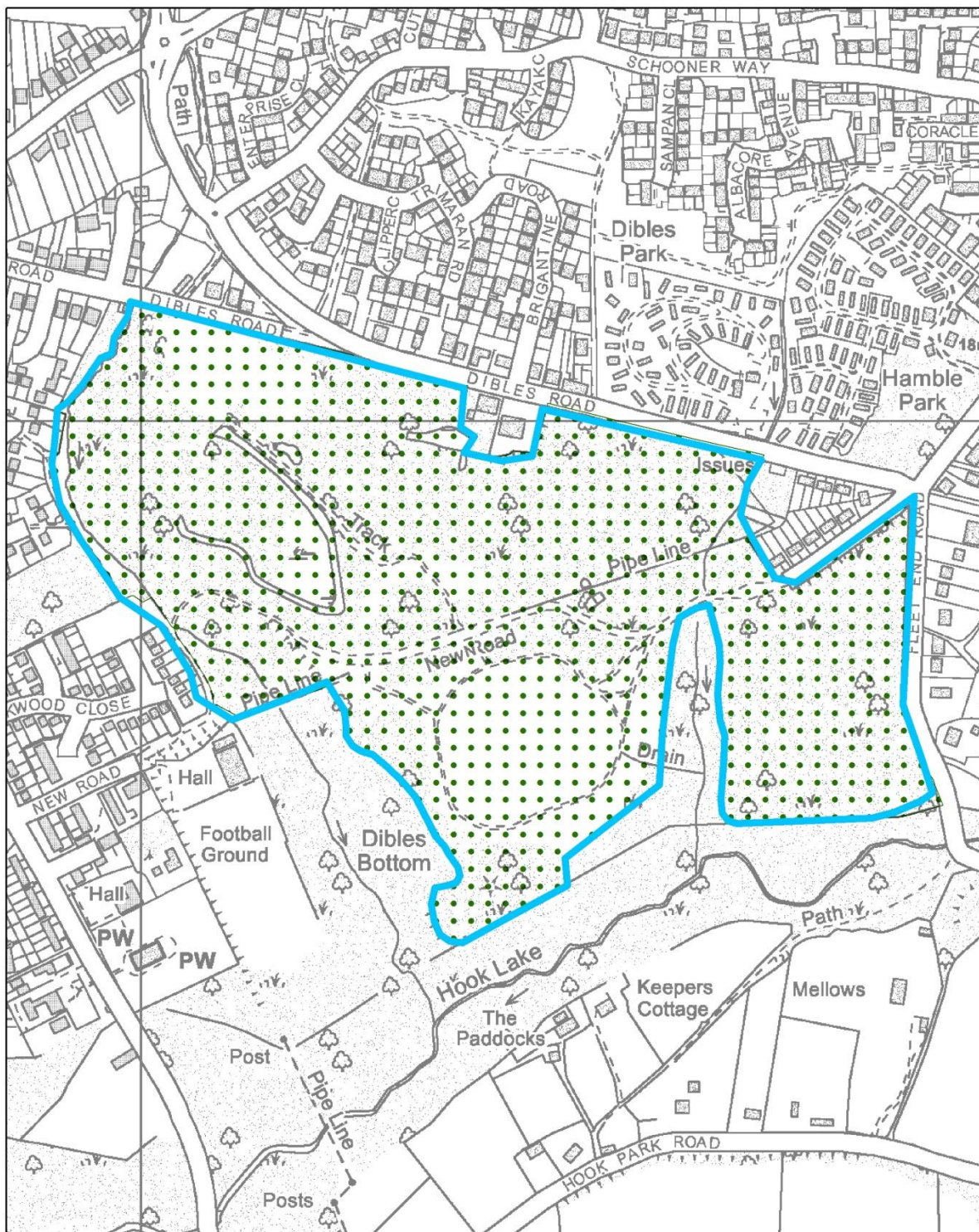
<p>FAREHAM BOROUGH COUNCIL</p>		
<p>Schedule of Changes (03.09.2014) Lee-on-the-Solent Beach New SINC (A-724)</p>		<p>Key:  Sites of Importance for Nature Conservation</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2015</small></p>




Gull Coppice SW – Shetland Rise (amended boundary)



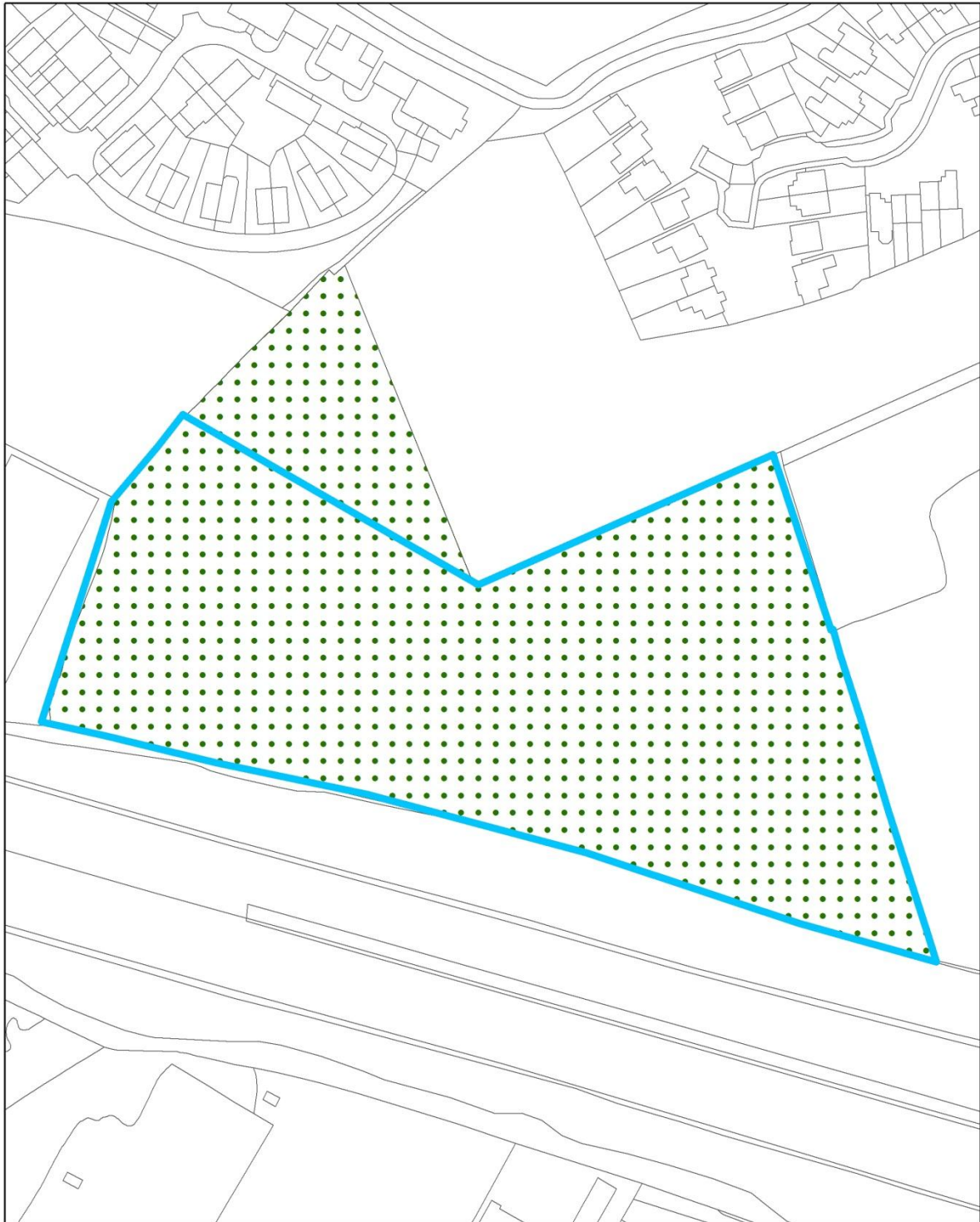
<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 62.5 125 250 Meters</p>
<p>Schedule of Changes (03.09.2014) Gull Coppice SW (Shetland Rise) Very minor boundary change</p>		<p>Key:  Previous Iteration  Sites of Importance for Nature Conservation</p> <p><small>This map is reproduced from Ordnance Survey material 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. 2015</small></p>




Land South of Dibles Road (amended boundary)



<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 112.5 225 450 Meters</p>
<p>Schedule of Changes (03.09.2014) Land South of Dibles Road Very minor boundary changes</p>		<p>Key:  Previous Iteration  Sites of Importance for Nature Conservation</p> <p><small>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, 2015</small></p>

Gull Coppice SW remnant (amended boundary)



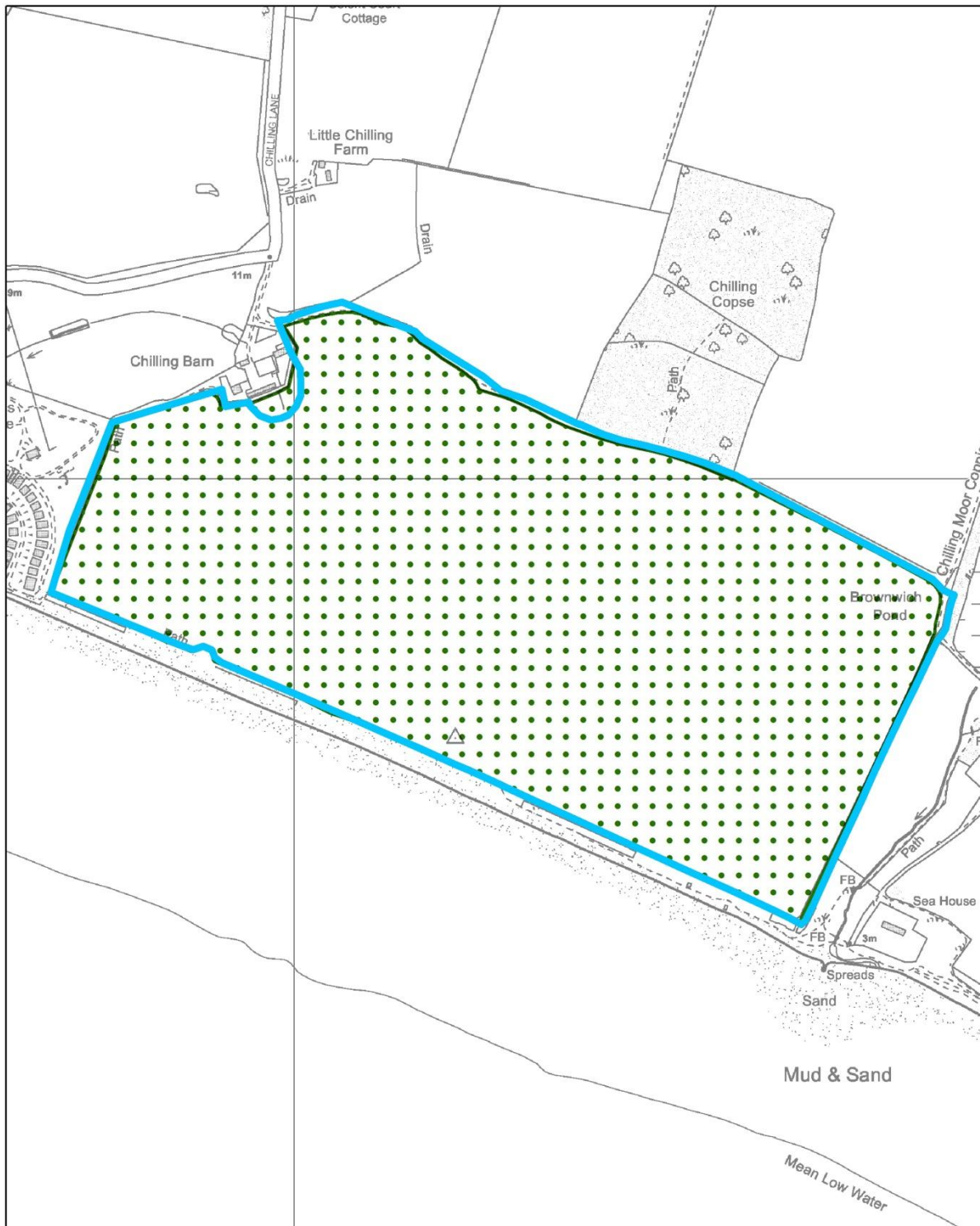
<p>FAREHAM BOROUGH COUNCIL</p> 	<p>0 37.5 75 150 Meters</p>
	<p>Key:  Previous Iteration  Sites of Importance for Nature Conservation</p>
<p>Schedule of Changes (03.09.2014) Gull Coppice (South-West Remnant) Boundary extension to the north (A-634)</p>	
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Swanwick Nature Reserve (amended boundary)



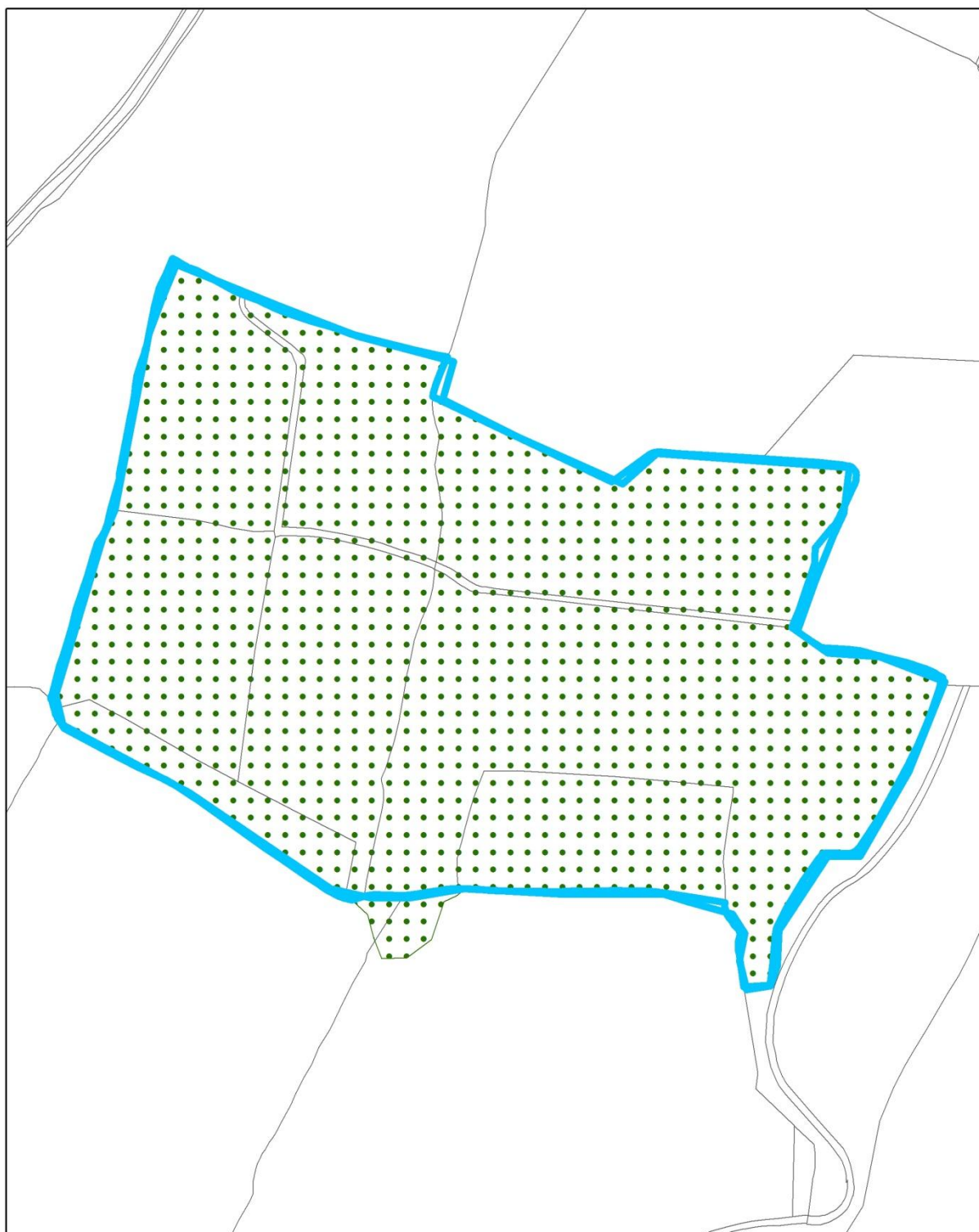
<p>FAREHAM BOROUGH COUNCIL</p>		
<p>Schedule of Changes (03.09.2014) Swanwick Nature Reserve Boundary change around Swanwick Reserve Study Centre</p>		<p>Key: Previous Iteration Sites of Importance for Nature Conservation</p> <p><small>This map is reproduced from Ordnance Survey material with the permission 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. 2015</small></p>


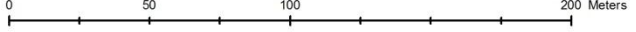


Chilling-Brownwich Wader Roost (new SINC)



<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 162.5 325 650 Meters</p>
<p>Schedule of Changes (03.09.2014) Chilling-brownwich Wader Roost (F50) C Boundary change – New addition (A-725)</p>		<p>Key: Previous Iteration Sites of Importance for Nature Conservation</p> <p><small>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. 2015</small></p>

Carpenters Copse (new SINC)



<p>FAREHAM BOROUGH COUNCIL</p>		<p>0 50 100 200 Meters</p> 
<p>Schedule of Changes (03.09.2014) Carpenters Copse SINC Boundary change – New addition (A-726)</p>		<p>Key:  Previous Iteration  Sites of Importance for Nature Conservation</p> <p><small>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. 2015</small></p>

**Appendix D Addendum to the Sustainability Appraisal and Habitats Regulations
Assessment for the Development Sites and Policies Plan**

Technical Note

Project	SA/SEA and HRA for the Fareham Local Plan Part 2: Development Sites and Policies	Date	January 2015
Note	Addendum	Ref	UE-0108
Author	Nick Pincombe	Page	1 of 12

1. Introduction

This technical note forms an Addendum to the combined Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), and Habitats Regulations Assessment (HRA), for the Fareham Borough Local Plan Part 2: Development Sites and Policies (DSP). Readers are referred to the following documents for more detailed information about the assessment processes, and which support the information contained in this note:

- ▶ The Submission Draft DSP Plan (June 2014):
 - http://www.fareham.gov.uk/pdf/planning/DSPCoreDocuments/DSD01_Fareham_Borough_Local_Plan_Part_2-The_Development_Sites_and_Policies_Plan_Submission_Version.pdf
- ▶ SA/SEA Sustainability Report on the Publication DSP Plan (January 2014):
 - http://www.fareham.gov.uk/pdf/planning/DSPCoreDocuments/DSA05_Sustainability_Appraisal-Sustainability_Report_on_the_Publication_Development_Sites_and_Policies_Plan.pdf
- ▶ HRA Appropriate Assessment Report on the Publication DSP Plan (January 2014):
 - http://www.fareham.gov.uk/pdf/planning/DSPCoreDocuments/DHR02_Habitats_Regulation_Assessment-Appropriate_Assessment_Report_on_the_Publication_Development_Sites_and_Policies_Plan.pdf

The purpose of this Addendum is to provide the information necessary under the SA/SEA and HRA to accompany consultation on Main Modifications which the Council is proposing to make to the DSP Plan in response to the issues discussed during the Examination in Public.

There are 34 proposed Main Modifications (DMM) in total, comprising changes to policy and significant changes to supporting text, including changes that the Council proposes in response to concerns raised by representations made at Examination hearing sessions.

2. Proposed Main Modifications to the DSP Plan

Proposed Main Modifications to the DSP Plan which are considered to potentially alter the findings of earlier stages of SA/SEA and HRA are listed below:

- ▶ DMM3: Policy DSP3: Clarification to policy regarding air pollution;
- ▶ DMM5: Policy DSP6: Clarifications on archaeological sites of national significance;
- ▶ DMM6: Policy DSP7 (part): Frontage infill outside of Settlement Boundaries;
- ▶ DMM7: Policy DSP7 (part): Changes of use to garden land outside of Settlement Boundaries;
- ▶ DMM8: New Policy: Affordable Housing Exception Sites;
- ▶ DMM10: Policy DSP11: Clarifications on development proposals within Solent Breezes Holiday Park;
- ▶ DMM16: Policy DSP25: Clarification on views of the listed railway viaduct;
- ▶ DMM17: Policy DSP32: Clarification that proposals should deliver townscape benefits;
- ▶ DMM21: Policy DSP40: Increasing flexibility by providing additional text at the end of Policy DSP40 Housing Allocations;
- ▶ DMM24: Site Briefs for Housing sites H12 and H13: Clarifications on land for self-build homes;
- ▶ DMM25: Policy DSP42: Allocating sites for Older Persons accommodation;
- ▶ DMM27: Policy DSP49: Safeguarding land for improvements to the Strategic Road Network;
- ▶ DMM28: Policy DSP50: Amendments to reflect Hampshire County Council's latest position on Highway improvements; and
- ▶ DMM29: Policy DSP54: Amendment to include the Grace Dieu Wreck site.

The sections which follow explain these proposed Main Modifications in further detail and present a summary appraisal against the SA/SEA Framework, together with an assessment of whether they are likely to significantly affect a European site. This section concludes with a brief explanation of the effects of other proposed Main Modifications.

DMM3: Policy DSP3: Clarification to policy regarding air pollution

DMM3 is predicted to have a minor positive effect on SA6 (Air, Water, Light and Noise Pollution) by clarifying policy protection against air pollution (see Appendix 1). The change is not predicted to lead to significant effects on any European site (see Appendix 2).

DMM5: Policy DSP6: Clarifications on archaeological sites of national significance

DMM5 is predicted to have a minor positive effect on SA2 (Cultural Heritage) by including reference to archaeological sites of national significance. The change is not predicted to lead to significant effects on any European site.

DMM6: Policy DSP7 (part): Frontage infill outside of Settlement Boundaries

To reflect concerns raised during the Examination that Policy DSP7 is overly restrictive in relation to residential frontage infill in the countryside, the Council is minded to insert new criteria into Policy DSP7 which provides further clarification on the Council's position on frontage infill outside of the Defined Urban Settlement Boundaries, with new text underlined and deleted text ~~struck through~~:

Policy DSP7: New Residential Development Outside of the Defined Urban Settlement Boundaries

There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where one or more of the following apply:

- i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or
- ii. It involves a conversion of an existing non-residential building where; or
 - a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and
 - b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.
- iii. It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:
 - a) the new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and
 - b) it does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and
 - c) it does not involve the siting of dwellings at the rear of the new or existing dwellings.

(Continues)...

The Sustainability Report on the Publication DSP Plan (January 2014) concluded that Policy DSP7 would have positive effects on SA Objectives SA1 (Housing), SA3 (Landscape), SA4 (Accessibility), SA7 (Biodiversity), SA10 (Vitality of Centres) and SA11 (Community), and neutral effects on all other objectives. The proposed modification to this part of Policy DSP7 takes a permissive approach to residential frontage infill development under certain circumstances rather than allocating new residential sites outside of Settlement Boundaries. In this respect, the proposed modification is not considered to alter the profile or scale of predicted effects of the original policy (see Appendix 1). Potential environmental effects are adequately controlled by the final part of the policy and other policies within the Local Plan. A slight uplift in the positive effect predicted for SA1 may be experienced because the permissive approach could allow greater scope for meeting local housing needs.

The HRA Screening Statement (October 2012) and Appropriate Assessment Report on the Publication DSP Plan (January 2014) assessed Policy DSP7 as unlikely to significantly affect any European site because the policy relates to qualitative criteria for development and would not itself lead to development. The proposed modification to the criteria for residential development outside of Settlement Boundaries is not considered to alter this conclusion (see Appendix 2).

DMM7: Policy DSP7 (part): Changes of use to garden land outside of Settlement Boundaries

To reflect the concerns of the Inspector that the wording in Policy DSP7 on the change of use of land in the countryside to residential garden use was too rigid, the Council is proposing to make the following modifications. New text is underlined and deleted text is ~~struck through~~:

Policy DSP7: New Residential Development Outside of the Defined Urban Settlement Boundaries (PART)

... (Continued)

A change of use of land outside of the defined urban settlement boundary to residential garden will only be permitted where: ~~be not normally be permitted unless where: other environmental benefits can be secured.~~

- i. it is in keeping with the character, scale and appearance of the surrounding area; and
- ii. it will not detract from the existing landscape; and
- iii. it respects views into and out of the site.

New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements, and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.

The proposed modification is not considered to alter the profile or scale of the predicted sustainability effects of the original Policy DSP7, neither is it considered likely to significantly affect any European site.

DMM8: New Policy: Affordable Housing Exception Sites

In order to provide sufficient flexibility, and to deliver the required level of affordable housing, the Council considers that an “Affordable Housing Exceptions Policy” is required in LP2. An “Affordable Housing Exceptions Policy” will allow for wholly affordable schemes to come forward outside of existing urban areas, where it can be demonstrated that there is unmet need and where it meets other criteria. It is proposed to be located in Chapter 4, between current policies DSP7 and DSP8¹.

DSP7: Affordable Housing Exceptions Sites

Where there is clear evidence that affordable housing delivery is not meeting the target levels set out in Policy CS18 of the Core Strategy (excluding Welborne), planning permission may be granted for affordable housing on sites outside the existing urban area boundaries. Such proposals will only be permitted where:

- 100% affordable (as defined in the NPPF) units (net) are provided;
- The development is of a small scale and is located adjacent to, and well related to, the existing urban settlement boundaries;
- It is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;

¹ Policy DSP2 from the Publication Plan is proposed for deletion which means that Publication Policy DSP7 will become Policy DSP6, and the new Affordable Housing Exception Sites policy will be Policy DSP7.

- It will be brought forward by, and will be managed by, a not for profit social housing provider who is regulated by the Homes and Community Agency; and
- It is subject to a legal agreement to ensure that the units will be retained as affordable housing in perpetuity.

The proposed modification takes a permissive approach to affordable housing outside of existing urban areas under certain circumstances rather than allocating new residential sites outside of Settlement Boundaries. An assessment of new Policy DSP7 against the SA Objectives is presented at Appendix 1. This finds that the policy would lead to positive effects on SA1 (Housing), and particularly sub-criteria SA1a by helping to deliver affordable housing to meet local needs. The policy is assessed as neutral with respect to all other SA objectives because of the likely small scale of development that might be delivered under this policy, and because potential environmental effects are adequately controlled by bullets two and three of the policy and other policies within the Local Plan.

An HRA screening assessment of new Policy DSP7 is presented at Appendix 2. This finds that the policy is unlikely to significantly affect any European site because the policy relates to qualitative criteria for development and does not itself allocate sites for development.

DMM10: Policy DSP11: Clarifications on development proposals within Solent Breezes Holiday Park

DMM10 is predicted to have a minor positive effect on SA5 (Climate Change Adaptation) and SA7 (Biodiversity) by including additional criteria on Coastal Change Vulnerability Assessments and possible impacts on the SPA. The change is not predicted to lead to significant effects on any European site.

DMM16: Policy DSP25: Clarification on views of the listed railway viaduct

DMM16 is predicted to have a minor positive effect on SA2 (Cultural Heritage) by including reference to views of the listed railway viaduct. The change is not predicted to lead to significant effects on any European site.

DMM17: Policy DSP32: Clarification that proposals should deliver townscape benefits

DMM17 is predicted to have a minor positive effect on SA3 (Landscape) by including a requirement for proposals to deliver townscape benefits. The change is not predicted to lead to significant effects on any European site.

DMM21: Policy DSP40: Increasing flexibility by providing additional text at the end of Policy DSP40 Housing Allocations

The NPPF makes it clear that Local Plans should have “sufficient flexibility to adapt to rapid change”. Whilst the overall approach in LP2 follows the strategy established in the Core Strategy, it could be argued that a reliance on a finite supply of urban area sites is not sufficiently flexible in relation to dealing with unforeseen changes in the delivery and supply of housing. To that end, the Council is recommending a modification that seeks to increase the flexibility of the approach in LP2 regarding the delivery of housing, including amendments to Policy DSP40: Housing Allocations and the supporting text. The Council will insert the following paragraph at the end of Policy DSP40: Housing Allocations.

DSP40: Housing Allocations *New text at the end of Policy DSP40*

Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;
- The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;
- The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps
- It can be demonstrated that the proposal is deliverable in the short term; and
- The proposal would not have any unacceptable environmental, amenity or traffic implications.

The Sustainability Report on the Publication DSP Plan (January 2014) concluded that Policy DSP40 would have positive effects on SA Objectives SA1 (Housing), SA4 (Accessibility), SA10 (Vitality of Centres) and SA11 (Community), and neutral effects on SA5 (Climate Change), SA8 (Natural Resources) and SA9 (Economy). Mixed effects were predicted for SA2, SA3, SA6 and SA7 on Heritage, Landscape, Pollution and Biodiversity respectively, however, these effects were considered to be highly site specific and were explored in greater detail during assessments of individual residential site allocations. The proposed modification to Policy DSP40 takes a permissive approach to residential development outside of existing urban areas under certain circumstances rather than allocating new residential sites outside of Settlement Boundaries. In this respect, the proposed modification is not considered to alter the profile or scale of predicted effects of the original policy (see Appendix 1). Potential environmental effects are adequately controlled by bullets 1, 2 3 and 5 of the policy and other policies within the Local Plan. A slight uplift in the positive effect predicted for SA1 may be experienced because the permissive approach could allow greater scope for meeting local housing needs.

The HRA Screening Statement (October 2012) and Appropriate Assessment Report on the Publication DSP Plan (January 2014) assessed each residential site allocation individually to determine the nature of site specific impacts, but concluded that the parts of Policy DSP40 which do not allocate land for development were unlikely to significantly affect any European site. The proposed modification to the criteria for residential development outside of Settlement Boundaries is not considered to alter this conclusion (see Appendix 2) because it does not identify specific sites to be allocated (and therefore cannot be assessed in detail). Proposals under this modification would need to be in conformity with other policies within the Local Plan and compliant with the Habitats Regulations.

DMM24: Site Briefs for Housing sites H12 and H13: Clarifications on land for self-build homes

DMM24 is predicted to have a minor positive effect on SA1 (Housing) by providing for self-build homes at sites H12 and H13. The change is not predicted to lead to significant effects on any European site.

DMM25: Policy DSP42: Allocating sites for Older Persons accommodation

Despite the past rate of delivery of older persons' accommodation, the Council considers that the identification of specific sites for older persons' accommodation would be beneficial in securing older persons' accommodation across the Plan period. This would guarantee the continued delivery of units to

meet demand and would ensure that sites considered suitable for older persons' accommodation are not lost to general market housing. The Council considers the following three sites suitable for older persons' accommodation:

- ▶ Fareham Station West (*already proposed for residential, now proposed for older persons' accommodation*)
- ▶ Genesis Centre, Locks Heath (*already proposed for residential, now proposed for older persons' accommodation*)
- ▶ Corner of Station Road and A27, Portchester (*previously considered for residential allocation in earlier draft of DSP Plan, now proposed for older persons' accommodation*)

The following paragraph is proposed to be added at the start of Policy DSP42.

DSP42: New Housing for Older Persons

Older Persons Accommodation will be permitted on the following sites:

- **Fareham Station West**
- **Genesis Centre, Locks Heath**
- **Corner of Station Road and A27, Portchester**

These sites should be developed in line with the principles set out in their respective Development Site Briefs. To ensure their availability they will be safeguarded from any other form of permanent development, including standard market housing, unless it can be demonstrated that older persons' accommodation is unviable.

The Sustainability Report on the Publication DSP Plan (January 2014) concluded that Policy DSP42 would have positive effects on SA Objectives SA1 (Housing), SA4 (Accessibility) and SA11 (Community), and neutral effects on all other objectives (see Appendix 1). The site specific effects of H16 (Fareham Station West) were explored in greater detail during assessments of individual residential site allocations, with recommended mitigation accordingly applied in the site development brief (for instance, in relation to loss of trees, land contamination and ecological impacts). H17 (Genesis Centre, Locks Heath) did not require detailed site assessment because it was predicted to lead to greater positive than negative effects overall. Whilst H20 (Corner of Station Road and A27, Portchester) was not proposed for allocation within the Publication DSP Plan, it had been previously assessed during earlier iterations of the SA/SEA (see Appendix 1). The appraisal for this site also predicted greater positive than negative effects overall, and no strongly negative impacts, and hence this site does not require detailed site assessment either.

The proposed modification from residential use to older persons' accommodation on these three sites is not considered to alter the profile or scale of predicted effects of the original policy or proposed allocations. Potential environmental effects are adequately controlled by the remaining provisions of Policy DSP42 and other policies within the Local Plan. A slight uplift in the positive effect predicted for SA1 may be experienced because the modification could allow greater scope for meeting local housing needs.

The HRA Screening Statement (October 2012) and Appropriate Assessment Report on the Publication DSP Plan (January 2014) found that Policy DSP42 was unlikely to significantly affect any European site because the policy relates to qualitative criteria for development and did not itself allocate sites for development.

Although the proposed modification would now include allocated sites, these sites have been previously assessed during the HRA process.

The HRA Appropriate Assessment Report on the Publication DSP Plan (January 2014) predicted that H16 Fareham Station West (Site ID212) was likely to lead to significant effects on Portsmouth Harbour Special Protection Area (SPA) and Ramsar site due to potential mobilisation of contaminants during remediation, demolition or construction, and possible subsequent aquatic pollution via linked hydrological pathways. It also found that the site could negatively affect Chichester & Langstone Harbours, Portsmouth Harbour and Solent and Southampton Water SPAs/Ramsars in combination with other allocations, as a result of its proximity to sites of Uncertain importance to Brent geese and waders outside of the SPA/Ramsar boundaries. However, the Appropriate Assessment Report on the Publication DSP Plan (January 2014) concluded that adverse effects were capable of being mitigated. The proposed modification from residential to older persons' accommodation is not considered to alter this conclusion. H17 Genesis Centre, Locks Heath and H20 Corner of Station Road and A27, Portchester were both assessed as unlikely to lead to significant effects on any European site at the screening stage. The proposed modification from residential to older persons' accommodation is not considered to alter this conclusion.

DMM27: Policy DSP49: Safeguarding land for improvements to the Strategic Road Network

Newgate Lane (Southern Section)

Following consideration of recent reports from Hampshire County Council (HCC) the Council considers that the DSP Plan should be amended to reflect the proposals for improvements to Newgate Lane. In particular, the proposed alignment of Newgate Lane should be added to the Policies Map, and the supporting text should be amended to reflect this. Policy DSP49 does not require amending in this regard. The addition to the Policies Map is shown in Appendix 3.

Stubbington Bypass

The Council considers that the proposals for Stubbington Bypass are sufficiently advanced for safeguarding proposals to be justified and should be included in the DSP Plan. The proposed additional wording to policy DSP49 is given below, and additions to the Policies Map are shown in Appendix 3.

Policy DSP49: Improvements to the Strategic Road Network

The alignments shown on the Policies Map, ~~is~~ are safeguarded for the following proposals, which will improve and maintain the effectiveness of the Strategic Road Network:

- (A) B3385 Newgate Lane, Palmerston Drive –Peel Common;
- (B) ~~B3334 Gosport Road– B3334 Titchfield Road (Stubbington Bypass)~~

The parcels of land shown on the Policies Map, are safeguarded for the following proposals, which will improve and maintain the effectiveness of the junctions on the Strategic Road Network:

- (i) Segensworth Roundabout;
- (ii) A27/West Street/Station roundabout and Gudge Heath Lane Junction; and
- (iii) Delme Roundabout and A27 approaches.

The Sustainability Report on the Publication DSP Plan (January 2014) concluded that Policy DSP49 would have positive effects on SA Objectives SA4 (Accessibility), SA9 (Economy) and SA11 (Community), and

neutral effects on all other objectives. Proposals to safeguard the route of improvements to the strategic road network, including the proposed modification to Policy DSP49 regarding the Stubbington Bypass, seek to prevent the land being developed for other uses rather than specifically allocating them for new road projects. Final route alignments will be developed by Hampshire County Council and will need to be in general conformity with the Local Transport Plan and other policies in the Fareham Borough Local Plan, as well as being compliant with all relevant environmental assessment and protection legislation. In this respect, the proposed modification is not considered to alter the profile or scale of predicted effects of the original policy (see Appendix 1).

The HRA Screening Statement (October 2012) and Appropriate Assessment Report on the Publication DSP Plan (January 2014) found that Policy DSP49 was unlikely to significantly affect any European site because the policy positively steers development away from European sites and associated sensitive areas. The proposed modification is not considered to alter this conclusion (see Appendix 2) because the route of the safeguarded alignments do not pass within 200m of any European site, this being the maximum distance over which significant atmospheric pollution impacts are considered to operate.

DMM28: Policy DSP50: Amendments to reflect Hampshire County Council's latest position on Highway improvements

DMM28 is predicted to have a minor positive effect on SA4 (Accessibility) by allowing for Hampshire County Council's latest position on improving access to Whiteley to be implemented. The change is not predicted to lead to significant effects on any European site.

DMM29: Policy DSP54: Amendment to include the Grace Dieu Wreck site

DMM29 is predicted to have a minor positive effect on SA2 (Cultural Heritage) by including specific reference to the site of the Grace Dieu wreck within the policy on new moorings. The change is not predicted to lead to significant effects on any European site.

Other proposed Main Modifications to the DSP Plan

All other proposed Main Modifications are predicted to have a neutral effect on the SA Objectives because they either provide additional clarification on the meaning of policy or supporting text, or do not materially alter the location, duration or magnitude of previous assessment conclusions. Similarly, none of the other proposed Main Modifications are considered to lead to new or altered likely significant effects on any of the European sites.

3. Conclusion

In conclusion, the proposed Main Modifications to the Fareham Borough Local Plan Part 2: Development Sites and Policies are not predicted to significantly alter the profile or scale of sustainability effects resulting from the Publication Plan, and neither are they considered likely to significantly affect any European site.

Appendix 1: Revised SA/SEA High Level Assessment for Proposed Modifications to DSP Policies

Please see insert.

Fareham Borough Development Sites and Policies Plan

SEA Objectives

ID	Main Modifications following Examination	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
DMM1	Supporting Text: Page 8, Paragraph 1.11: timetable for new Local Plan	0	0	0	0	0	0	0	0	0	0	0
DMM2	Policy DSP2: Page 15, delete as superfluous; add clarifying text to para 3.16	0	0	0	0	0	0	0	0	0	0	0
DMM3	Policy DSP3: Page 17, insert clarification to policy regarding air pollution	0	0	0	0	0	+	0	0	0	0	0
DMM4	Policy DSP5: Pages 17-18 and Paragraph 3.25: clarifications	0	0	0	0	0	0	0	0	0	0	0
DMM5	Policy DSP6: Page 23 (second to last paragraph): clarifications on archaeological sites of national significance	0	+	0	0	0	0	0	0	0	0	0
DMM6	Policy DSP7: Page 25 and Paragraph 4.6: Amendments on frontage infill outside of Settlement Boundaries	+	0	+	+	0	0	+	0	0	+	+
DMM7	Policy DSP7: Page 25 and Paragraph 4.6: Amendments on changes of use to garden land outside of Settlement Boundaries	+	0	+	+	0	0	+	0	0	+	+
DMM8	(NEW): Affordable Housing Exception Sites	+	0	0	0	0	0	0	0	0	0	0
DMM9	Policy DSP8: Page 26 (first paragraph): clarifications	0	0	0	0	0	0	0	0	0	0	0
DMM10	Policy DSP11: Pages 30 and 31, and Paragraphs 4.19-4.20: clarifications on development proposals within Solent Breezes Holiday Park	0	0	0	0	+	0	+	0	0	0	0
DMM11	Supporting Text: Pages 31 and 32 Paragraphs 4.22 and 4.36: clarifications	0	0	0	0	0	0	0	0	0	0	0
DMM12	Page 44 Table 3: clarifications	0	0	0	0	0	0	0	0	0	0	0
DMM13	Policy DSP17 (last paragraph) and Page 46, Paragraph 5.17: clarifications	0	0	0	0	0	0	0	0	0	0	0
DMM14	Policy DSP19 (first bullet point): clarification	0	0	0	0	0	0	0	0	0	0	0
DMM15	Page 126 Development Brief for site E2: clarification	0	0	0	0	0	0	0	0	0	0	0
DMM16	Policy DSP25 (second paragraph): clarification on views of the listed railway viaduct	0	+	0	0	0	0	0	0	0	0	0
DMM17	Policy DSP32 (second paragraph): clarification that proposals should deliver townscape benefits	0	0	+	0	0	0	0	0	0	0	0
DMM18	Supporting Text: Page 80 Paragraph 5.163: clarification	0	0	0	0	0	0	0	0	0	0	0
DMM19	Policy Map (Portchester District Centre) and Page 80, Paragraph 5.164: amended Portchester District Centre boundary	0	0	0	0	0	0	0	0	0	0	0

Fareham Borough Development Sites and Policies Plan

SEA Objectives

Page 102

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
DMM20	Policy DSP36 (first bullet point): clarification	0	0	0	0	0	0	0	0	0	0	0
DMM21	Policy DSP40: Page 85 and new paragraphs after 5.180: Increasing flexibility by providing additional text at the end of Policy DSP40 Housing Allocations	+	+/-	+/-	+	0	+/-	+/-	0	0	+	+
DMM22	Page 153 Development Brief for site H7 and amended Site Brief Map: clarification on access	0	0	0	0	0	0	0	0	0	0	0
DMM23	Page 166 Development Site Brief H11 and amended Site Brief Map: clarification on access	0	0	0	0	0	0	0	0	0	0	0
DMM24	Page 85 New paragraph after 5.182 and amendments to Site Briefs for Housing sites H12 and H13: clarifications on land for self-build homes	+	0	0	0	0	0	0	0	0	0	0
DMM25	Policy DSP42: Page 92, new paragraph after 5.193, amended Site Briefs for H16&H17, new Site Brief for H20: Allocating sites for Older Persons accommod...	+	0	0	+	0	0	0	0	0	0	+
H16	Fareham Station West	+	0	-	+	0	--	-	0	+	+	0
H17	Genesis Centre, Locks Heath	+	0	-	+	0	0	-	0	0	+	+
H20	Corner of Station Road and A27, Portchester	+	0	0	+	-	0	0	0	0	0	+
DMM26	Policy DSP47 (bullet point (vi): deleted for clarification	0	0	0	0	0	0	0	0	0	0	0
DMM27	Policy DSP49: pp.101-105, paras 6.11, 6.12, 6.19, new para after 6.19, para 6.20, new para after 6.20: Safeguarding land for improvements to Strategic Road Network	0	0	0	+	0	0	0	0	+	0	+
DMM28	Policy DSP50: Page 105 Paragraphs 6.21-6.22: Amendments to reflect Hampshire County Council's latest position on Highway improvements	0	0	0	+	0	0	0	0	0	0	0
DMM29	Policy DSP54: Amendment to include the Grace Dieu Wreck site	0	+	0	0	0	0	0	0	0	0	0
DMM30	Supporting Text: Page 33, new paragraphs after Paragraph 4.29: To clarify how the Council has incorporated the findings of the GI Strategy into the DSP Plan	0	0	0	0	0	0	0	0	0	0	0
DMM31	Page 83-87 Paras 5.173, 5.174, 5.180 and 5.184 and Table 4 and Appendices C, D, E and G: Amendments on completions, permissions, older persons accom.	0	0	0	0	0	0	0	0	0	0	0
DMM32	Pages 123-132 Development Site Briefs E1-E5: clarifications on potential capacity of sites and existing planning status	0	0	0	0	0	0	0	0	0	0	0
DMM33	Page 199 Table 5: clarification on the Council's approach to monitoring the Plan	0	0	0	0	0	0	0	0	0	0	0
DMM34	Policies Map (Brent Geese & Waders): Downgrade 7 Brent Geese and Waders sites from "important" to "uncertain" to reflect most recent data from HBIC	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 and promote adaptation to climate change
- 6 To minimise air, water, light and noise pollution
- 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 borough
- 10 To create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe community

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Appendix 2: Revised HRA Screening Assessment for Proposed Modifications to DSP Policies

Please see insert.

Fareham Borough Development Sites and Policies Plan		SAC						SPA				Ramsar			
		Butser Hill	Emer Bog	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	Proposed Modifications following Examination														
DMM1	Supporting Text: Page 8, Paragraph 1.11: timetable for new Local Plan	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM2	Policy DSP2: Page 15, delete as superfluous; add clarifying text to para 3.16	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM3	Policy DSP3: Page 17, insert clarification to policy regarding air pollution	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2
DMM4	Policy DSP5: Pages 17-18 and Paragraph 3.25: clarifications	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM5	Policy DSP6: Page 23 (second to last paragraph): clarifications on archaeological sites of national significance	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
DMM6	Policy DSP7: Page 25 and Paragraph 4.6: Amendments on frontage infill outside of Settlement Boundaries	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM7	Policy DSP7: Page 25 and Paragraph 4.6: Amendments on changes of use to garden land outside of Settlement Boundaries	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM8	(NEW): Affordable Housing Exception Sites	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM9	Policy DSP8: Page 26 (first paragraph): clarifications	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM10	Policy DSP11: Pages 30 and 31, and Paragraphs 4.19-4.20: clarifications on development proposals within Solent Breezes Holiday Park	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM11	Supporting Text: Pages 31 and 32 Paragraphs 4.22 and 4.36: clarifications	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM12	Page 44 Table 3: clarifications	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM13	Policy DSP17 (last paragraph) and Page 46, Paragraph 5.17: clarifications	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM14	Policy DSP19 (first bullet point): clarification	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
DMM15	Page 126 Development Brief for site E2: clarification	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM16	Policy DSP25 (second paragraph): clarification on views of the listed railway viaduct	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
DMM17	Policy DSP32 (second paragraph): clarification that proposals should deliver townscape benefits	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
DMM18	Supporting Text: Page 80 Paragraph 5.163: clarification	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

Fareham Borough Development Sites and Policies Plan		SAC					SPA					Ramsar			
		Butser Hill	Emer Bog	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
DMM19	Policy Map (Portchester District Centre) and Page 80, Paragraph 5.164: amended Portchester District Centre boundary	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
DMM20	Policy DSP36 (first bullet point): clarification	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM21	Policy DSP40: Page 85 and new paragraphs after 5.180: Increasing flexibility by providing additional text at the end of Policy DSP40 Housing Allocations	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM22	Page 153 Development Brief for site H7 and amended Site Brief Map: clarification on access	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM23	Page 166 Development Site Brief H11 and amended Site Brief Map: clarification on access	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM24	Page 85 New paragraph after 5.182 and amendments to Site Briefs for Housing sites H12 and H13: clarifications on land for self-build homes	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM25	Policy DSP42: Page 92, new paragraph after 5.193, amended Site Briefs for H16&H17, new Site Brief for H20: Allocating sites for Older Persons accommodation	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
H16	Fareham Station West	A4	A4	A4	A4	A4	A4	D1/D2	C2	D1/D2	A4	D1/D2	C2	D1/D2	A4
H17	Genesis Centre, Locks Heath	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
H20	Corner of Station Road and A27, Portchester	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
DMM26	Policy DSP47 (bullet point (vi): deleted for clarification	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM27	Policy DSP49: pp.101-105, paras 6.11, 6.12, 6.19, new para after 6.19, para 6.20, new para after 6.20: Safeguarding land for improvements to Strategic Road Network	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
DMM28	Policy DSP50: Page 105 Paragraphs 6.21-6.22: Amendments to reflect Hampshire County Council's latest position on Highway improvements	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM29	Policy DSP54: Amendment to include the Grace Dieu Wreck site	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
DMM30	Supporting Text: Page 33, new paragraphs after Paragraph 4.29: To clarify how the Council has incorporated the findings of the GI Strategy into the DSP Plan	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM31	Page 83-87 Paras 5.173, 5.174, 5.180 and 5.184 and Table 4 and Appendices C, D, E and G: Amendments on completions, permissions, older persons accommodation	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM32	Pages 123-132 Development Site Briefs E1-E5: clarifications on potential capacity of sites and existing planning status	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM33	Page 199 Table 5: clarification on the Council's approach to monitoring the Plan	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
DMM34	Policies Map (Brent Geese & Waders): Downgrade 7 Brent Geese and Waders sites from "important" to "uncertain" to reflect most recent data from HBIC	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

Fareham Borough Development Sites and Policies Plan

SAC						SPA				Ramsar			
Butser Hill	Emer Bog	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

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 oth

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 in
- 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 sp
- 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 wo
- 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 p
- 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 negat

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
- 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
- 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 Europ
- ? Uncertain effects because the issue/option currently lacks detail. The screening assessment will be re-visited as more detail becomes available.

Fareham Borough Development Sites and Policies Plan

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SAC						SPA				Ramsar			
Butser Hill	Emer Bog	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

Appendix 3: Improvements to the Strategic Road Network – Changes to the Policies Map

