

**Minutes of the
Planning and Development Policy
Development and Review Panel**

(to be confirmed at the next meeting)

Date: Tuesday, 15 May 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor: P J Davies (Chairman)

Councillor: T Davies (Vice-Chairman)

Councillors: K A Barton, J E Butts, S Cunningham, J S Forrest and
N J Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence received at this meeting.

2. MINUTES

It was AGREED that the Minutes of the Planning and Development Policy Development and Review Panel held on the 13 March 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed all Members to the first Planning and Development Policy Development and Review Panel of this municipal year.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. INTRODUCTION TO PORTFOLIO SERVICES

The Panel received a presentation from the Director of Planning and Regulation and three members of his team, including; Adam Collier - Principal Planner (Strategy and Regeneration), Sarah Ward – Welborne Strategic Lead and Lee Smith – Head of Development Management.

The presentation detailed all the service areas within the portfolio and a thorough question and answer session continued throughout the delivery of the presentation.

The presentation has been appended to these Minutes.

It was AGREED that:

(a) the Director of Planning and Regulation and three members of his team; Adam Collier - Principal Planner (Strategy and Regeneration), Sarah Ward – Welborne Strategic Lead and Lee Smith – Head of Development Management be thanked for their informative presentation; and

(b) the contents of the presentation be noted.

7. PLANNING AND DEVELOPMENT POLICY AND DEVELOPMENT REVIEW PANEL WORK PROGRAMME

The Panel considered a report by the Director of Planning and Regulation on the Panel's Work Programme for 2018/19.

The Panel were advised that the Building Control Partnership has been transferred to the Health and Public Protection Portfolio and that therefore the relevant item currently included within the Work Programme will be removed.

The Director of Planning and Regulation addressed the Panel to propose the following items be added to the 2018/19 work programme: -

- Neighbourhood Planning – 17 July 2018 meeting
- Bus Rapid Transit (BRT) expansion – 04 September 2018 meeting
- Welborne Delivery update – 06 November 2018 meeting

The Chairman then invited Members to put forward suggestions for this year's Work Programme and the following subjects were put forward: -

- Fareham Town Centre Vision update
- Local Traffic Movement Overview from Hampshire County Council
- Liaison on Public Transport
- Final National Planning Policy Framework (following consultation)

The Director of Planning and Regulation thanked Members for all their suggestions and agreed to investigate adding these topics as items to this year's Work Programme.

It was AGREED that: -

- (a) the presentation, Performance Review – Building Control Partnership be removed from the 06 November 2018 meeting;
- (b) the proposed three items be added to the Work Programme –
 - Neighbourhood Planning – 17 July 2018 meeting
 - Bus Rapid Transit (BRT) expansion – 04 September 2018 meeting
 - Welborne Delivery update – 06 November 2018 meeting;
- (c) the following topics be explored by the Director of Planning and Regulation as items to be included in the 2018/19 Work Programme –
 - Fareham Town Centre Vision update
 - Local Traffic Movement Overview from Hampshire County Council
 - Liaison on Public Transport
 - National Planning Policy Framework (following consultation); and
- (d) the contents of the Work Programme report be noted.

(The meeting started at 6.00 pm
and ended at 7.15 pm).

Planning & Development Policy Development & Review Panel 15 May 2018

INTRODUCTION OF PORTFOLIO SERVICES

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BOROUGH COUNCIL

Presentation will cover:

- Local Plan
- Other Planning Strategy
- Community Infrastructure Levy
- Regeneration proposals
- Transport Planning & Liaison
- Parking Strategy
- Welborne Delivery
- Trees Service
- Conservation Service
- Coastal Management

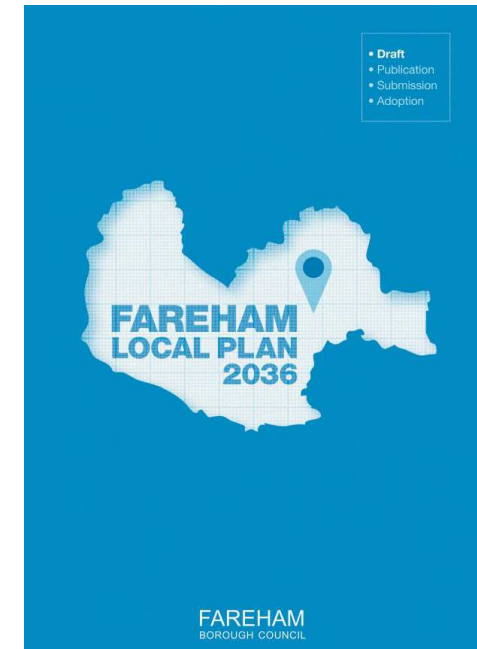
Local Plan

- Local Plan sets out opportunities for development – provides policies for the types of development that will or will not be permitted
- Adopted Local Plan (Core Strategy & Development Sites and Policies Plan) needs updating (from 2011 & 2015 respectively) – Welborne Plan 2015 also in place
- Allocates sites for housing, employment floorspace and retail and leisure facilities to meet identified needs
- Provides protection to areas e.g. sensitive habitats, open space



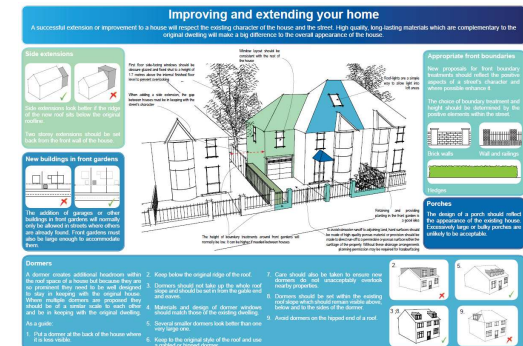
Local Plan

- Council published the first stage of a new Local Plan – the “Draft Fareham Local Plan” in autumn 2017
- Proposes site allocations for 3500 new homes – brownfield and greenfield, in addition to Welborne
- Over 2500 individuals & organisations responded to the consultation on the Draft Local Plan
- Government recently consulted on changes to how future housing needs are calculated – proposes an increase for Fareham – as a result Council is carefully considering its next steps



Other Planning Strategy

- Production of Supplementary Planning Documents (SPDs) on a range of policy areas; including design, parking and planning obligations.
- Providing guidance and advice to communities wishing to develop Neighbourhood Plans in their areas
- Monitoring vacancies & footfall in the Borough's retail centres
- Maintaining a register for people interested in self-build and custom-build housing



Community Infrastructure Levy (CIL)

- CIL is a planning charge on new development
- The Council sets a charging schedule (£ per square metre) - a balance between the cost of supporting infrastructure that will be needed vs the impact of the charge upon the viability of the scheme
- Council has to liaise with infrastructure providers to identify what infrastructure is required to support identified development in the Borough
- CIL spending on Holly Hill Leisure Centre & Hill Head Coastal Protection works



Regeneration proposals

- Lead on the development of a Regeneration Vision for both Fareham Town Centre and Portchester Village Centre – approved Executive July 2017
- Vision reviewed key aspects of both centres;
 - Walkways, signage, street furniture, shop fronts
 - Amount and locations of car parking
 - Public space for markets
 - Cultural/ community / evening facilities
 - Potential for land release for new housing
- Further work ongoing looking at delivery of proposals



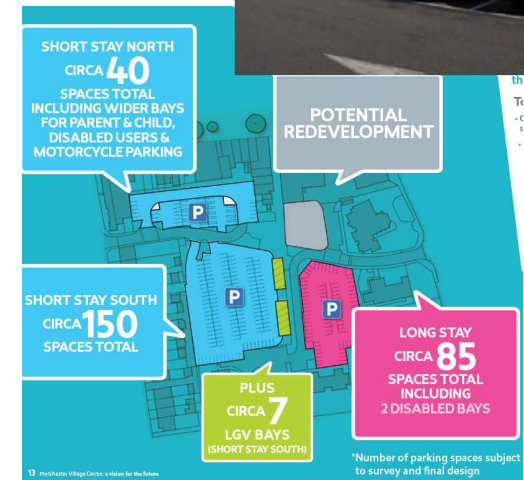
Transport Planning & Liaison

- Transport liaison with Hampshire County Council and Highways England on highways schemes in the Borough – M27 Smart Motorway scheme, Stubbington bypass, Newgate Lane, A27 improvements
- Currently working with Solent Transport on the eastern expansion of the Bus Rapid Transit (BRT) network
- Transport Assessment of proposed allocations in Local Plan

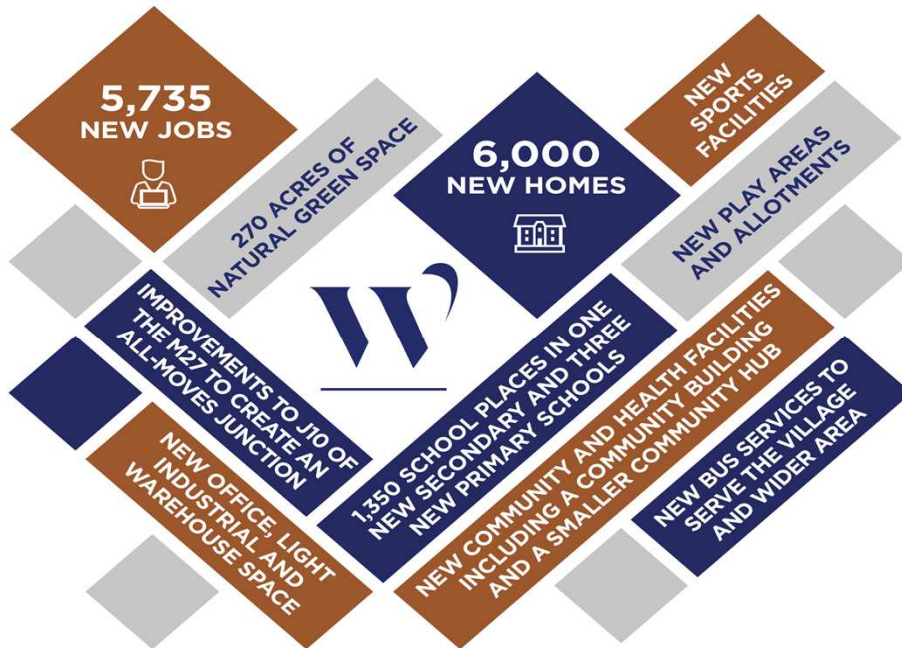


Parking Strategy

- Looking at overall car parking provision within both Fareham and Portchester – how parking provision could be provided more efficiently
- Car Parking surveys (part of regeneration work)
- Production of Traffic Regulation Orders (TROs) for any parking changes to the Borough's managed car parks (in consultation with HCC)
- Parking Charges kept under review



Welborne Garden Village – Vision and Priorities



HOUSING: Providing a blend of housing products and considering opportunities for direct involvement

EMPLOYMENT: Maximising the economic value of the development and considering opportunities for direct involvement

GREEN INFRASTRUCTURE MANAGEMENT: Delivery, maintenance and associated long term management models

COMMUNITY INFRASTRUCTURE MANAGEMENT: Delivery, maintenance and associated long term management models

Welborne – Progress to Date

- Major landownership resolved – September 2017
- Outline planning application being progressed
- Funding in place for Junction 10 M27 scheme (over £60m)
- Housing Infrastructure Fund - £10M
- Railway station feasible
- Capacity Funding - £725K



Welborne - Next Steps

June 2018

Garden Village Capacity Fund Round 3 bid submitted

July/Sept 2018

Executive report – Self and Custom Build Strategy and Delivery Plan

HIF funding confirmed

July – September 2018

Member Briefings and site visits

September 2018

Executive Report – Intermediate Housing Policy

Executive Report – Welborne Community Development Strategy

6 September 2018

Self Build Expo – Ferneham Hall

Autumn 2018

Welborne Application to Planning Committee

Tree Service



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Tree Service

- Pressure from new development
- Nearly 200 Tree Preservation Orders and 2 woodlands protected in last 12 months
- Managing the Council's tree stock
- 854 new trees planted since 2012
- 167 trees planted in 2017 of which 32 were at Fareham Leisure Centre



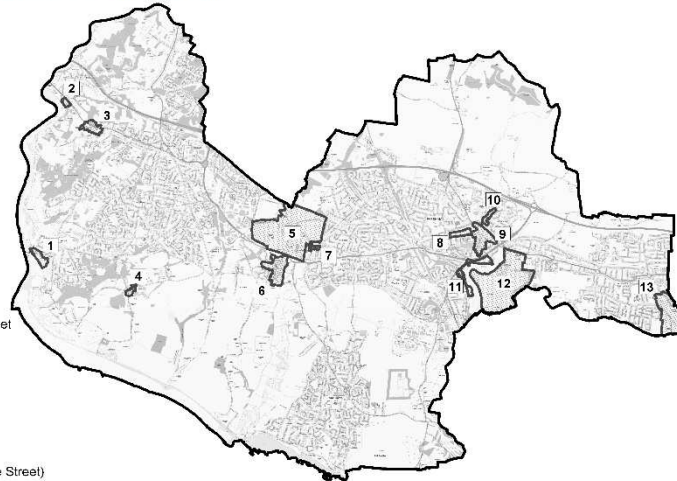
Conservation Service



Conservation Areas

Conservation Areas in the Borough of Fareham

- 1 Warsash
- 2 Swanwick Shore
- 3 Sarisbury Green
- 4 Hook
- 5 Titchfield Abbey
- 6 Titchfield
- 7 Catisfield
- 8 Osborn Road
- 9 Fareham High Street
- 10 Wallington
- 11 Town Quay
- 12 Cams Hall
- 13 Portchester (Castle Street)



Conservation Service

- Statutory Listing (Listed Buildings):
 - There are 432 list entries for Fareham
 - Listed Building Consent is required for any alteration that affects their special interest
- Local Listing:
 - Buildings that are not of national interest but have local interest
 - There are 107 buildings on the Council's local list
- Programme of Conservation Area Character Assessments Reviews & new Article 4 Directions
- Advice on statutorily listed & locally listed buildings



St Mary's Church Portchester, Grade I

The Eastern Solent Coastal Partnership Clear Vision



“To provide an effective and efficient coastal flood and erosion risk management service across partnering authorities, through co-ownership of objectives and an equitable fee structure.”



Coastal Strategy River Hamble to Portchester



- ESCP secured £641,000 of DEFRA grant funding to develop strategy + additional studies (2012-2016)
- Aspirational Strategic management approached developed to protect 2600 homes and 10,000 people by 2115
- Less at risk in Fareham than other Authorities
- Formally adopted by FBC in Spring 2015 Approved by EA in Spring 2016



EASTERN SOLENT | COASTAL PARTNERSHIP

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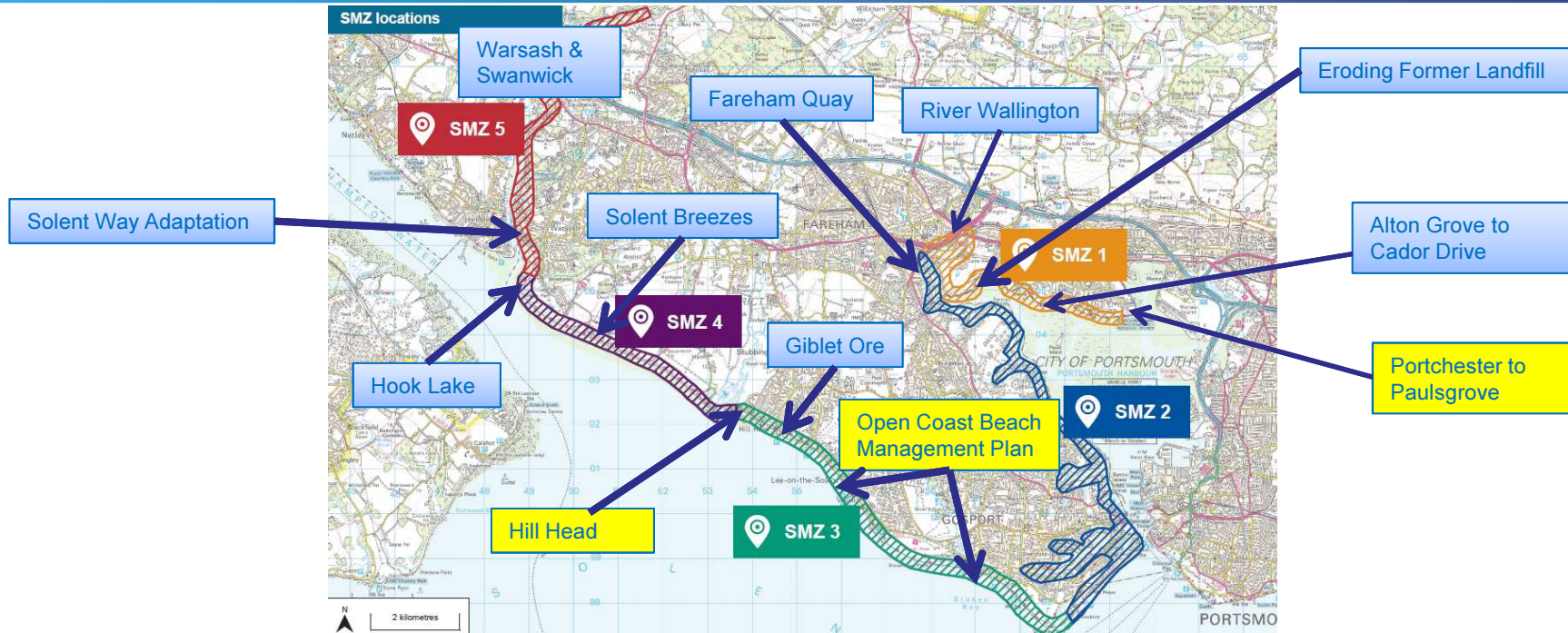


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Key Fareham Priority Sites



Hill Head Coastal Defence Scheme

- £1m project
- Replenish beach
- Repair groynes
- New seawall
- New promenade



Portchester to Paulsgrove Scheme (15 year scheme)

Flood Risk - Present Day 361 properties rising to 662 over the next 100years

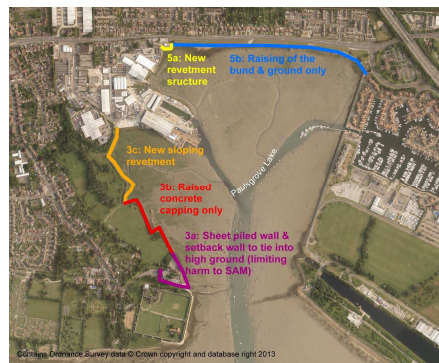
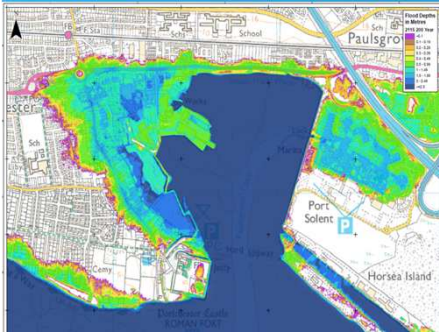
FUNDING:

Total scheme cost (15 years) ~ £10.7 million

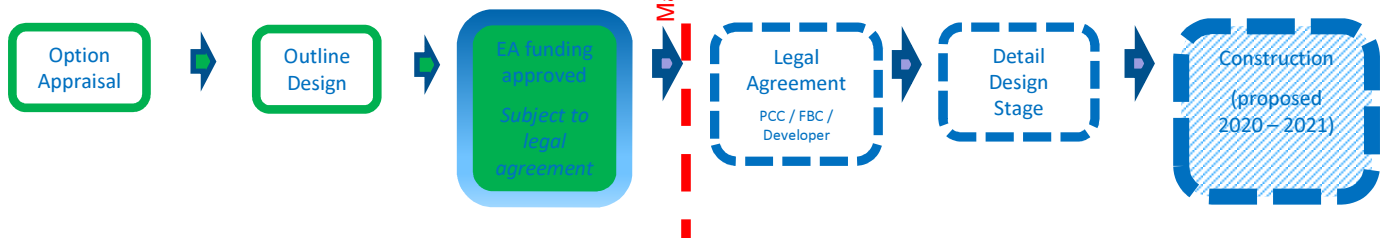
- FCRM Grant in Aid sought ~ £5.1 million
- Developer contribution to wider P2P scheme ~ £3.075 million
- Developer contribution through building own defences ~ £2.3million
- Southern Water contribution ~ £300k

Without the developer contribution the scheme will not attract FCRM Grant in Aid.

(It was hoped to put a precautionary 100yr scheme in place, but partnership funding rules have lead to a phased implementation and reduced scheme extent eg. Portchester Castle proposed new defences removed)



NEXT STEPS:



EASTERN SOLENT COASTAL PARTNERSHIP

FAREHAM BOROUGH COUNCIL





Any further questions



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BOROUGH COUNCIL

Work Programme – potential agenda items

- Neighbourhood Planning
- Bus Rapid Transit (BRT) expansion
- Welborne Delivery update

