

FAREHAM

BOROUGH COUNCIL

AGENDA FOR THE EXECUTIVE

Date: Monday, 3 June 2019

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Executive Members:

Councillor S D T Woodward, Policy and Resources (Executive Leader)

Councillor T M Cartwright, MBE, Health and Public Protection (Deputy Executive Leader)

Councillor F Birkett, Housing

Councillor Miss S M Bell, Leisure and Community

Councillor K D Evans, Planning and Development

Councillor S D Martin, Streetscene

1. Apologies for Absence

2. Minutes (Pages 5 - 10)

To confirm as a correct record the minutes of the meeting of the Executive held on 13 May 2019.

3. Executive Leader's Announcements

4. Declarations of Interest

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

5. Petitions

6. Deputations

To receive any deputations, of which notice has been lodged.

7. References from Other Committees

To receive any references from the committees or panels held.

Matters for Decision in Public

Note: Where an urgent item of business is raised in accordance with Part 3 of the Constitution, it will be considered with the relevant service decisions as appropriate.

8. Housing

Key Decision

(1) Draft Affordable Housing Strategy (Pages 11 - 42)

A report by the Deputy Chief Executive Officer.

9. Planning and Development

Key Decision

(1) Titchfield Neighbourhood Plan: Examiner's Report and Referendum (Pages 43 - 200)

A report by the Director of Planning and Regeneration.



P GRIMWOOD
Chief Executive Officer
www.fareham.gov.uk

23 May 2019

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 13 May 2019

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Health and Public Protection (Deputy
Executive Leader)
F Birkett, Housing
Miss S M Bell, Leisure and Community
K D Evans, Planning and Development
S D Martin, Streetscene

Also in attendance:

R H Price, JP, for item 10(1)



1. APOLOGIES FOR ABSENCE

There were no apologies for absence received at this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive held on 01 April 2019 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

There were no Executive Leader announcements.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

There were no deputations made at this meeting.

7. REFERENCES FROM OTHER COMMITTEES

Planning and Development Scrutiny Panel – 10 May 2019

Minute 6 – Current position on Housing Delivery Test

The Panel considered a report along with supporting slides on the current Housing Delivery Test position delivered by the Principal Planner (Strategy and Regeneration).

The Principal Planner (Strategy and Regeneration) took Members of the Panel through the report, clarifying areas in more detail. Members asked questions for clarification and again stressed their concern with how the Council is to meet the ever-increasing Housing Delivery Figures. The Head of Planning Strategy and Regeneration, addressed the Panel to advise that Central Government are working to encourage all Local Authorities to diversify the products available on the market and this along with a higher level of permissions should assist in increasing delivery rates.

RESOLVED that the Planning and Development Scrutiny Panel considered the contents of the report for information.

This item is listed at Agenda item 10(2) for consideration by the Executive

Minute 7 – Local Plan – Issues and Options

The Panel received a report by the Head of Planning and Regeneration on the Local Plan – Issues and Options.

Councillor G Fazackarley declared a personal interest on this item as he works for the First Bus Group.

Councillor P Davies left the meeting during discussions on this item.

At the invitation of the Chairman Councillor K D Evans joined in discussions on this item.

At the invitation of the Chairman Councillor Mrs K K Trott joined in discussions on this item.

At the invitation of the Chairman Councillor R H Price, JP joined in discussions on this item.

The Principal Planner (Strategy and Regeneration) took Members through the report, asking Members to recommend any; additions, amendments or deletions to the consultation document, focusing on each heading in turn.

The recommendations for additions, amendments and deletions made by the Planning and Development Scrutiny Panel are appended to these Minutes as Appendix 1. These recommendations will be referred to the meeting of the Executive to be held on Monday 13 May 2019.

RESOLVED that, having considered the contents of the report, the Planning and Development Scrutiny Panel agrees to refer the recommendations appended to the minutes as Appendix 1 to the meeting of the Executive to be held on Monday 13 May 2019.

This item is listed at Agenda item 10(1) for consideration by the Executive

8. CONFIRMATION OF APPOINTMENT OF MEMBERS TO AREAS OF EXECUTIVE RESPONSIBILITY

The Executive Leader confirmed that his decision to appoint Executive members to the areas of responsibility, as advised at the Annual Council meeting on 09 May 2019, for the municipal year 2019/20 was as follows:

Planning and Development – Councillor K D Evans
Leisure and Community – Councillor Miss S Bell
Housing – Councillor F W Birkett
Health and Public Protection - Councillor T M Cartwright, MBE
Streetscene – Councillor S D Martin
Policy and Resources – Councillor S D T Woodward

9. EXECUTIVE APPOINTMENTS

RESOLVED to appoint Executive Members to the following bodies for the 2019/20 municipal year:-

- (i) Portchester Crematorium Joint Committee – Councillors K D Evans and S D Martin (N.B in the past, the Executive has not appointed ‘substitute’)

members to this joint committee. However, the Executive may, if it so wishes, authorise other members of the Executive to act as deputies).

- (ii) Fareham and Gosport Building Control Member' Panel – Councillor T M Cartwright, MBE.
- (iii) Partnership for Urban South Hampshire (PUSH)

As PUSH is a formal Joint Committee, the following appointments are required to be made by the Executive for 2019/20

- (a) Joint Committee representatives – Executive Leader Councillor S D T Woodward and Deputy Executive Leader, Councillor T M Cartwright, MBE.
- (b) Sub-Group Meetings – The Borough Council's representatives are the appropriate Executive Members.
- (c) Meetings with Key Consultees and similar Consultation Meetings – Councillors S D T Woodward and T M Cartwright, MBE
- (iv) CCTV Partnership – Councillor T M Cartwright, MBE
- (v) Fareham and Gosport Environmental Health Partnership Panel – Councillor T M Cartwright, MBE
- (vi) Aspect Building Communities Ltd – Councillor F W Birkett
- (vii) Joint Member Shared Coastal Management Board – Councillor K D Evans and Councillor P J Davies

10. PLANNING AND DEVELOPMENT

(1) Draft Local Plan Issues and Options Consultation

An amendment to Appendix A to the report was tabled at the meeting in order to include an additional question in the Consultation document.

An amendment to Appendix B to the report was tabled at the meeting in order to identify areas of Countryside on the map provided.

The comments made by the Planning and Development Scrutiny Panel on the Consultation document were tabled at the meeting as Appendix C to the report.

At the invitation of the Executive Leader, Councillor R H Price, JP addressed the Executive on this item.

RESOLVED that the Executive:

- (a) approves the content of the consultation document on the Draft Local Plan, subject to:

- (i) the inclusion of the additional wording in the Question & Answer section, as tabled at Appendix A;
- (ii) the inclusion of the revised map illustrating areas of countryside, as tabled at Appendix B;
- (iii) acceptance of the Planning and Development Scrutiny Panel's suggested amendments, as tabled at Appendix C, except for the suggested deletions on page 8 in respect of the successfully defended appeals and the suggested deletion on page 16 of the question that asks how a Council can cause new homes to be built beyond just giving planning permission; and
- (iv) the inclusion of a response, to be drafted by the Director of Planning and Regeneration following consultation with the Executive Member for Planning and Development, which answers the question referred to in point (iii) above; and

(b) agrees that the Director of Planning and Regeneration be authorised to make any necessary minor amendments, following consultation with the Executive Member for Planning and Development, provided these do not change their overall direction, shape or emphasis.

(2) Current position on Housing Delivery Test

RESOLVED that, having considered the report on the Housing Delivery Test, the Executive recommends that the report be shared with the Planning Committee for information.

(The meeting started at 6.00 pm
and ended at 6.37 pm).

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 3 June 2019

Portfolio:	Housing
Subject:	Draft Affordable Housing Strategy
Report of:	Deputy Chief Executive Officer
Corporate Priorities:	Providing Housing Choices

Purpose:

To approve the draft Affordable Housing Strategy for a minimum six-week period of consultation.

Executive summary:

The draft Affordable Housing Strategy builds on, and provides detail to support, the Council's corporate priority of 'providing housing choices'. It includes relevant context and background information followed by Key Objectives and Actions for the future provision of affordable housing.

The main objective within the strategy is to provide more affordable homes, ensuring they are the right homes in the right places for those in need of affordable housing.

The strategy contains a series of steps that will be taken and will be supplemented by detailed action plans and policies in order to ensure the delivery of the key objective. In addition to committing to the delivery of new Fareham Housing (i.e. Fareham Borough Council) stock, the strategy also recognises the importance of new affordable home delivery through the planning system and by Registered Providers.

If approved, this draft Affordable Housing Strategy will be published for a minimum six-week period of consultation. This will provide the local community and any other interested parties with the opportunity to comment on the content of the Strategy. Following this period, and once any necessary amendments are incorporated, it is intended that the Affordable Housing Strategy will be presented to the Council for adoption, (replacing the current Housing Strategy (2010) and Affordable Housing Strategy (2005)).

An Equalities Impact Assessment (EIA) of the strategy will be undertaken before it is recommended for adoption. Any relevant issues or matters raised as part of the consultation on the draft document, that are pursuant to the EIA, can then be considered as necessary. It is not considered at this time that the content of the draft document has any detrimental impact in relation to EIA considerations.

Recommendation/Recommended Option:

It is recommended that:

- (a) the Executive agrees that the draft Affordable Housing Strategy (as provided in Appendix A of this report) be published for a minimum six-week period of public consultation; and
- (b) the Deputy Chief Executive Officer be authorised to make any necessary minor amendments to the Draft Affordable Housing Strategy, prior to publication, provided these do not change the overall direction or emphasis and following consultation with the Executive Member for Housing.

Reason:

To undertake a period of public consultation as part of the ongoing progression of the Affordable Housing Strategy to adoption.

Cost of proposals:

The costs of publication and consultation are covered in existing operational budgets of Fareham Housing.

Appendices: **A:** Draft Affordable Housing Strategy

Background papers: Corporate Strategy 2017-2023

Reference papers: None.

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	3 June 2019
Subject:	Draft Affordable Housing Strategy
Briefing by:	Deputy Chief Executive Officer
Portfolio:	Housing

INTRODUCTION

1. The current Housing Strategy (2010) and Affordable Housing Strategy (2005) have reached the end of their expected period of application. This, together with many national changes surrounding affordable housing in recent years and the adoption of the Council's new Corporate Strategy (2017-2023) means that we are now at the right juncture to develop a new Affordable Housing Strategy that will supersede and replace the previous strategies.
2. The draft Affordable Housing Strategy (included in Appendix A) provides relevant context and background together with an understanding of Fareham Borough's affordable housing need. It identifies Key Challenges, as well as Key Objectives and Actions, to help address the need. The strategy also touches on the role of the Local Plan in new affordable home delivery, who/how the actions will be delivered, and a timetable for short/medium term achievements as well as an overview on funding.
3. Unlike previous documents, the focus is no longer purely on a quantitative delivery of affordable homes. This new strategy not only looks to provide more affordable homes but to also ensure they are the right homes in the right places for those in need of affordable housing. In this context there is recognition within the strategy on the importance and need for the most affordable of affordable homes (e.g. Social Rent) and the need to, at times, address bespoke needs rather than just delivering the greatest number of affordable homes possible.

THE DRAFT AFFORDABLE HOUSING STRATEGY

4. The Draft Affordable Housing Strategy covers the following: -
 - Purpose
 - A great place to live
 - What is Affordable Housing?
 - Who can provide Affordable Housing?
 - Affordable Housing in Fareham
 - Fareham's affordable need

- The Waiting List
 - Shared Ownership
 - Local Plan
 - Key Challenges
 - Key Objectives
 - Actions
 - Who/How and Timetable
5. The 'Purpose' to the strategy is 'to provide more affordable homes, ensuring they are the right homes in the right places for those in need of affordable housing'. This is followed by 'A great place to live', which provides some general background information relating to Fareham, the population, number of homes, number of affordable homes etc.
 6. Sections then relate to 'What is Affordable Housing?' and 'Who can provide Affordable Housing?'. These provide background and explanation on some of the different affordable tenures and how the monthly costs can vary depending on the type/tenure of the affordable housing. The important role of private developers/housebuilders for the provision of new affordable homes is also recognised with Local Plan policies requiring a certain percentage of homes on larger developments to be provided as affordable. This will continue to provide the majority of new affordable homes, as has been observed in the past. Meanwhile Registered Providers and Fareham Housing will also provide new affordable homes directly.
 7. 'Affordable Housing in Fareham' provides a current overview of affordable housing mix in the Borough. It highlights that there are approximately 4,200 affordable homes in the Borough and the majority of these (nearly 60%) are owned and managed by Fareham Housing (i.e. the Council). The remaining are owned by other Registered Providers such as Vivid and Radian.
 8. 'Fareham's Affordable Housing Need' gives information on the current level of demand for affordable homes in the Borough, estimated to be in the region of 3,000 households. This includes not just those waiting for traditional affordable homes (such as Social/Affordable Rent) but also those currently registered with an interest in Shared Ownership and/or priced out of home ownership.
 9. To provide additional context to the affordable housing need an overview of 'Fareham Borough Council's Waiting List' is provided, which also recognises the importance of Social Rent for many of our customers. 'Shared Ownership' is aimed at a slightly different resident and information on the eligibility for Shared Ownership is explained as well as how this is facilitated/marketed outside of the Council.
 10. The 'Local Plan' section recognises that the overall housing requirement, to include both affordable and market homes, will be set within the Council's new/emerging Local Plan. Although approximate figures are provided this is for context in relation to the affordable housing need and ultimately this will be determined in the Local Plan alongside new policies on affordable housing.
 11. Recent new affordable home delivery is recognised in 'The Last Five Years' section. This includes an overview of the achievements of the Council with new developments at Sylvan Court, Collingwood Court, Allotment Road and Stevenson Court. It also recognises the affordable homes delivered by developers/Registered Providers.
 12. 'The Next Five Years' focuses on Fareham Housing schemes already in the pipeline which will collectively provide in the region of 70 new homes. Work is expected to

commence on two of these schemes (Hampshire Rose and Bridge Road) in the coming months. It also again recognises the affordable homes to be delivered by developers/Registered Providers in that period. It should be noted that even when new affordable homes are delivered by other parties the provision (in terms of mix of property size, tenure and distribution on a site) is negotiated in the planning process to ensure it reflects the local need. The Council therefore influences this even when it is not delivering the homes directly.

13. 'Key Objectives' are then identified to (1) Deliver more affordable homes through the planning system; (2) Ensure those homes are the right homes in the right places and that they are truly affordable for those that need them; and (3) To directly deliver more affordable homes by Registered Providers and Fareham Housing, especially targeting those in greater need.
14. 'Key Challenges' then draws together some of the challenges arising from the background and context such as the overall number of homes being delivered, the needs for older people, working positively with developers and Registered Providers and addressing bespoke needs and affordability.
15. A series of actions has been identified in order to support the delivery of each of the Key Objectives. This includes some specific actions relating to further work to support the practical delivery of the strategy such as a new Affordable Housing Supplementary Planning Document and a Fareham Housing Regeneration Strategy. This is not intended to be an exhaustive list and any further work or actions that will help to deliver the objectives will be considered as and when opportunities arise.
16. 'Funding and Delivery' remains a challenge. Fareham Housing projects will continue to be delivered using a combination of funds from the HRA Capital Development Fund, Developers Contributions, Right to Buy receipts, grant funding and additional borrowing. The exact funding arrangements will be considered for each individual site to ensure the best and most suitable use of funds, and minimal impact from borrowing occurs.
17. A timetable focused on the forthcoming years is also provided. This shows how some of the Actions will be delivered in the short/medium term but also how, into the longer term, Fareham Housing will aim to deliver all the existing pipeline schemes and get further sites into the pipeline to effectively provide a rolling supply. We also intend for more Social Rent homes to be provided in the Borough. This will not be addressed instantly but new homes completed from 2021/22 onwards should see improvements in this area.

CONSULTATION

18. The consultation on the Draft Affordable Housing Strategy is proposed to run for a minimum of six-weeks and it will be open to all for comments. The consultation period may be extended slightly if this facilitates linking in with existing scheduled meetings that will allow an appropriate audience to be advised on the document, such as a Tenants' and Leaseholders' Forum scheduled for late July.
19. The document will be made available online and we will ensure key parties are aware of the consultation period such as Registered Providers that operate in the Borough. The most appropriate methods to notify and publicise the consultation on the strategy will be discussed and developed with the Council's Communications Team.

NEXT STEPS

20. Following the consultation period, it is intended that any necessary changes will be incorporated into the document before the Affordable Housing Strategy is progressed to Council with a recommendation to adopt it.

Enquiries

For further information on this report please contact Robyn Lyons (Ext. 4305)

FAREHAM'S AFFORDABLE HOUSING STRATEGY

DRAFT FOR CONSULTATION



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3	Purpose
4	A great place to live
6	What is Affordable Housing?
7	Who can provide Affordable Housing?
8	Affordable Housing in Fareham
9	Fareham's Affordable Housing Need
10	The Waiting List
11	Shared Ownership
12	Local Plan
14	The Last Five Years
15	The Next Five Years
16	Key Objectives
17	Key Challenges
18	Actions to Achieve Key Objective 1
20	Actions to Achieve Key Objective 2
22	Actions to Achieve Key Objective 3
24	Funding & Delivery and Timeline

PURPOSE

To provide more affordable homes, ensuring they are the right homes in the right places for those in need of affordable housing.

Helping to deliver Housing Choices





A GREAT PLACE TO LIVE...

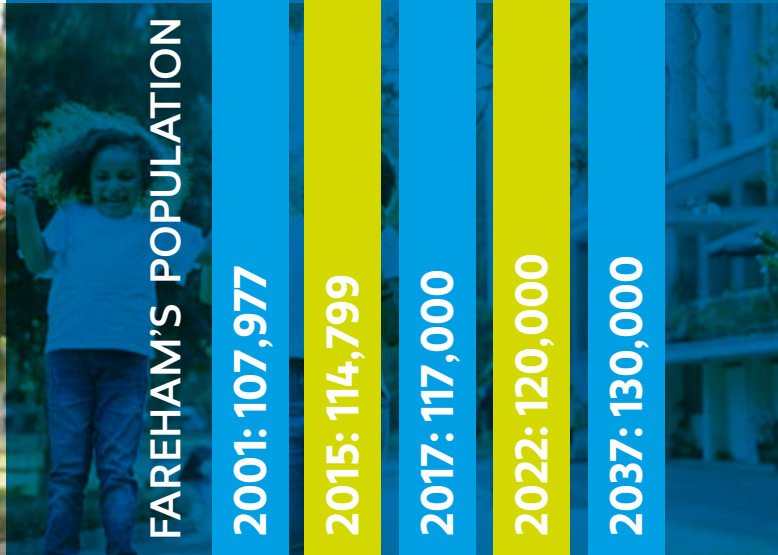
Located in an area of some 30 square miles along the south coast of Hampshire between Portsmouth and Southampton, Fareham is a popular and attractive place to live. It is well connected to the M27 motorway and has good rail links to London and the wider rail network. There is also easy access to ferry ports and Southampton airport.

Fareham is growing. Our population has steadily increased over the last 30 years and that trend is expected to continue. People are living longer and we have an increasingly ageing population.

For example, Fareham has experienced the largest rise in the number of residents aged 85+ in Hampshire during the last 20 years. By contrast the number of people of working age living in the Borough has reduced; particularly those aged between 25 and 39.

Consistent with the rest of the country the make-up of Fareham's households is changing. Around a quarter of people now choose to live alone so that adds to the number of smaller homes that we need. Additionally an increase in divorce and break ups means more homes are needed as there are now more 'blended families' living together than ever before. Minority ethnic groups make up a small, but slowly growing, proportion of the population.

Fareham has five distinct communities: **Fareham town; Portchester; Titchfield; Western Wards** and **Hill Head and Stubbington**. The development of **Welborne**, made up of around 6,000 homes, will create a new distinct community.



50,000 | THE APPROX NUMBER OF HOMES IN OUR BOROUGH AT PRESENT

4,200 | THE CURRENT APPROX NUMBER OF HOMES THAT FALL INTO THE CATEGORY OF AFFORDABLE HOUSING

At present there are around 50,000 homes in our Borough and most of these properties are either owned outright or mortgaged.

Just over 4,000 homes fall into the category of “affordable housing”. Over the next two decades, as the Borough grows, it is estimated that in the region of 10,000 new homes will be built, of which 3,500 will be affordable.

This document provides a definition of affordable housing and explores the level of housing needed in the Borough of Fareham. The Council’s housing waiting list provides a starting point for identifying the level of local need but should not be viewed in isolation. For example, the many people seeking shared ownership properties also form part of the affordable housing market.

This document explains how the need for affordable housing will be built into the Council’s planning and policy documents and how the majority of new affordable properties will be delivered by housing developers as part of the planning process.

As well as taking an overview and providing a policy framework for the provision of affordable housing, we also intend to build new Council houses.

This document identifies the main sites where Council housing can be delivered over the next five years, as well as setting out a vision for delivery of Council housing in the medium term.

WHAT IS AFFORDABLE HOUSING?

'Affordable Housing' is formally defined in the National Planning Policy Framework. This includes a number of different affordable tenures /types. Affordable Housing ranges in terms of how affordable it is and who it is intended for.

The average cost of buying a two-bedroom house in our Borough is around £230,000, whilst the average cost of renting such a property is around £840 per month.

For some people, these costs are simply too high, and we have a responsibility to ensure that they have access to a range of 'affordable housing' alternatives.

Eligibility for affordable housing is determined by many factors, but mainly it is the level of household income.

Various affordable housing schemes exist including Starter Homes and Rent to Buy, but the main options available in our Borough are:

- Homes for Social Rent
- Homes for Affordable Rent
- Shared Ownership

This page describes what these options might cost for a two-bedroom property.

£230,000

THE AVERAGE COST TO BUY A TWO-BEDROOM PROPERTY IN FAREHAM
(Typically over £1,000 per month mortgage repayments).

SOCIAL RENT

Social Rent properties are provided by the council or a housing association.

 **£388**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

AFFORDABLE RENT

Affordable Rent properties are provided by the council or a housing association.

 **£668**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

SHARED OWNERSHIP

Shared Ownership properties are provided by the council or a housing association.

 **£728**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

WHO CAN PROVIDE AFFORDABLE HOUSING?



On nearly all large developments housebuilders need to provide a proportion of the homes as affordable housing as part of the planning process and in order to get planning permission.

In many cases they will use a Registered Provider (e.g. a Housing Association) to provide and manage the affordable homes. The number, mix and specific location of affordable homes on a development site is normally secured through a legal agreement which the developer has to sign up to before a planning permission is issued.

At the beginning of 2019 there were approximately 800 new affordable homes in the pipeline on development sites approved or in the planning process



Sometimes called Housing Associations, there are a number of different Registered Providers operating in the Borough, who own and manage affordable homes.

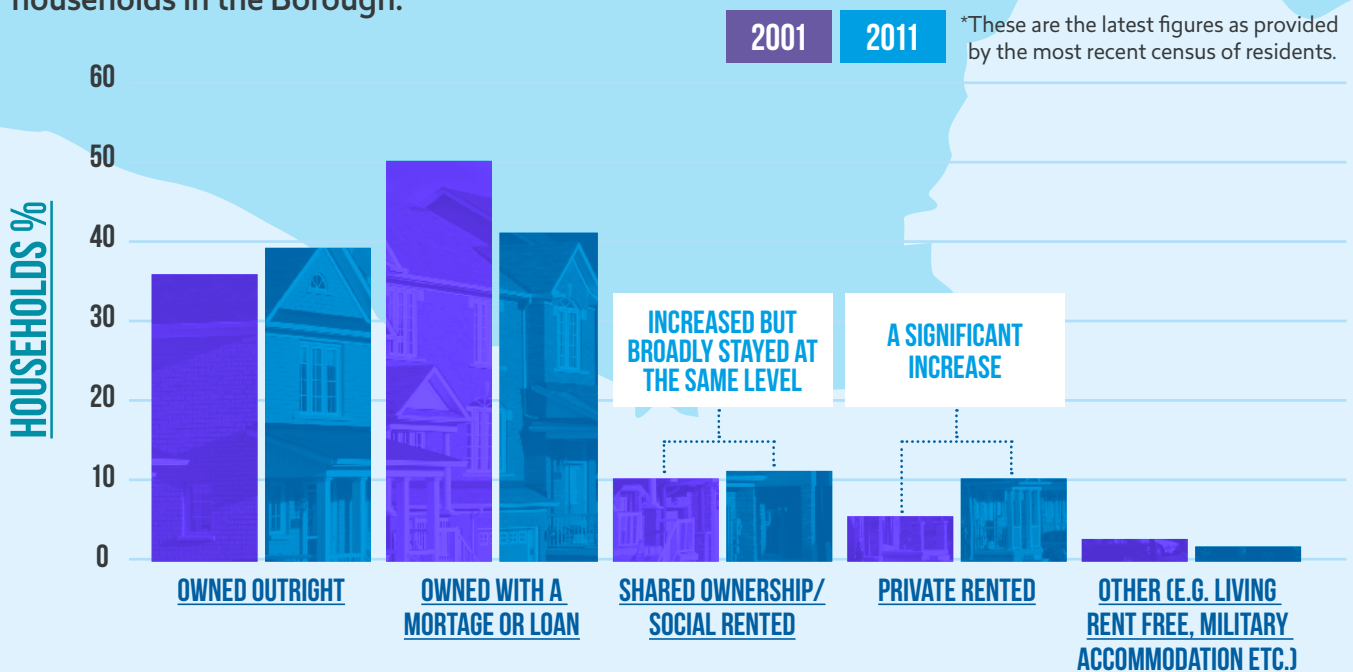
They mainly offer homes for reduced rent (known as Affordable Rent), Social Rent or Shared Ownership. Registered Providers (such as Vivid or Radian Homes) tend to deliver/ manage the affordable housing provided on private developments and/or bring forward their own sites. In most instances the Council nominate households from the waiting list to the new affordable homes for rent provided by Registered Providers.



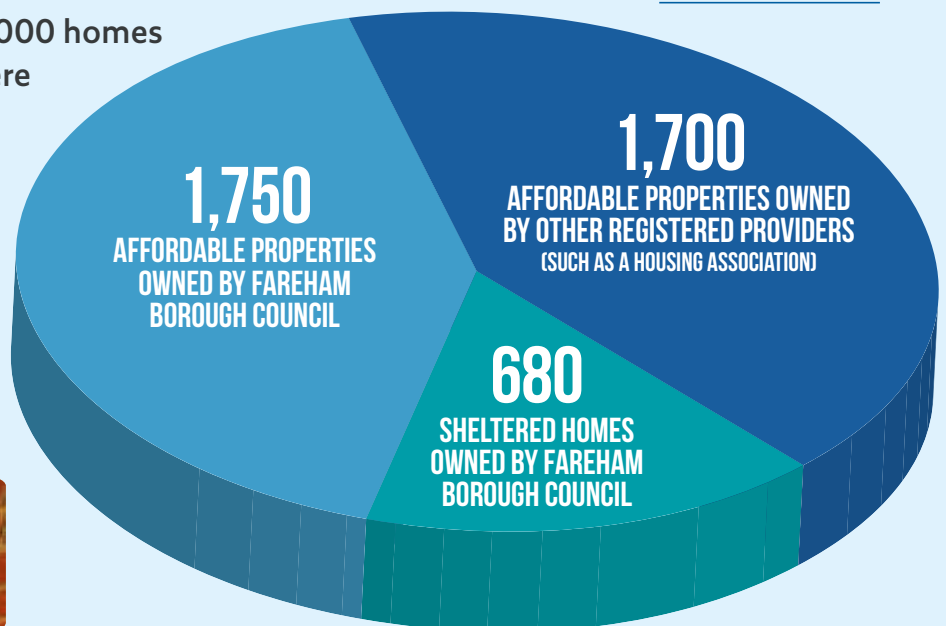
Fareham Housing currently provides Affordable and Social Rent properties, sheltered housing schemes, temporary accommodation and Shared Ownership properties.

AFFORDABLE HOUSING IN FAREHAM

In the Borough of Fareham most properties are either owned outright or mortgaged. Between 2001 and 2011* there was an increase in the number of properties rented privately or owned outright. The percentage of affordable properties has stayed in the region of 10% of households in the Borough.



In total there are around 50,000 homes in the Borough. Of these there are currently around 4,200 affordable homes. Nearly 60% of these are owned and managed by Fareham Borough Council with the remainder managed by Registered Providers.



Fewer than 60 homes in the Borough have been empty for over 2 years, many of these have been vacant for valid reasons.

FAREHAM'S AFFORDABLE HOUSING NEED

Our research indicates that the current level of need for affordable homes in the Borough is in the region of 3,000 households.

The waiting list currently stands at around 1,000 households, we know that a similar number of people are seeking intermediate products such as Shared Ownership homes. We also estimate that at least a further 1,000 households are privately renting or sharing parental homes because young families are priced out of homes ownership.



Within this affordable housing need is the need for homes for older people. Fareham Borough has experienced the largest rise in the number of residents aged 85+ in Hampshire during the last 20 years and over 20% of the Borough's population are over 65. There is also

an opportunity to improve the quality of some existing older person's affordable housing.

Other specific affordable housing need can also arise, such as very large family homes or homes fully accessible for the disabled.

**Nearly
1,000**
need Social
or Affordable
Rent properties
(allocated
through the
Council's
waiting list)

**Nearly
1,000**
want
intermediate
homes such
as Shared
Ownership
(registered
through Help
to Buy South)

**Just over
1,000**
further
households
are currently
privately renting
in Fareham
Borough and
priced out of
home ownership

**The
need for
affordable
homes will
continue to
grow as new
households
form**

FAREHAM BOROUGH COUNCIL'S WAITING LIST

The housing waiting list continually evolves as new customers join the list and others are housed or no longer need housing. The Council's waiting list is for those in need of Affordable or Social Rent

properties. Customers for other forms of affordable housing (such as Shared Ownership) are registered outside the Council, mainly through an organisation called 'Help to Buy South.'

1,000

CURRENT FAREHAM BOROUGH COUNCIL WAITING LIST FOR AFFORDABLE AND SOCIAL RENT HOMES

300 = 30%

**APPROXIMATE PROPORTION IN
GREATEST NEED**

The housing waiting list has not grown significantly in the last three years. This suggests new provision and re-lets of affordable housing is generally at pace with the rate of new customers joining the list.

Many households in need can only afford to pay Social Rent and have limited or no alternative housing options.

Many also have strong reasons for seeking properties in a particular area, for example, where children go to school, where their wider family live and access to work.

As we plan for more homes in the future, we will aim to deliver the right type of affordable homes to the right areas including the delivery of properties for Social Rent where the need is greater.





SHARED OWNERSHIP

For customers who don't meet the criteria to be included on the Council's waiting list, Shared Ownership offers an alternative affordable option to get a foot on the housing ladder.

Those interested in this option can register with a Government agency called 'Help to Buy South.' Shared Ownership is typically available to households who earn between £18,000 and £80,000, with savings of approximately £2,500 to cover legal and other costs.

Our research tells us that around 40% of households registered for a Shared Ownership home in our Borough, are currently renting privately, whilst a further 30% are living with family and friends.

Help to Buy South also facilitates the provision of Rent to Buy, another form of affordable housing where the rents are typically 80% of market value with the expectation that the occupiers will purchase the home on a shared ownership basis at the end of the rental period.

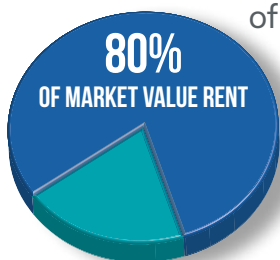


SHARED OWNERSHIP provides a middle ground between those unable to afford an open market house whilst not in need of an Affordable or Social Rent property



Available for households who earn between **£18,000 & £80,000** per annum and those households should also have savings in the region of **£2,500***

*(2018 Help to Buy South website)



LOCAL PLAN

The Borough's overall housing requirement (both affordable and open market) will be set out in the Council's new Local Plan.



- In July 2018 the Government introduced a new way to work out how many homes each area needs to build. This Standard Methodology calculation uses information about expected household growth to work out new housing numbers.
- The number of new homes needed in the Borough of Fareham is likely to be over 500 homes a year up until 2036 (in the region of 10,000 in total).
- The Local Plan will set out what percentage of these new homes should be affordable.
- We estimate that we will need around 3,500 new affordable homes between now and 2036. This is based on the 3,000 identified earlier in this document plus an allowance for growth as new households form.
- Most of these homes will be delivered within market developments, with a smaller number delivered directly by Registered Providers and Fareham Housing.

THE LOCAL PLAN AND PLANNING PROCESS ARE VITAL AS PART OF NEW AFFORDABLE HOME DELIVERY.

The majority of new affordable homes will be delivered alongside market housing, and secured through the planning application process.



IN THE REGION OF
10,000
NEW HOMES NEEDED IN FAREHAM BY 2036*

AROUND
3,500
NEW AFFORDABLE HOMES TO BE BUILT IN FAREHAM BETWEEN NOW AND 2036

*Final number to be determined by the Local Plan



THE LAST FIVE YEARS

We can point to a good track record of delivering new affordable homes in the Borough over the last five years.

FAREHAM BOROUGH COUNCIL

As a Council, we have built 40 new sheltered housing flats at Collingwood Court in North West Fareham, and 36 new sheltered housing flats at Sylvan Court in Coldeast.

We also constructed six eco-friendly (Passivhaus) homes in Sarisbury and an apartment block of 16 flats in Fareham Town Centre at Stevenson Court.

All of these new buildings fall under the category of affordable housing.



DEVELOPERS/ REGISTERED PROVIDERS

Meanwhile, over the last five years, developers and housing associations have provided in the region of 300 new affordable homes.

These were mainly on larger housing developments such as the Coldeast site in Sarisbury and the Strawberry Fields site in Park Gate/Warsash.



400

The approximate number of new affordable homes provided by Fareham Housing and Registered Providers over the last five years.



THE NEXT FIVE YEARS

Over the next five years, we plan to build more affordable homes, particularly social rent properties, in the Borough.

FAREHAM BOROUGH COUNCIL

DEVELOPERS/ REGISTERED PROVIDERS

HAMPSHIRE ROSE
Fareham North West
18 Affordable homes

123 BRIDGE ROAD
Sarisbury
5 Affordable homes

STATION ROAD
Portchester (sheltered housing)
Over 15 Affordable homes

COLDEAST SCOUT HUT
Park Gate
7 Affordable homes

STUBBINGTON LANE
Hill Head
11 Affordable homes

WYNTON WAY
Fareham North West
Over 10 Affordable homes

CRANLEIGH RD & SEAFIELD RD
Portchester
67 Affordable homes

NORTH & SOUTH GREENAWAY LANE
Warsash
Over 250 Affordable homes

NORTH & SOUTH OF FUNTLEY RD
Funtley
33 Affordable homes

AND MANY MORE APPROVED IN THE PIPELINE

A larger supply of new affordable homes will come through the planning system where planning policies have required a proportion of new homes on larger sites to be affordable.

When including sites with planning permission, or sites where decisions are expected to be issued shortly (i.e. where Planning Committee has resolved to grant the consent), nearly 800 new affordable homes will be provided. A significant proportion of these should be delivered in the next 5 years.

Some Registered Providers such as Vivid and Radian are also actively seeking and developing sites predominately for affordable housing.

Fareham Housing (i.e. the Council) has identified a number of sites that can be developed for Council housing.

Plans and funding are already in place for the Hampshire Rose site in North West Fareham and the Bridge Road site in Sarisbury.

The above lists are not exhaustive and further sites will come forward via private developers, Registered Providers and Fareham Housing.

THREE KEY OBJECTIVES



Fareham Borough Council will, through its planning and housing functions, deliver on the following three objectives.

As well as the Council directly providing more affordable homes it will be the policies and requirements through planning, and collaborative working between the Council, Registered Providers and developers, that will help meet the objectives.



To deliver more affordable homes through the planning system



To ensure those homes are the right homes in the right places and that they are truly affordable for those that need them.



To directly deliver more affordable homes by Registered Providers and Fareham Housing, especially targeting those in greater need.

THE KEY CHALLENGES



- To provide at least 3,500 new affordable homes in the borough by 2036 to help address the affordable need
- To ensure the Council works positively with developers and Registered Providers to get the right amount and type of affordable homes on development sites. This recognises the fact that the majority of newly built affordable homes are delivered alongside market housing on planning schemes (i.e. through the planning system)
- To provide more affordable homes for older people, recognising the ageing demographic of the borough, and improve the quality of existing affordable older person's provision
- To fund more new affordable homes directly by Fareham Borough Council in a financially sustainable way
- To ensure all new affordable homes consider the need, both in terms of size of properties, tenure and location. To support this there is a need to ensure on-going and improved analysis of the Council's waiting list to guide the delivery of new homes
- To address bespoke and particular needs such as wheelchair accessible homes or extra large family homes
- To ensure Affordable Rent is truly affordable for those in need, and that more Social Rent properties are provided
- To ensure policies and strategies used by the Council relating to Affordable Housing reflect the latest legislation/Acts.

ACTIONS

to achieve
objective 1

We will:

work positively with the developer(s) of Welborne Garden Village to ensure an appropriate amount and mix of affordable homes is provided

require developers to better match the affordable homes provided on a site to the local affordable need in terms of tenure and size of homes, having regard to the location of the site

continue to review, and where appropriate, critically assess any planning proposals where an affordable housing offer is made that does not match our policy and/or local need

be pragmatic, flexible when appropriate and justified, particularly where it facilitates addressing a specific or bespoke affordable need (i.e. more disabled accessible or extra large homes)

develop and progress a new **Affordable Housing Supplementary Planning Document (SPD)** that addresses affordable housing provision; this will be used in planning decisions

encourage appropriate alternative and innovative affordable housing approaches such as self build and modular construction

Fareham Borough Council
and Fareham Housing





To deliver more affordable homes through the planning system

Registered Providers and Housing Associations

Housebuilders and Developers



- **Delivering on the actions will not be down to the Council alone. It will also involve housebuilders and Registered Providers, as they play a critical role in providing Affordable Housing. At times it could also involve working in partnerships**
- **The work of the Council will ensure, through policies and an understanding of local need, that the right affordable homes are provided in the right places for those in need of Affordable Housing. Alongside this Fareham Housing will also provide some new affordable homes directly**



ACTIONS

to achieve objective 2

We will:

produce Key Information on Affordable Housing Need informed by the Housing Waiting List. This will be made available on the website and kept regularly up-to-date. It will focus on the location of need and the mix of size of homes required; this will help inform new affordable housing provision

ensure new Affordable Rents (i.e. up to 80% of market rent) do not exceed what could be received in benefits (i.e. a Local Housing Allowance cap)

seek to achieve some of the most affordable of affordable homes, such as Social Rent, both on Fareham Housing led sites and through the planning process. This will be particularly beneficial for those customers subject to the national Benefit Cap

produce a new Allocations Policy. This will include looking at the best way to allocate households to available affordable homes when considering their needs

continue to value partnerships with providers of Affordable Housing and other related supporting organisations to help address affordable housing need and homelessness.

Fareham Borough Council
and Fareham Housing



2

To ensure those homes are the right homes in the right places and that they are truly affordable for those that need them.

Registered Providers and Housing Associations

Housebuilders and Developers



ACTIONS

TO ACHIEVE OBJECTIVE 3

We will:

continue to progress existing Fareham Housing projects to provide approximately 70 new affordable homes across six sites

seek opportunities for larger new build projects, potentially through Aspect Building Communities Limited (the Council's Joint Venture housing delivery company) or in partnership with a Registered Provider

produce a Sheltered Housing Strategy and rolling Sheltered Housing Action Plan to deliver more Sheltered Housing properties for older people and, where required, aim to improve and update existing facilities. Assheton Court in Portchester will be one of the early projects to be addressed

produce a Direct Acquisition Plan outlining the approach to buying a small number of private market houses to be used as affordable homes, particularly when they help address specific needs, principally using Right to Buy receipts

maximise funding opportunities to help provide additional affordable homes

identify and progress regeneration and redevelopment opportunities on existing Fareham Housing land as part of a Fareham Housing Regeneration Strategy.

Fareham Borough Council
and Fareham Housing

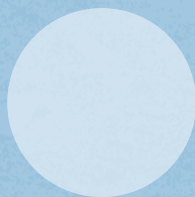




To directly deliver more affordable homes by Registered Providers and Fareham Housing, especially targeting those in greater need.

Registered Providers
and Housing Associations

Housebuilders
and Developers



FUNDING AND DELIVERY

In the last few decades there has been a lot of change in how new affordable homes can be funded. Ideally there would be more money to build more.

Registered Providers organise their own funding streams to deliver affordable housing. Often this will involve cross-subsidy from other affordable products such as Shared Ownership or even through homes built for the private market.

Fareham Housing projects (i.e. new Council homes) can be funded from the following:

- CAPITAL DEVELOPMENT FUND.
- DEVELOPER CONTRIBUTIONS
- RIGHT TO BUY RECEIPTS
- HOMES ENGLAND GRANT FUNDING
- ADDITIONAL BORROWING ON THE HOUSING REVENUE ACCOUNT



TIMELINE



2019/20

Draft Affordable Housing SPD out for a period of public consultation
New Allocations Policy out for a period of public consultation
Key Information on Affordable Housing need published on the Council's website
Development starts on two Fareham Housing sites
Planning applications on at least two further Fareham Housing sites
More new starts on new affordable homes.

2020/21

New Affordable Housing SPD adopted
New Allocations Policy in use
Work to complete on two Fareham Housing sites
Work to commence on at least two further Fareham Housing sites
Direct Acquisition Plan adopted and in use
Improved monitoring of Affordable Housing delivery, not just the number but the tenures/sizes provided and any bespoke need addressed
New Sheltered Housing/Retirement Accommodation Strategy progressing
Regeneration Strategy work progressing with some short/medium term projects identified

2021/22 & BEYOND

Remaining Fareham Housing projects delivered and more in the pipeline
Increasing delivery of Social Rent compared to previous levels
Partnership approach, or delivery through Aspect, to provide more affordable homes
Regeneration of some existing stock (sheltered and general purpose)
Ultimately achieving at least 3,500 new affordable homes by 2036



FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 03 June 2019

Portfolio:	Planning and Development
Subject:	Titchfield Neighbourhood Plan: Examiner's Report and Referendum
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Providing Housing Choices Protect and Enhance the Environment Strong, Safe, Inclusive and Healthy Communities Maintain and Extend Prosperity

Purpose:
To agree that the Titchfield Neighbourhood Plan proceeds to Referendum, as recommended in the Examiner's Report.

Executive summary:
The purpose of this report is to agree the next stages in the progression of the Titchfield Neighbourhood Plan. The Plan has recently been subject to independent Examination and the report sets out the Examiner's conclusions regarding the Submission (Regulation 16) Plan, including the modifications recommended to ensure that the Neighbourhood Plan meets the basic conditions. This report recommends that subject to modifications recommended by the Examiner being made, the Executive agrees that the Neighbourhood Plan proceeds to a local Referendum.

Recommendation:
It is recommended that the Executive:

- (a) notes the Examiner's Report;
- (b) agrees the recommended modifications to make the Titchfield Neighbourhood Plan compliant with the basic conditions, as outlined in Appendix A to this report;
- (c) agrees that the modified Titchfield Neighbourhood Plan, as shown in Appendix B to this report, proceeds to Referendum; and

(d) agrees that, should the Referendum be passed, authority be delegated to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make the plan.

Reason:

To fulfil the Council's obligation under Schedule 4B (12) of the Town and Country Planning Act 1990, the Executive is asked to be satisfied that the Neighbourhood Development Plan, with modifications recommended by the Examiner, meets the basic conditions.

Cost of proposals:

There are no direct financial implications arising from this report.

Appendices:

A: Examiner's Report on the Titchfield Neighbourhood Plan

B: Referendum Version of the Titchfield Neighbourhood Plan

C: List of FBC comments made at Regulation 16 in relation to examination process.

Background papers: None

Reference papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	3 June 2019
Subject:	Titchfield Neighbourhood Plan: Examiner's Report and Referendum
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. Neighbourhood Planning is a tool introduced through the Localism Act 2011 for communities to shape development in their area through the production of Neighbourhood Development Plans. These plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.
2. Titchfield Neighbourhood Forum (TNF) was established in March 2017 for the purpose of producing a Neighbourhood Plan. Under Regulation 15 of the Neighbourhood Planning Regulations 2012, the TNF formally submitted the Titchfield Neighbourhood Plan (TNP) and supporting documents to Fareham Borough Council, as the Local Planning Authority on 22nd October 2018. The Local Planning Authority (LPA) subsequently published the Submission TNP and supporting documents for a period of formal public consultation, which ran from 23rd November 2018 to 12th January 2019. All representations received were forwarded to an independent Examiner. The independent Examiner was appointed by the LPA, in agreement with the Titchfield Neighbourhood Forum, and in accordance with the relevant statutory requirements, to examine the TNP.
3. This report details the outcome of the examination and describes the next steps that the Council must take in line with the legislation.

OUTCOME OF EXAMINATION

4. The Examiner, Mr. Timothy Jones, assessed whether the Titchfield Neighbourhood Plan meets the 'basic conditions'. The following are the basic conditions:
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the TNP;
 - The making of the TNP would contribute to the achievement of sustainable development;

- The making of the TNP would be in general conformity with the strategic policies of the development plan for the area;
 - The making of the TNP would be compatible with European Union and European Convention on Human Rights obligations.
5. In April 2019, the Examiner provided his report to the LPA (see Appendix A), which concluded that subject to a number of modifications, the plan would meet the basic conditions. The ways in which a draft Titchfield Neighbourhood Plan can be modified are prescribed in legislation and the Examiner's recommended modifications leave no room for interpretation. These are listed in Appendix A of the Examiner's Report.
6. As Members will note, many of the modifications are relatively minor and, aim to provide clarity to applicants and the Council when determining planning applications within the Titchfield Neighbourhood Plan area. The recommended modifications in the Examiner's report are reproduced below and presented against a reason for their inclusion.

	Recommended Modifications	Reason
1	Page 3: Delete the reference to policy H5 Community Infrastructure.	Factual correction. Policy H5 does not exist.
	Page 5: Delete the references to Appendices 16, 17, 25 and 30 and renumber appropriately.	Factual correction. These appendices do not exist.
2	Page 9, paragraph 1.2, 2nd sentence. Replace "The justification for the housing needs being met by windfall sites" with "The justification for the housing needs being partly met by windfall sites".	To meet the basic conditions of having regard for national policy and general conformity with local policy.
3	Page 9, paragraph 1.4: Delete the final sentence and do not replace it.	To meet the basic condition of having regard for national policy.
4	Page 17, paragraph 5.2, line 1 and page 18 Map 2 In the 1st line, replace "H.3" with "DUSB.1"	For clarity. Policy H.3 is not the correct policy to refer to.
5	Page 19 Replace "Policy H1, Windfall Development" with "Policy H1 Housing Development".	To meet the basic condition of contributing to sustainable development.
6	Page 21, paragraph 7.2, text in italics: Convert this to plain text and in the last grammatical paragraph replace "NPPF, para 9" and "NPPF 2012 paras 9 and 10".	Factual correction.
7	Page 22, bottom of Table 1 Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.	For completeness.

8	Page 24, bottom of Table 2 Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.	For completeness.
9	Page 27, paragraph 9.2 Replace the second grammatical paragraph within paragraph 9.2 with “A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. As a result it is likely that FBC will reassess the housing requirement for the borough.”	Factual correction.
10	Page 30, paragraph 9.6 Replace the last grammatical paragraph in paragraph 9.6 with “The FBLP records that a major housing allocations at Hunts Pond Road, Titchfield Common had planning permission subject to legal agreement. Planning permissions have been granted and 310 dwellings were completed in the period 2008 to 2014. This site is just outside the NP area, adjacent to the Titchfield Ward boundary and less than 1 km to the west of the Plan area.”	Factual correction.
11	Page 31, paragraph 9.7, Aim Replace “Emerging Plan 2036” with “Draft Fareham Local Plan 2036”.	Factual correction.
12	Policy H1 should be modified to read: “Policy H1 Housing Development: So far as practicable housing growth of 153 dwellings will be met by small-scale infill development within the Titchfield DUSB. To the extent that this is not practicable applications will be considered on their merits in accordance with national and local policy”. All references in the Draft TNP to ‘Policy H1 Windfall Development’ should be modified to ‘Policy H1 Housing Development’.	To meet the basic conditions of having regard for national policy and general conformity with local policy.
13	Page 32 Replace policy H4 with: “Development Design Development that takes the opportunities available for enhancing local distinctiveness will be supported where it: a) demonstrates good quality architectural and landscape design that reinforces or promotes the character of the surrounding area and respect the existing style and scale of buildings within the area; b) replaces poor design with high quality	To meet the basic condition of having regard for national policy.

	<p>design in keeping with the character of the surrounding area;</p> <p>c) bears in mind established building lines;</p> <p>d) where a conservation area is affected, bears in mind the relevant strategy and assessment;</p> <p>e) retains as many existing trees and hedges as possible within sites and along the boundaries;</p> <p>f) provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1).</p>	
14	<p>Page 41, paragraph 10.14, box</p> <p>Replace the first three lines with:</p> <p>“Transport Policy</p> <p>The FBC’s Local Plan Part 1 Core Strategy states:”</p> <p>In line 4, delete “32”.</p>	Factual correction.
15	<p>Page 42, paragraph 10.15, policy G.A1</p> <p>Replace “seek to respond to” with “maximise”.</p>	To meet the basic condition of having regard for national policy.
16	<p>Page 42, paragraph 10.15, policy G.A2</p> <p>New development that is likely to contribute to increased private motor-vehicle mileage should provide or support cycling routes to other areas, communities and the National Cycling Network or otherwise mitigate their traffic impact.</p>	To meet the basic condition of having regard for national policy.
17	<p>Page 45, paragraph 10.16, policy P1</p> <p>Replace the first sentence of this policy with:</p> <p>“New development within the Titchfield Neighbourhood Plan area should include appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD.”</p>	To meet the basic condition of general conformity with local policy.
18	<p>Page 48, map 6</p> <p>Alter the map to show the defined urban settlement boundary.</p>	Factual correction.
19	<p>Page 50, policy CE 1</p> <p>Replace the text of the policy with</p> <p>“Proposals that result in the loss of retail and business units in the village centre identified by blue colouring on Map 6 will be resisted unless they result in new or improved employment opportunity.”</p>	To meet the basic condition of general conformity with local policy.
20	<p>Page 50, policy CE 2</p> <p>Delete the Note.</p>	Factual correction.

21	<p>Page 55, policy BE2 Delete the final sentence.</p> <p>Page 56 Insert: “Community Aspiration BE5 Encourage the production of a Biodiversity Mitigation and Enhancement Plan”.</p>	Correction based on definition of policy.
22	<p>Page 62, paragraph 13.3, 2nd grammatical paragraph, 2nd sentence Delete: “main”.</p>	Factual correction.
23	<p>Page 64, 1st grammatical paragraph Delete the last two sentences and replace with “Provided this does not cause harm to nature conservation, it is desirable that the canal path is upgraded to enable all-year use by pedestrians and that the water in the canal is clean and flowing.”</p>	Factual correction.
24	<p>Page 66, policy HT.1 Replace “fail to conserve or enhance” with “harm”.</p>	To meet the basic condition of having regard for national policy.
25	<p>Page 66, policy HT.2 Replace the policy with: “On sites where there is reason to believe that there may be archaeological remains, development that may disturb those remains will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation carried out.” Insert the following supporting text: “Due to the historical importance of the area, archaeological assessment may be required. The showing of an archaeological alert on Hampshire County Council’s planning constraint maps is likely to necessitate an assessment.”</p>	To meet the basic condition of having regard for national policy.
26	<p>Page 68 Add to the list of supporting documents: “Conservation Area Character Appraisal and Management Strategy for Titchfield Conservation Area Titchfield Abbey Conservation Area Character Assessment for the Titchfield Abbey Conservation Area.”</p>	Factual correction.
27	<p>Page 70, Glossary Replace the following definitions as follows “Backland is land that lies behind existing development and does not front a road, such as land in a large back garden or a field accessed by a way between existing housing”.</p>	Factual corrections.

	<p>“Brownfield land (also called previously developed land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”</p> <p>“Conservation Area: land of architectural or historic interest designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990 because it is desirable to preserve or enhance its character or appearance.”</p> <p>“Greenfield land: All land that is not brownfield land as defined above”.</p> <p>“Scheduled monument is a monument or site given protection under the Ancient Monuments and Archaeological Areas Act 1979.”</p>	
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7. Officers have produced a referendum version of the Neighbourhood Plan including the recommended modifications (presented as Appendix B to this report).
8. Members will recall the comments that the Council submitted to the Examiner on the submission version of the plan. Many of these comments were made as suggestions to the Forum to improve the readability of the document, although some did refer to where the Council considered that the plan may not meet the basic conditions. Appendix C to this report shows, for information, how the examiner has responded to the comments that were made. The examination report also is clear that his assessment of the plan and the proposed modifications relate solely to the test of meeting the basic conditions and not improving the plan’s readability.

RESPONSIBILITY OF THE LOCAL PLANNING AUTHORITY TO CONSIDER THE REPORT

9. Paragraph 12 to Schedule 4B of the Town and Country Planning Act 1990 stipulates that the LPA must now decide what action to take in response to the recommendations in the Examiner’s report. This decision should be taken within 5 weeks of the publication of the Examiner’s report.

10. If the Executive is satisfied that the draft plan meets the basic conditions, either as submitted or with modifications, a referendum must be held on the making of the neighbourhood plan.

HOLDING THE REFERENDUM

11. Regulations also stipulate that the referendum must be held within 56 days of the publication of the Decision Statement, unless an agreement can be reached with the Neighbourhood Forum on selecting a date outside of this timeframe.
12. The Council is responsible for making arrangements for the referendum. It is recommended that the referendum is held on Thursday 18th July, the last Thursday of the school term. This is within the 56-day window.
13. The referendum is run as a normal election with votes cast in polling stations using poll cards. A person is entitled to vote if at the time of referendum, they meet the eligibility criteria to vote in a local election for the area and if they live in the referendum area. Poll cards will be sent to relevant addresses and normally rights to vote by post and/or proxy apply. It is intended to produce explanatory material to accompany the poll cards to help the electorate understand the purpose and implications of the referendum.
14. The Neighbourhood Planning (Referendums) Regulations 2012 stipulates the question to be asked. For Neighbourhood Plans it is;

Do you want [insert name of local planning authority] to use the neighbourhood plan for [insert name of neighbourhood area] to help it decide planning applications in the neighbourhood area?

15. There is no minimum turnout requirement for a neighbourhood plan referendum. If the majority of those who vote in a referendum are in favour of the draft neighbourhood plan, then the neighbourhood plan must be made by the local planning authority within 8 weeks of the referendum.
16. A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum. If there is a majority vote against the plan or a tied vote, the Neighbourhood Plan will not come into legal force.
17. If successful at referendum, a neighbourhood plan must be 'made' by the local planning authority within 8 weeks of the referendum date. As there is no decision to make at this time, it is recommended that delegated authority is given to the Director of Planning and Regeneration consultation with the Executive Member for Planning and Development to be authorised to make the plan, as per recommendation c.
18. In addition to becoming part of the statutory development plan, the Neighbourhood Forum would receive 25% of Community Infrastructure Levy (CIL) receipts for developments liable for CIL within the neighbourhood area. This 'neighbourhood portion' of CIL applies once the neighbourhood plan is made and only to applications that receive planning permission after the date of plan-making.
19. Fora are established under legislation for a period of five years from the date of designation. This period would expire for the Titchfield Neighbourhood Forum on 20 March 2022. The Forum would continue to exist until this date irrespective of the outcome of the referendum.

CONCLUSION

20. This report presents a summary of the examination process for the Titchfield Neighbourhood Plan alongside a list of the proposed modifications suggested by the Examiner. The Executive is asked to consider the report and agree that the modified Titchfield Neighbourhood Plan proceeds to Referendum.

Enquiries:

For further information on this report please contact Claire Burnett, Head of Planning Strategy and Regeneration (Ext 4330).

TITCHFIELD NEIGHBOURHOOD PLAN 2011 - 2036

(Submission Version)

Report of the Examination into the
Titchfield Neighbourhood Plan 2011 - 2036

Timothy Jones, Barrister, FCI Arb,
Independent Examiner



No 5 Chambers,
Birmingham - London - Bristol - Leicester

To Fareham Borough Council
And to Titchfield Neighbourhood Forum

26th April 2019.

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Report of the Examination into the Titchfield Neighbourhood Plan

1. Introduction

Neighbourhood planning

1. The Localism Act 2011 Part 6 Chapter 3 introduced neighbourhood planning, including provision for neighbourhood development plans. A neighbourhood development plan should reflect the needs and priorities of the community concerned and should set out a positive vision for the future, setting planning policies to determine decisions on planning applications. If approved by a referendum and made by the local planning authority, such plans form part of the Development Plan for the neighbourhood concerned. Applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. ... neighbourhood forums can use neighbourhood planning to: set planning policies through neighbourhood plans to determine decisions on planning applications...*¹

2. This report concerns the Submission (Regulation 16) Version of the Titchfield Neighbourhood Plan 2011 - 2036 (“the Draft TNP”).

Appointment and role

3. Fareham Borough Council (“FBC”), with the agreement of Titchfield Neighbourhood Forum (“TNF”), has appointed me to examine the Draft TNP. I am a member of the planning bar and am independent of FBC, TNF, and of those who have made representations in respect of the Draft TNP. I have been trained and approved by the Neighbourhood Planning Independent Examiner Referral Service. I do not have an interest in any land that may be affected by it.

4. My examination has involved considering written submissions and an unaccompanied site visit on Friday 8th February 2019. This was a very wet day. I therefore carried a second site visit in much better weather on Saturday 6th April. The site visits helped me to gain a sufficient impression of the nature of the area for the purpose of my role. I have considered all the documents with which I have been provided.

5. My role may be summarised briefly as to consider whether certain statutory requirements have been met, to consider whether the Draft TNP meets the basic conditions, to consider human rights issues, to recommend which of the three options specified in paragraph 12 below applies and, if appropriate, to consider the referendum area. I must act

¹ NPPF (2012), para 183.

proportionately, recognising that Parliament has intended the neighbourhood plan process to be relatively inexpensive with costs being proportionate.

2. Preliminary Matters

Public consultation

6. I am satisfied that TNF took public consultation very seriously and am greatly impressed by the Consultation Statement, which shows more extensive consultation than is often the case. I also note paragraphs 4.3 and 4.4 of the draft TNP and the appendices to which these refer. I do not consider there has been any failure in consultation, let alone one that would have caused substantial prejudice. The consultation was sufficient and met the requirements of the Neighbourhood Planning (General) Regulations 2012 (“the General Regulations”).

Other statutory requirements

7. I am also satisfied of the following matters:

- (1) The Draft TNP area is shown on the cover of and Appendix 14 to the Draft TNP. TNF, a designated neighbourhood forum, is authorised to act in respect of this area (Town and Country Planning Act 1990 (“TCPA”) s61F (1) as read with the Planning and Compulsory Purchase Act 2004 (“PCPA”) s38C (2)(a));
- (2) The Draft TNP does not include provision about development that is excluded development (as defined in TCPA s61K), and does not relate to more than one neighbourhood area (PCPA s38B (1));
- (3) No other neighbourhood development plan has been made for the neighbourhood area (PCPA s38B (2));
- (4) There is no conflict with PCPA s38A and s38B (TCPA Sch 4B para 8(1)(b) and PCPA s38C (5)(b)); and
- (5) The Draft TNP specifies the period for which it is to have effect, namely 2011 - 2036, as required by PCPA s38B(1)(a).

3. The Extent and Limits of an Examiner’s Role

8. I am required to consider whether the Draft TNP meets the basic conditions specified in TCPA Sch 4B para 8(2) as varied for neighbourhood development plans, namely:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan;
- (d)² The making of the Plan contributes to the achievement of sustainable development;

² The omission of (b) and (c) results from these clauses of para 8(2) not applying to neighbourhood development plans (PCPA s38C (5)(d)).

(e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

(f) The making of the Plan does not breach, and is otherwise compatible with, EU obligations; and

(g) Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Plan.

9. There is one prescribed basic condition:³ *“The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”* Page 2 of the Condition Statement omits this condition, but I am satisfied that the matter has been considered properly.

10. The combined effect of TCPA Sch 4B para 8(6) and para 10(3)(b) and of the Human Rights Act 1998 means that I must consider whether the Draft TNP is compatible with Convention rights. ‘*Convention rights*’ are defined in the Human Rights Act 1998 as (a) Articles 2 to 12 and 14 of the European Convention on Human Rights (“the Convention”), (b) Articles 1 to 3 of its First Protocol, and (c) Article 1 of its Thirteenth Protocol, as read with Articles 16 to 18 of the Convention. The Convention rights that are most likely to be relevant to town and country planning are those under the Convention’s Article 6(1), 8 and 14 and under its First Protocol Article 1.

11. In my examination of the substantial merits of the Draft TNP, I may not consider matters other than those specified in the last three paragraphs. In particular I may not consider whether any other test, such as the soundness test provided for in respect of examinations under PCPA s20, is met.⁴ Rather, it is clear that Parliament has decided not to use the soundness test, but to use the, to some extent, less demanding tests in the basic conditions. It is important to avoid unduly onerous demands on qualifying bodies, particularly for communities like Titchfield with small populations. This is not a plan that requires a Strategic Environmental Assessment and the increased requirements in such cases do not apply here. It is not my role to rewrite a neighbourhood development plan to create the plan that I would have written for the area.

12. Having considered the basic conditions and human rights, I have three options, which I must exercise in the light of my findings. These are: (1) that the Draft TNP proceeds to a referendum as submitted; (2) that the Draft TNP is modified to meet basic conditions and then the modified version proceeds to a referendum; or (3) that the Draft TNP does not proceed to referendum. If I determine that either of the first two options is appropriate, I must

³ Sch 2 of the General Regulations prescribes this.

⁴ PPG Reference ID: 41-055-2018022.

also consider whether the referendum area should be extended. My power to recommend modifications is limited by statute in the following terms:

The only modifications that may be recommended are—

(a) modifications that the examiner considers need to be made to secure that the draft [NDP] meets the basic conditions mentioned in paragraph 8(2),

(b) modifications that the examiner considers need to be made to secure that the draft [NDP] is compatible with the Convention rights,

(c) modifications that the examiner considers need to be made to secure that the draft [NDP] complies with the provision made by or under sections 61E(2), 61J and 61L,

(d) modifications specifying a period under section 61L(2)(b) or (5), and

(e) modifications for the purpose of correcting errors.⁵

13. The word “only” prevents me recommending any other modifications. The fact that a modification seems desirable is not a sufficient ground in itself to recommend it. So, for example, a suggested modification which gives additional information cannot be justified simply because some would find that information helpful. The same applies to a representation that a statement might be better included in some other document. It is not within my powers to recommend avoidance of repetition or other matters that some may consider unnecessary, unless it happens to come with one of the categories specified in the preceding paragraph. A representation that the draft TNP has not taken an opportunity would only be relevant if it related to my statutory role. I must not take an excessively restrictive view of the power to recommend modifications, but must bear in mind Lindblom LJ’s explanation of its extent in his judgment in Kebbell Developments Ltd v. Leeds City Council.⁶ I may not recommend a modification that would put the draft NDP in breach of a basic condition or of human rights.

14. It is not my role to consider matters that are for the determination of other bodies such as FBC. Nor is it my role to consider matters that an NDP could consider, but which are not considered in the Draft TNP, unless this is necessary for my role as explained above.

4. Consideration of Representations

15. I have given all representations careful consideration, but have not felt it necessary to comment on most of them. Rather in accordance with the statutory requirement and bearing in mind the judgment of Lang J in R (Bewley Homes Plc) v. Waverley Borough Council,⁷ I

⁵ TCPA Sch 4B, para 10(3). The provisions in (a), (c) and (d) are in the TCPA.

⁶ [2018] EWCA Civ 450, 14th March 2018, paras 34 and 35.

⁷ [2017] EWHC 1776 (Admin), Lang J, 18th July 2017.

have mainly concentrated on giving reasons for my recommendations.⁸ Where I am required to consider the effect of the whole Draft TNP, I have borne it all in mind. Most recently, I have read and borne in mind the Appeal Decision⁹ of Inspector Kenneth Stone dated 12th April 2019 in respect of land south of Bellfield and east of Posbrook Lane, which I was awaiting before finalising this report.

5. Public Hearing and Site Visits

16. The general rule is that the examination of the issues by the examiner is to take the form of the consideration of the written representations. However an examiner must cause a hearing to be held for the purpose of receiving oral representations about a particular issue in any case where the examiner considers that the consideration of oral representations is necessary to ensure (1) adequate examination of the issue or (2) a person has a fair chance to put a case. Since neither applied in this case, notwithstanding the representations that there should be one, I did not hold a public hearing.

17. I did consider that an unaccompanied site visit was appropriate and held one on Friday 8th February 2019. Because of the heavy rain on that day, I held a further unaccompanied site visit on Saturday 6th April.

6. Basic conditions and human rights

Regard to national policies and advice

18. The first basic condition requires that I consider whether it is appropriate that the TNP should be made “*having regard to national policies and advice contained in guidance issued by the Secretary of State*”. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have a significant effect.

19. The principal document in which national planning policy is contained is the National Planning Policy Framework (March 2012) (“the NPPF”) and I have borne that in mind. Other policy and advice that I have borne in mind includes national Planning Practice Guidance (“PPG”). A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. However its paragraph 214 provides: “*The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.*” Its footnote 69 explains “*For*

⁸ TCPA Sch 4B, para 10(6).

⁹ APP/A1720/W/18/3199119.

neighbourhood plans, 'submission' in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012." That has occurred in this case. I have therefore considered the policies in the 2012 NPPF.

Contributing to the achievement of sustainable development

20. The second basic condition means that I must consider whether the making of the Plan contributes to the achievement of sustainable development. Unless the Draft TNP, or the Draft TNP as modified, contributes to sustainable development, it cannot proceed to a referendum. This condition relates to the making of the Plan as a whole. It does not require that each policy in it must contribute to sustainable development. It does require me to consider whether constraints might prevent sustainable development and, if they might, whether the evidence justifies them. That involves consideration of site-specific constraints, both existing (including the Strategic Gap, heritage assets and their settings and flood-risk) and those proposed in the Draft TNP. The total effect of the constraints introduced by the Draft TNP when read with existing constraints should not prevent the achievement of sustainable development.

21. The bulk of the NPPF constitutes guidance on sustainable development. Its paragraph 6 says, "*The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development... means in practice for the planning system.*"

22. I welcome the draft TNP's support for pedestrians, public transport and appropriate cycling,¹⁰ particularly policies G.A1, G.A2, P.1 and CE 2 - my site visits emphasised the problems for pedestrians in some locations. The draft TNP's emphasis on these contributes to the environmental element of sustainable development. I also note and agree with Natural England's welcoming of Traffic objective T.3 and paragraph 12.3.

23. The draft TNP's support for the neighbourhood's heritage assets, particularly chapter 13, is amply merited, is consistent with the duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and contributes to the environmental element of sustainable development. I was highly impressed by the heritage assets that I was able to view and, in some cases,¹¹ enter.

¹⁰ I wrote "*appropriate cycling*" because I see force the view that it "*is not safe to have speeding cyclists and walkers*" (draft TNP para 10.12) on the path along the disused canal. This is a very different path from the sort of towpaths along some operational canals that have lawful pedestrian and cycling use. Whether this should be widened, resurfaced or otherwise improved (and if so where and to what extent) would depend on, among other things, careful consideration of the nature conservation impact of doing so on the Solent and Southampton Water SPA and Ramsar site, on the Titchfield Canal Site of Importance for Nature Conservation and elsewhere.

¹¹ These include the ruins of Titchfield Abbey (Place House), an English Heritage managed Scheduled Ancient Monument, and the parish church, St Peter's Heritage Church (a grade 1 listed building, part of which dates from the early Saxon period). I also paid particular attention to the views of Great Posbrook from the public footpaths on field to the south of Bellfield and from Posbrook Lane.

General conformity with the development plan's strategic policies

24. The third basic condition means that I must consider whether the Draft TNP is in general conformity with the strategic policies contained in the development plan for the area of the authority.

25. The adjective 'general' allows a degree of (but by no means unlimited) flexibility and requires the exercise of planning judgement. This condition only applies to strategic policies - there is no conformity requirement in respect of non-strategic policies in the development plan or in respect of other local authority documents that do not form part of the development plan. In assessing general conformity and whether a policy is strategic, I have borne in mind helpful PPG advice.¹² I have also borne in mind the relevant part of the judgment in R (Swan Quay LLP) v Swale Borough Council.¹³

26. The most relevant parts of the development plan are FBC's Local Plan Part 1: Core Strategy (2011-2026) ("the Core Strategy"); and Local Plan Part 2: Development Sites and Policies (2015). There is an emerging Fareham Borough Local Plan ("eFBLP"). This is not the development plan for the purpose of the third basic condition; but reasoning and evidence informing the Local Plan process may be relevant to other issues.

27. The Core Strategy policies, to which the third basic condition can apply include (among other policies):

- Policy CS14, which seeks to control development outside defined settlement boundaries resisting proposals which would adversely affect its landscape character and function.
- Policy CS18 Provision of Affordable Housing, which begins:
"The Council will require the provision of affordable housing on all schemes that can deliver a net gain of 5 or more dwellings.
 - *On sites that can accommodate between 5 and 9 dwellings developers will be expected to provide 30% affordable units OR the equivalent financial contribution towards off-site provision.*
 - *On sites that can accommodate between 10 and 14 dwellings developers will be expected to provide 30% affordable units.*
 - *On sites that can accommodate 15 or more dwellings developers will be expected to provide 40% affordable units."*
- Policy CS22 Development in Strategic Gaps which provides that land within strategic gaps will be treated as countryside and that development proposals will not be permitted where they affects the integrity of the gap and the separation of settlements.

¹² Paragraphs 074 to 077 of the section on neighbourhood planning.

¹³ [2017] EWHC 420 (Admin), para 29, Dove J, 27th January 2017.

EU obligations

28. The fourth basic condition requires me to consider whether the Draft TNP breaches or is otherwise incompatible with, EU obligations. I have in particular considered the following, together with the UK statutory instruments implementing them: the Strategic Environmental Assessment Directive (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); the Water Framework Directive (2000/60/EC); and the General Data Protection Regulation. I have also considered the judgment of the European Court of Justice in People Over Wind v Coillte Teoranta.¹⁴

29. I am satisfied that no issue arises in respect of equality under general principles of EU law or any EU equality directive. I am satisfied that the making of the NDP would not breach, and be otherwise incompatible with, EU obligations and that (except to the extent to which I may recommend modification) it is not necessary to consider the matter further in this report.

Conservation of Habitats and Species Regulations

30. Within 10 kilometres of the TNP area there are 6 designated European sites, a further site currently under consideration for designation and three Ramsar sites.¹⁵ Particular care must therefore be taken. I am satisfied, especially from the Neighbourhood Planning Screening Report and Appropriate Assessment (July 2018), that it has been. I am satisfied that the making of the NDP would not be incompatible with the prescribed basic condition and that (except to the extent to which I may recommend modification) it is not necessary to consider the matter further in this report.

Human Rights

31. English planning law in general complies with the Convention. This matter can also be dealt with briefly in advance of detailed consideration of the contents of the Draft TNP. I have considered whether anything in the Draft TNP would cause a breach of any Convention right. In particular I have considered the Convention's Articles 6(1), 8 and 14 and its First Protocol Article 1. Nothing in my examination of the Draft TNP indicates any breach of a Convention right, so that no modifications need to be made to secure that the Draft TNP is compatible with these rights. It is therefore not necessary to consider human rights in the parts of this report that deal with specific parts of the Draft TNP.

¹⁴ Case C-323/17, ECJ, 12th April 2018.

¹⁵ FBC's Neighbourhood Planning Screening Report and Appropriate Assessment – Titchfield Neighbourhood Plan (July 2018), paras 6.14 and 6.15.

7. The nature of the area

32. In considering the contents of the Draft TNP I must consider the nature of the village of Titchfield and of the TNP area as a whole. The area is mainly rural with most housing being in the village of Titchfield. According to the AECOM Housing Needs Survey population of the plan area was approximately 2,500. Substantial parts of both the western and eastern boundaries of the area are urban built-up edges. I have no hesitation in agreeing with the statement in the Core Strategy, *“The key factors shaping future development in Titchfield include its important historic environment and its position in the Meon Valley separating the two main urban areas within Fareham.”*¹⁶ The historic environment includes two conservation areas (the Titchfield Conservation Area and the Titchfield Abbey Conservation Area), Schedule Monuments and Listed Buildings. Most of the rural area (including all of the rural area that adjoins Titchfield village) is in the Strategic Gap that is subject to Core Strategy policy CS22.

8. Housing

33. A major issue is housing provision. Some representations seek no further provision. The Draft TNP, relying on a report from AECOM refers to a requirement of 153 after allowance is made for completions and for dwellings and a retirement home under construction. Woolf Bond Planning, relying on the eFBLP, considers the figure should be higher.

34. The appeal in respect of an application for up to 150 houses and other proposed development at a site to the south of Bellfield and east of Posbrook Lane has very recently been dismissed.¹⁷ The factors that an inspector considering an appeal under TCPA s78 must consider are different from those that I must address and I am not obliged to follow it. Nonetheless, there is a considerable overlap and some of the differences are of little importance. For example, while I do not consider non-strategic local policies, I have to consider national policies on which non-strategic policy is often based. I also recognise that, unlike the inspector, the version of the NPPF that I have to consider is the original 2012 version. Some of the evidence that the inspector considered is different from the evidence considered by me. I still reach the conclusion that the site should not be allocated for housing development. In particular, for the reasons given in his appeal decision, I share Inspector Stone’s assessment that the development would result in harm to a valued landscape and would conflict with policy CS14 and that great weight should be given to the harm to the setting of the listed buildings.

¹⁶ Paragraph 2.13.

¹⁷ Paragraph 15 above. FBC ref. P/17/0681/OA; Planning Inspectorate ref APP/A1720/W/18/3199119. The site concerned is shown on HSP Architects drawing 16.092.01 Rev E.

35 The eFBLP will be examined by an inspector who will apply different tests to those that apply to NDPs and who will have the advantage of having been able to consider Titchfield in the wider context of a detailed consideration of the borough as a whole. In the event of a difference between a new Local Plan adopted after the TNP and the TNP, the former will prevail.¹⁸ It is not a part of my role to attempt to determine what the eFBLP examining inspector will say. Rather my role is to consider the matters specified above.

36. Given strong central government policy in favour of more housing, more than minimal housing provision will be required. I am not satisfied that either open-market or affordable housing will be provided to a sufficient extent on windfall sites in the current Defined Urban Settlement Boundary as extended by the draft TNP (“DUSB”). As far as housing in general is concerned there is no evidence that 153 dwellings can be provided in the DUSB and the justification in paragraph 1.2 of the draft TNP is flawed. When using past windfalls to estimate future delivery of windfalls, “dwellings having been completed” should not be added to dwellings “under construction in the same period.” Further, even if this had been appropriate, this would not result in a figure of 153. There are occasions when a gap in pre-examination evidence can be filled by an examiner applying planning judgment, but this is not such a case. As far as affordable housing is concerned, paragraph 63 of the 2018 NPPF¹⁹ and Core Strategy Policy CS18²⁰ are likely to limit the provision of affordable housing on windfall sites. That is a concern, not least because: as the Draft TNP points out “*very few young people can afford to buy property here*”²¹; TNF’s housing needs survey showed a strong preference for affordable housing²²; and the Core Strategy states in respect of the district as a whole “[t]here is a high demand for affordable housing in the area”.²³

37. The AECOM report has been produced by reputable consultants and is specific to Titchfield. It is the best evidence before me and is sufficiently robust for its purpose; and the Draft TNP treats this appropriately in reaching a figure of 153. I bear in mind and sympathise with the views of objectors about the attractive nature of Titchfield and the amount of traffic on and nature of local roads, but these are not unusual in the Home Counties and development needs must be met. Those views do however provide grounds for not

¹⁸ PCPA s38(5) states, “*If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan*”.

¹⁹ This begins “*Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).*” For housing, ‘major development’ is development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

²⁰ Paragraph 27 above.

²¹ Page 13. The same point is made in paragraph 9.1.

²² Draft TNP, para 9.5 and Appendix 7.

²³ Paragraph 2.3.

significantly exceeding the figure of 153. I am certainly not satisfied that a figure that is higher than 153 would be appropriate, although I recognise that a consideration of the district as a whole in the eFBLP may lead to a different figure. The Draft TNP should therefore retain this figure. Policy H1 read with the current DUSB as extended to a modest extent in accordance with the proposal shown map on page 18 would be unlikely to permit the construction of 153 dwellings.²⁴

38. There are four ways in which modifying policy might avoid this prevention of the achievement of sustainable development, namely: by allocating sites, for example by extending the DUSB to a significantly greater extent than the Draft TNP proposes; by permitting development outside the DUSB to the extent needed to achieve the requirement; by shortening the Plan period considerably; by removing policy from the draft TNP and leaving housing to be determined on the basis of national and district policy.

39. The SEA Screening Report repeatedly relies upon the absence of allocations and I cannot be confident that it would have reached the same conclusion in respect of any site I might recommend. A substantial extension of the DUSB onto greenfield land that did not have planning permission would not be in general conformity with the development plan's strategic policies. Also this is not a case where there has been appropriate public consultation on possible alternative sites. In these circumstances I cannot recommend allocating further land for housing.

40. This is not a case where I could properly devise a criteria-based policy for new housing sites. There has been no screening of such an approach and no consultation upon it.

41. This is also not a case where a shortening of the draft NDP period would be appropriate, as might be the case if some land were allocated but not enough for the plan period.

42. I have therefore concluded that housing provision should be determined on the basis of national and district policy.

9. The contents of the Draft TNP

Contents

43. There are a few errors in the Contents pages. The draft TNP does not contain a policy H5 (Community Infrastructure), so the reference to this on page 3 should be deleted. There are no appendices 16, 17, 25 and 30, so these should not appear in the list of contents.

<u>Recommended modification 1</u>

<i>Page 3</i>

²⁴ Draft TNP, para 9.3.

Delete the reference to policy H5 Community Infrastructure.

Page 5

Delete the references to Appendices 16, 17, 25 and 30 and renumber appropriately.

Chapter 1

44. It may be better practice to include wider community aspirations than those relating to development and use of land in an annex or companion document. However PPG advice,²⁵ to which I have regard, makes it clear that the important thing is that they “*should be clearly identifiable*” and that setting them “*out in a companion document or annex*” is only one way of doing this. Further I do not consider that transferring such aspirations to another document is of sufficient importance to justify the extensive work that would be required to do this at this stage. It is also important to avoid costs that have no significant benefit. The important thing is to distinguish clearly aspirations from policies. In general the draft TNP identifies aspirations with sufficient clarity to avoid confusion. Where it does not, the matter can be rectified by a modest modification. It is also important that aims and objectives are clearly distinguished from policies.²⁶ The Draft TNP does this.

45. On the evidence available, paragraph 1.2 overstates the situation.

Recommended modification 2

Page 9, paragraph 1.2, 2nd sentence

Replace “The justification for the housing needs being met by windfall sites” with “The justification for the housing needs being partly met by windfall sites”.

46. The final sentence of paragraph 1.4 sounds like a policy and is to a substantial extent contrary to permitted development rights. It is not appropriate.

Recommended modification 3

Page 9, paragraph 1.4

Delete the final sentence and do not replace it.

Chapter 5

47. The first sentence of paragraph 5.2 refers to the wrong policy.

48. The proposed minor extension to the DUSB to include existing properties along Southampton Hill, which I agree is already “*an integral part of the village footprint*”²⁷ and

²⁵ Paragraph: 004 Reference ID: 41-004-20170728.

²⁶ Bassetlaw v Secretary of State [2019] EWHC 556 (Admin), Andrews J., para 16.

²⁷ Draft TNP p17.

which is particularly sustainably located, does not take the Draft TNP out of general conformity with the development plan's strategic policies. I note that the definition of 'previously developed land' in NPPF 2012's glossary may weigh against housing in private residential gardens²⁸ and also that, if such development is permitted, its small scale is likely to mean that it does not include affordable housing.

Recommended modification 4

Page 17, paragraph 5.2, line 1 and page 18 Map 2

In the 1st line, replace "H.3" with "DUSB.1"

Chapter 6 and 7

Pages 19, 22, 24

49. Since I am recommending that policy H1 should no longer deal solely with windfall development and should be renamed, appropriate modifications should be made where the phrase "Policy H1, Windfall Development" appears.

Recommended modification 5

Page 19

Replace "Policy H1, Windfall Development" with "Policy H1 Housing Development".

Chapter 7

50. The italics in paragraph 7.2 give the impression that words concerned are quotes, when some are not. This should be corrected.

Recommended modification 6

Page 21, paragraph 7.2, text in italics

Convert this to plain text and in the last grammatical paragraph replace "NPPF, para 9" and "NPPF 2012 paras 9 and 10".

51. Table 1 does not mention policies HT1 and HT2. It should.

Recommended modification 7

Page 22, bottom of Table 1

Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.

52. Table 1 does not mention policies HT1 and HT2. It should.

²⁸ The same applies to the definition in NPPF 2018's glossary.

Recommended modification 8

Page 24, bottom of Table 2

Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.

Chapter 9 Housing

53. Paragraph 9.2 needs updating.

Recommended modification 9

Page 27, paragraph 9.2

Replace the second grammatical paragraph within paragraph 9.2 with “A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. As a result it is likely that FBC will reassess the housing requirement for the borough.”

54. Paragraph 9.6’s final grammatical paragraph refers to a site outside the draft TNP area in the eFBLP. While it is wrong in principle for an NDP to support a development proposal outside its area, it can record what is said in the adopted development plan and matters of incontrovertible fact.

Recommended modification 10

Page 30, paragraph 9.6

Replace the last grammatical paragraph in paragraph 9.6 with “The FBLP records that a major housing allocations at Hunts Pond Road, Titchfield Common had planning permission subject to legal agreement. Planning permissions have been granted and 310 dwellings were completed in the period 2008 to 2014. This site is just outside the NP area, adjacent to the Titchfield Ward boundary and less than 1 km to the west of the Plan area.”

55. Paragraph 9.7 should describe the emerging plan correctly.

Recommended modification 11

Page 31, paragraph 9.7, Aim

Replace “Emerging Plan 2036” with “Draft Fareham Local Plan 2036”.

56. As it stands in the submission draft Policy H1 was not supported by sufficient evidence. There was no basis for believing that either the general need for housing or the need for affordable housing could be met from windfall sites alone. For the reasons given in the section on housing, above it should be modified to provided that housing provision should be determined on the basis of national and district policy.

Recommended modification 12

Policy H1 should be modified to read:

“Policy H1 Housing Development:

So far as practicable housing growth of 153 dwellings will be met by small-scale infill development within the Titchfield DUSB. To the extent that this is not practicable applications will be considered on their merits in accordance with national and local policy”.

All references in the Draft TNP to ‘Policy H1 Windfall Development’ should be modified to ‘Policy H1 Housing Development’.

57. NPPF 2012 emphasises the importance of good design.²⁹ In particular its paragraph 56 states that “*good design is a key aspect of sustainable development*” and its paragraph 58 states: “*neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.*” The main policy in the Draft TNP that addresses this is policy H4.³⁰ I agree with Historic England’s comment: “*We do not consider that Policy H.4 is a “comprehensive” policy*”.³¹ The policy is not robust and comprehensive.³² I have considered how that could be rectified and concluded that the best way is to incorporate non-policy text on which there has been consultation and where in my opinion it is appropriate.

58. To some extent, I share FBC’s concern about the Word “*acknowledges*” and recommend replacing it with “*bears in mind*”. I do however recognise that design policies do not have to be precise and can leave decisions to planning judgement.

59. I have borne in mind the statement “*The Plan clearly states that any development in the future must be of good quality design which respects the existing style and scale of buildings within the village*”.³³ This should be policy. I have also borne in mind and given weight to Historic England’s views.

Recommended modification 13

Page 32

Replace policy H4 with:

²⁹ Particularly the Ministerial foreword, paragraphs 8, 9, 17, 28, 56-66, and 125.

³⁰ I also in particular note (in the specific context of energy efficiency) its policy BE1.

³¹ Page 3 of its letter of 11th January 2019.

³² I recognise that ‘design’ can be difficult for qualifying bodies and that, to some extent, the nature of the policy in the submission draft results from deletions following representations.

³³ Condition statement, page 6.

“Development Design Development that takes the opportunities available for enhancing local distinctiveness will be supported where it:

- a) demonstrates good quality architectural and landscape design that reinforces or promotes the character of the surrounding area and respect the existing style and scale of buildings within the area;
- b) replaces poor design with high quality design in keeping with the character of the surrounding area;
- c) bears in mind established building lines;
- d) where a conservation area is affected, bears in mind the relevant strategy and assessment;
- e) retains as many existing trees and hedges as possible within sites and along the boundaries;
- f) provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1).”

Chapter 10

60. The beginning of paragraph 10.14 mixes the adopted FBC’s Local Plan Part 1: Core Strategy with the eFBLP. The inclusion of the footnote number is confusing and serves no purpose.

Recommended modification 14

Page 41, paragraph 10.14, box

Replace the first three lines with:

“Transport Policy

The FBC’s Local Plan Part 1 Core Strategy states:”

In line 4, delete “32”.

61. The phrase “*seek to respond*” in policy G.A1 is weak and imprecise. I share FBC’s view that it should be replaced with the clearer “*maximise*”.

Recommended modification 15

Page 42, paragraph 10.15, policy G.A1

Replace “seek to respond to” with “maximise”.

62. Policy G.A2 is too broad applying to all new development, including for example replacement buildings that have no effect on traffic and development for which there was no potential relevant cycle link.

Recommended modification 16

Page 42, paragraph 10.15, policy G.A2

New development that is likely to contribute to increased private motor-vehicle mileage should provide or support cycling routes to other areas, communities and the National Cycling Network or otherwise mitigate their traffic impact.

63. I share FBC's view that "must comply" in policy P.1 is too forceful. There may be occasions, such as adverse impact on a heritage asset, where full compliance is not appropriate.

Recommended modification 17

Page 45, paragraph 10.16, policy P1

Replace the first sentence of this policy with:

"New development within the Titchfield Neighbourhood Plan area should include appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD."

Chapter 11

64. The map on page 48 should reflect the defined urban settlement boundary recommended above.

Recommended modification 18

Page 48, map 6

Alter the map to show the defined urban settlement boundary.

65. I share FBC's view that wording of policy CE.1 is unclear and confusing. It is also appropriate to specify the area concerned. There is no justification for this applying to the whole plan area and it seems to be intended for the village centre, which I am satisfied merits protection. The centre is identified on map 6 as the Square, most of High Street, about a third of South Street and a little of Church Street. This is consistent with the draft TNP page 4, the Condition Statement page 4 and the Core Strategy's strategic objective SO4 and policy CS3.

Recommended modification 19

Page 50, policy CE 1

Replace the text of the policy with

“Proposals that result in the loss of retail and business units in the village centre identified by blue colouring on Map 6 will be resisted unless they result in new or improved employment opportunity.”

66. Policy CE 2 contains a note from revoked government policy defining ‘walking distance’. This is not appropriate in a policy. Since the phrase ‘walking distance’ is not used elsewhere in the Plan, there is no need to include a definition of it.

Recommended modification 20

Page 50, policy CE 2

Delete the Note.

Chapter 12

Page 54 and 60

67. Assets of community value are a matter solely for FBC, but may be mentioned.

68. Paragraph 12.4 has not identified any specific spaces for local green space designation. In the absence of specific proposals it has not been necessary for me to consider the suitability of any of them for this designation. The absence of any recommended modification in respect of this paragraph does not indicate a view on the merits of designating any of the spaces indentified. Rather the paragraph indicates the sort of aspiration that may be included in an NDP.

Page 55

69. “The Neighbourhood Plan supports the production of a Biodiversity Mitigation and Enhancement Plan (BMEP)” is not appropriate in a policy. Rather it is a community aspiration, which should be identified as such.

Recommended modification 21

Page 55, policy BE2

Delete the final sentence.

Page 56

Insert: “Community Aspiration BE5

Encourage the production of a Biodiversity Mitigation and Enhancement Plan”.

Page 62, paragraph 13.3

70. It is not correct to describe an unclassified road, Mill Lane, as a main road, although it is busy.

Recommended modification 22

Page 62, paragraph 13.3, 2nd grammatical paragraph, 2nd sentence

Delete: “main”.

Page 64

71. I am concerned that the last two sentences in the first paragraph do not address the nature conservation impact of upgrading the canal path and ensuring a steady flow of clean water. Since whether these would have an impact on habitats has not been assessed the sentences should be removed. Also, the plan should not support actions outside the neighbourhood area.

Recommended modification 23

Page 64, 1st grammatical paragraph

Delete the last two sentences and replace with “Provided this does not cause harm to nature conservation, it is desirable that the canal path is upgraded to enable all-year use by pedestrians and that the water in the canal is clean and flowing.”

Page 66

72. Policy HT.1 is worded so as to apply to all development, although some may have no effect at all on the historic environment. It should be reworded.

Recommended modification 24

Page 66, policy HT.1

Replace “fail to conserve or enhance” with “harm”.

73. I see no objection in principle to a policy on archaeological assessment and there can be benefits in giving the requirement the force of development plan policy. However, there is no reason to exclude all areas that are not Conservation Areas.

Recommended modification 25

Page 66, policy HT.2

Replace the policy with: “On sites where there is reason to believe that there may be archaeological remains, development that may disturb those remains will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation carried out.”

Insert the following supporting text:

“Due to the historical importance of the area, archaeological assessment may be required. The showing of an archaeological alert on Hampshire County Council’s planning constraint maps is likely to necessitate an assessment.”

Page 68

74. This should record the most important Conservation Area documents in the list of supporting evidence.

Recommended modification 26

Page 68

Add to the list of supporting documents:

“Conservation Area Character Appraisal and Management Strategy for Titchfield Conservation Area

Titchfield Abbey Conservation Area Character Assessment for the Titchfield Abbey Conservation Area.”

Chapter 15

75. The glossary of terms contains some inaccuracies that need to be corrected to reflect the relevant statutory provisions and NPPF guidance.

Recommended modification 27

Page 70, Glossary

Replace the following definitions as follows

“Backland is land that lies behind existing development and does not front a road, such as land in a large back garden or a field accessed by a way between existing housing”.

“Brownfield land (also called previously developed land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by

landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

“Conservation Area: land of architectural or historic interest designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990 because it is desirable to preserve or enhance its character or appearance.”

“Greenfield land: All land that is not brownfield land as defined above”.

“Scheduled monument is a monument or site given protection under the Ancient Monuments and Archaeological Areas Act 1979.”

8. Updating

76. It well may be that certain passages need updating. Nothing in this report should deter appropriate updating prior to the referendum in respect of incontrovertible issues of primary fact.

9. The Referendum Area

77. I have considered whether the referendum area should be extended beyond the designated plan area. However I can see no reason to extend the area and therefore recommend that the referendum area be limited to the Draft TNP area. I do not consider that the premature statement at the top of page 10 of the Consultation Statement has caused any harm. This is far from a finely balanced situation.

10. Summary of Main Findings

78. I commend the Draft TNP for being in an easy-to-read style.

79. I recommend that the Draft TNP be modified in the terms specified in Appendix A to this report in order to meet basic conditions and to correct errors. I am satisfied with all parts of the Draft TNP to which I am not recommending modifications.

80. With those modifications the Draft TNP will meet all the basic conditions and human rights obligations. Specifically

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the NDP;
- The making of the NDP contributes to the achievement of sustainable development;

- The making of the NDP is in general conformity with the strategic policies contained in the development plan for the area of Titchfield (or any part of that area);
- The making of the NDP does not breach, and is not otherwise incompatible with, EU obligations;
- The making of the NDP does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 ; and
- The modified Draft TNP is in all respects fully compatible with Convention rights contained in the Human Rights Act 1998.

81 I recommend that the modified NDP proceed to a referendum, the referendum area being the area of the Draft TNP.

Timothy Jones, Barrister, FCI Arb,

Independent Examiner,

No 5 Chambers

26th April 2019.

Appendix A: Recommended Modifications

Recommended modification 1

Page 3: Delete the reference to policy H5 Community Infrastructure.

Page 5: Delete the references to Appendices 16, 17, 25 and 30 and renumber appropriately.

Recommended modification 2

Page 9, paragraph 1.2, 2nd sentence. Replace “The justification for the housing needs being met by windfall sites” with “The justification for the housing needs being partly met by windfall sites”.

Recommended modification 3

Page 9, paragraph 1.4: Delete the final sentence and do not replace it.

Recommended modification 4

Page 17, paragraph 5.2, line 1 and page 18 Map 2

In the 1st line, replace “H.3” with “DUSB.1”

Recommended modification 5

Page 19

Replace “Policy H1, Windfall Development” with “Policy H1 Housing Development”.

Recommended modification 6

Page 21, paragraph 7.2, text in italics:

Convert this to plain text and in the last grammatical paragraph replace “NPPF, para 9” and “NPPF 2012 paras 9 and 10”.

Recommended modification 7

Page 22, bottom of Table 1

Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.

Recommended modification 8

Page 24, bottom of Table 2

Insert additional rows for policies HT1 Preserving Historic Environment and HT2 Archaeological Assessment and complete appropriately.

Recommended modification 9

Page 27, paragraph 9.2

Replace the second grammatical paragraph within paragraph 9.2 with “A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. As a result it is likely that FBC will reassess the housing requirement for the borough.”

Recommended modification 10

Page 30, paragraph 9.6

Replace the last grammatical paragraph in paragraph 9.6 with “The FBLP records that a major housing allocations at Hunts Pond Road, Titchfield Common had planning permission subject to legal agreement. Planning permissions have been granted and 310 dwellings were completed in the period 2008 to 2014. This site is just outside the NP area, adjacent to the Titchfield Ward boundary and less than 1 km to the west of the Plan area.”

Recommended modification 11

Page 31, paragraph 9.7, Aim

Replace “Emerging Plan 2036” with “Draft Fareham Local Plan 2036”.

Recommended modification 12

Policy H1 should be modified to read:

“Policy H1 Housing Development:

So far as practicable housing growth of 153 dwellings will be met by small-scale infill development within the Titchfield DUSB. To the extent that this is not practicable applications will be considered on their merits in accordance with national and local policy”.

All references in the Draft TNP to ‘Policy H1 Windfall Development’ should be modified to ‘Policy H1 Housing Development’.

Recommended modification 13

Page 32

Replace policy H4 with:

“Development Design Development that takes the opportunities available for enhancing local distinctiveness will be supported where it:

- a) demonstrates good quality architectural and landscape design that reinforces or promotes the character of the surrounding area and respect the existing style and scale of buildings within the area;
- b) replaces poor design with high quality design in keeping with the character of the surrounding area;
- c) bears in mind established building lines;
- d) where a conservation area is affected, bears in mind the relevant strategy and assessment;
- e) retains as many existing trees and hedges as possible within sites and along the boundaries;
- f) provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1).”

Recommended modification 14

Page 41, paragraph 10.14, box

Replace the first three lines with:

“Transport Policy

The FBC’s Local Plan Part 1 Core Strategy states:”

In line 4, delete “32”.

Recommended modification 15

Page 42, paragraph 10.15, policy G.A1

Replace “seek to respond to” with “maximise”.

Recommended modification 16

Page 42, paragraph 10.15, policy G.A2

New development that is likely to contribute to increased private motor-vehicle mileage should provide or support cycling routes to other areas, communities and the National Cycling Network or otherwise mitigate their traffic impact.

Recommended modification 17

Page 45, paragraph 10.16, policy P1

Replace the first sentence of this policy with:

“New development within the Titchfield Neighbourhood Plan area should include appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD.”

Recommended modification 18

Page 48, map 6

Alter the map to show the defined urban settlement boundary.

Recommended modification 19

Page 50, policy CE 1

Replace the text of the policy with

“Proposals that result in the loss of retail and business units in the village centre identified by blue colouring on Map 6 will be resisted unless they result in new or improved employment opportunity.”

Recommended modification 20

Page 50, policy CE 2

Delete the Note.

Recommended modification 21

Page 55, policy BE2

Delete the final sentence.

Page 56

Insert: “Community Aspiration BE5

Encourage the production of a Biodiversity Mitigation and Enhancement Plan”.

Recommended modification 22

Page 62, paragraph 13.3, 2nd grammatical paragraph, 2nd sentence

Delete: “main”.

Recommended modification 23

Page 64, 1st grammatical paragraph

Delete the last two sentences and replace with “Provided this does not cause harm to nature conservation, it is desirable that the canal path is upgraded to enable all-year use by pedestrians and that the water in the canal is clean and flowing.”

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Page 66, policy HT.1

Replace “fail to conserve or enhance” with “harm”.

Recommended modification 25

Page 66, policy HT.2

Replace the policy with: “On sites where there is reason to believe that there may be archaeological remains, development that may disturb those remains will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation carried out.”

Insert the following supporting text:

“Due to the historical importance of the area, archaeological assessment may be required. The showing of an archaeological alert on Hampshire County Council’s planning constraint maps is likely to necessitate an assessment.”

Recommended modification 26

Page 68

Add to the list of supporting documents:

“Conservation Area Character Appraisal and Management Strategy for Titchfield Conservation Area

Titchfield Abbey Conservation Area Character Assessment for the Titchfield Abbey Conservation Area.”

Recommended modification 27

Page 70, Glossary

Replace the following definitions as follows

“Backland is land that lies behind existing development and does not front a road, such as land in a large back garden or a field accessed by a way between existing housing”.

“Brownfield land (also called previously developed land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

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“Greenfield land: All land that is not brownfield land as defined above”.

“Scheduled monument is a monument or site given protection under the Ancient Monuments and Archaeological Areas Act 1979.”

Appendix B: Abbreviations

The following abbreviations are used in this report:

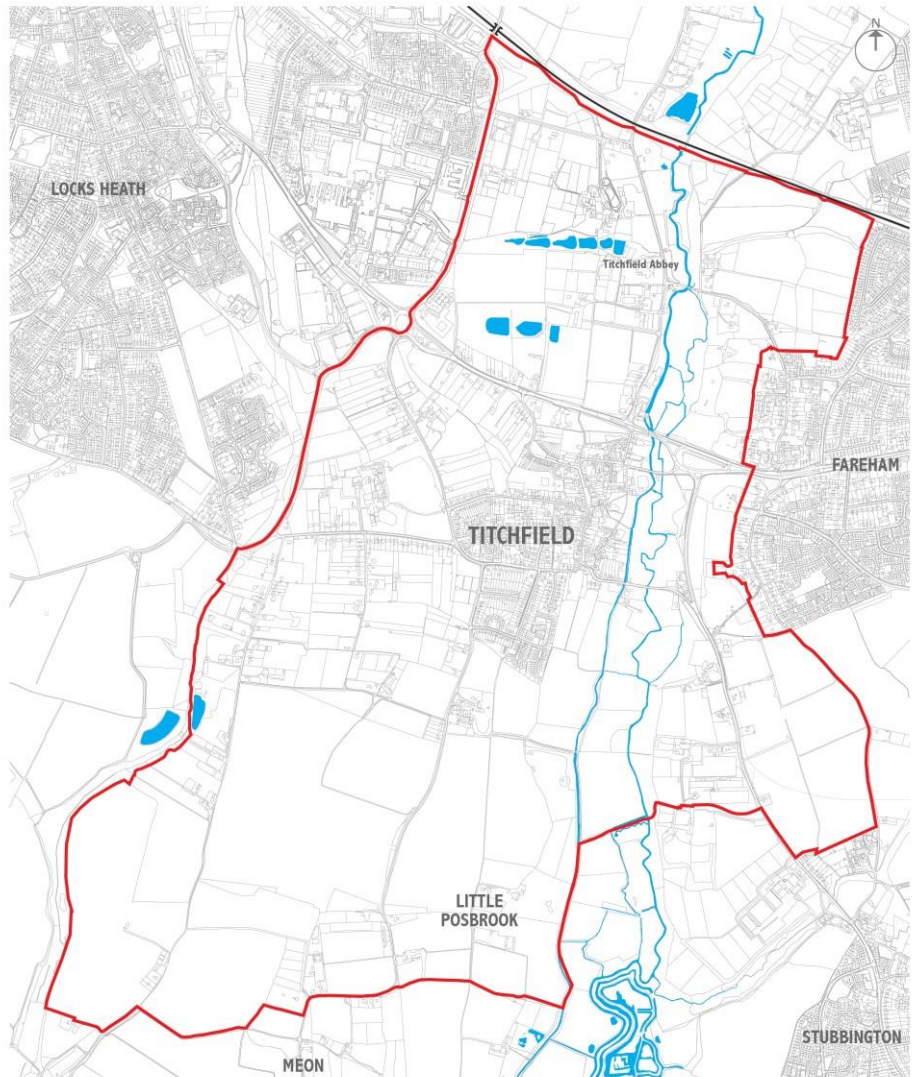
Convention	European Convention on Human Rights
Core Strategy	FBC's Local Plan Part 1: Core Strategy
Draft TNP	The Submission version of the Titchfield Neighbourhood Plan 2018 - 2036
DUSB	Defined Urban Settlement Boundary
eFBLP	Emerging Fareham Borough Local Plan 2011-2033
EU	European Union
FBC	Fareham Borough Council
General Regulations	Neighbourhood Planning (General) Regulations 2012 (as amended)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
p	page
para	paragraph
PCPA	Planning and Compulsory Purchase Act 2004 (as amended)
PPG	national Planning Practice Guidance
s	section
Sch	Schedule
TCPA	Town and Country Planning Act 1990 (as amended)
TNF	Titchfield Neighbourhood Forum

Where I use the verb '*include*', I am not using it to mean '*comprise*'. The words that follow are not necessarily exclusive.

Titchfield Neighbourhood Plan 2011 - 2036

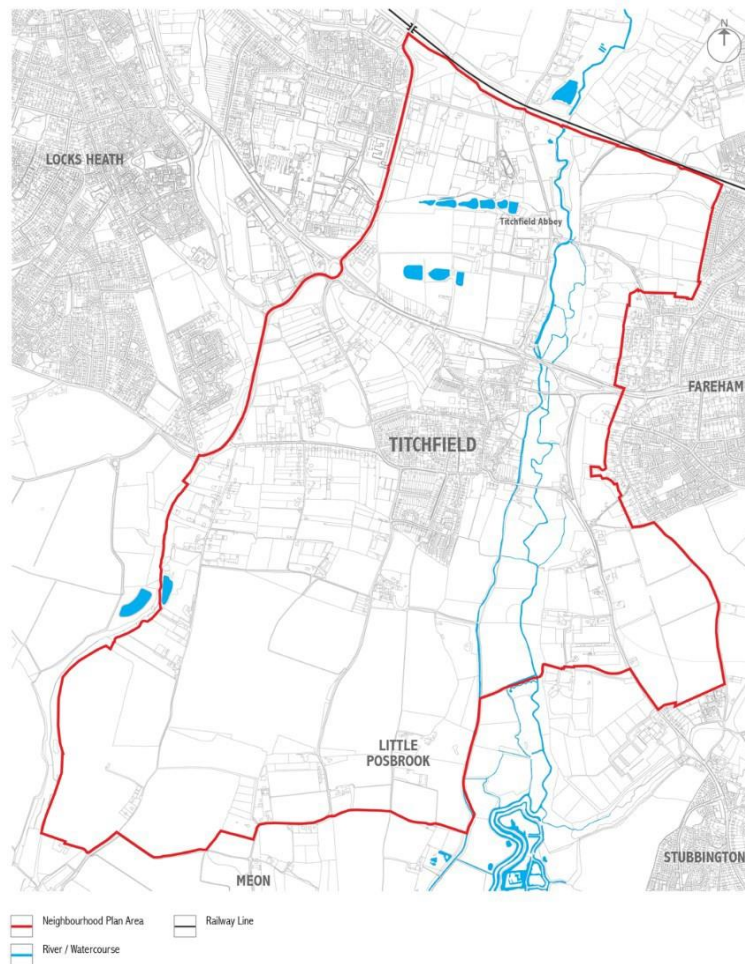
prepared by:

Titchfield Neighbourhood Forum - 2018



- Neighbourhood Plan Area
- Railway Line
- River / Watercourse

Titchfield Neighbourhood Plan 2011 - 2036



This Neighbourhood Plan has been produced using the March 2012 National Planning Policy Framework

Prepared by
Titchfield Neighbourhood Forum - October 2018

TITCHFIELD NEIGHBOURHOOD PLAN

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Appendices - All appendices are hyper-linked

to the website www.titchfieldmatters.org.uk

and available in hard copy

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Appendix 2	Constitution Appendix
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Appendix 4	Diary of Events
Appendix 5	Shop Window Display
Appendix 6	Questionnaire survey 2016/17
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Appendix 8	Traffic survey
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Appendix 16	Not in use
Appendix 17	Not in use
Appendix 18 <u>16</u>	The History of Titchfield
Appendix 19 <u>17</u>	Background to Traffic in Titchfield
Appendix 20 <u>18</u>	Traffic sub-group report
Appendix 21 <u>19</u>	Traffic information from Open Meeting 07.07.17.
Appendix 22 <u>20</u>	Informal meeting with HCC
Appendix 23 <u>21</u>	Estimated costs
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Appendix 33 <u>28</u>	Boundary proposal to FBC
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Appendix 35 <u>30</u>	The Built and Natural Environment



Titchfield Square from South Street



FOREWORD

The Titchfield Neighbourhood Forum was set up in January 2016 by a group of 25 people keen to ensure that Titchfield continues to be a good place to live, work and play and also to ensure that the area gets the appropriate type of development. With the aim of improving the Neighbourhood Plan area and delivering sustainable development over the coming years, the Forum asked residents to identify issues they felt were important to the area. These include:

- the lack of affordable housing
- traffic and parking
- maintaining the historic ambience of the village
- health and the environment, including litter
- access to the country park
- presentation and promotion of the village

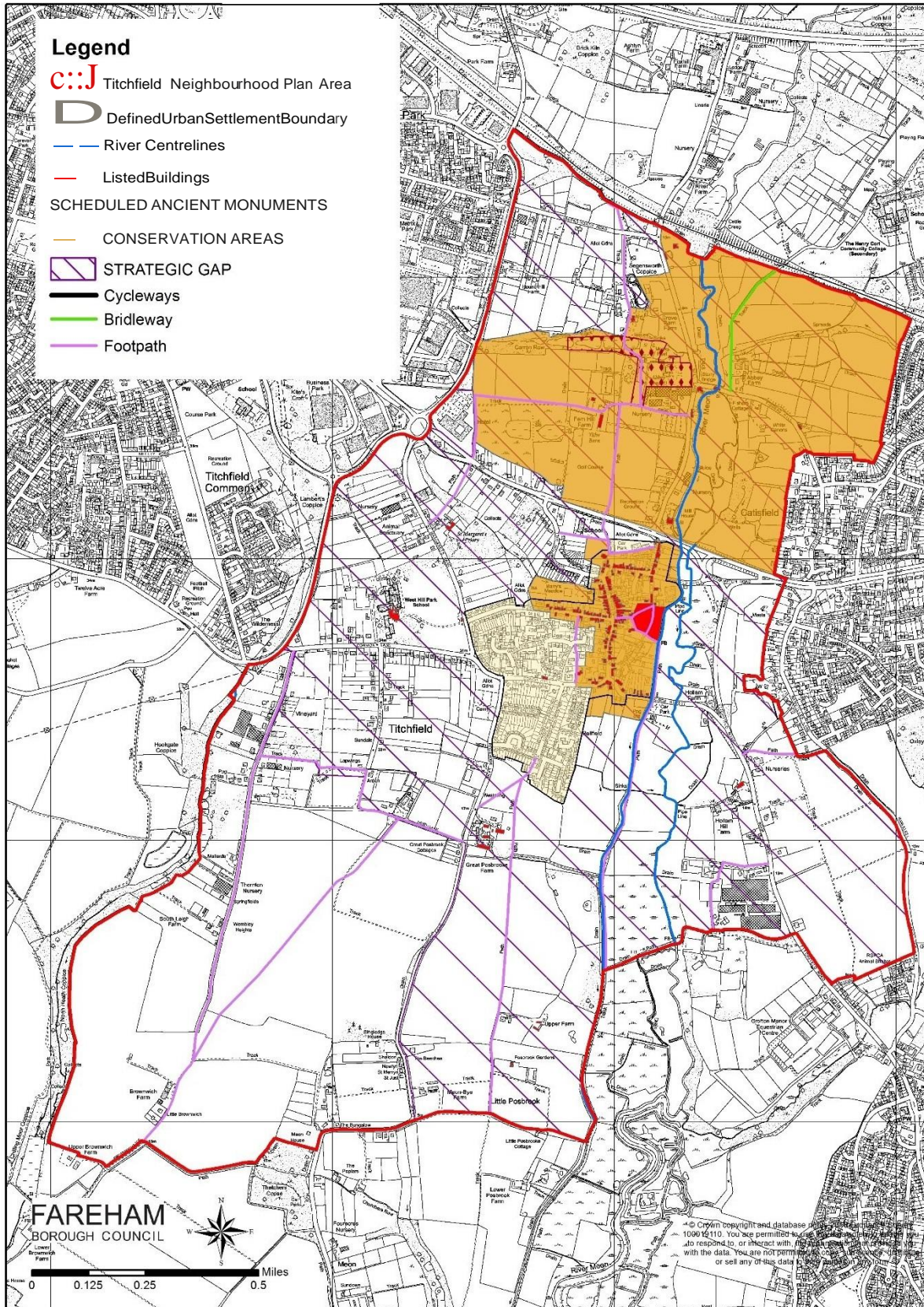
In March 2017 the Forum was designated by Fareham Borough Council (FBC) for the purpose of producing a neighbourhood plan. The Forum then produced this Neighbourhood Plan. This Plan will have no adverse effects on the current and future residents, workers and visitors. This is regardless of protected characteristics which cover age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership and pregnancy and maternity - Equality Act 2010.

The Plan has been written in an easy to read style to ensure maximum understanding for as many residents as possible. Additional information on a variety of topics has been included as appendices throughout the text. These can be accessed on our website www.titchfieldmatters.org.uk

This Plan, if agreed by residents becomes a statutory document to sit alongside the emerging Local Plan.

I would like to thank the Forum members for working assiduously in the preparation of the Plan. I also appreciate the support and help we have had from many members of the public, local businesses, Fareham Borough Council Planning Department and our planning consultants, Boyle and Summers. The Forum has also been able to draw on much valuable historic data and on contributions made by individuals and the many societies in the village.

Ann Wheal
Chair, Titchfield Neighbourhood Forum October 2018



Map 1 - Titchfield Neighbourhood Plan Area and Key Features

Chapter 1 - Summary

1.1 The Neighbourhood Plan

The Titchfield Neighbourhood Plan sets out the aims, objectives and policies for the growth of Titchfield over the period 2011 to 2036. The aim of the Plan is to conserve and enhance the local built, historic and natural environment of Titchfield and to enhance the special interest, character and appearance of the area and its historic setting.

The Neighbourhood Plan has been drawn up by the Titchfield Neighbourhood Forum following two and a half years of consultation and involvement with residents via public meetings, newsletters, questionnaires and the Forum website, titchfieldmatters.org.uk. This document sets out the land use matters relating to the community. However, during consultations the aspirations of the community have been noted and clearly marked within the Plan in Community Aspiration boxes. These aspirations are intended to be a template for the development of the village over the Plan period. They incorporate the work of Forum sub-groups that have investigated specific topics.

The health and well-being of the residents is reflected throughout, not just by policies and community aspirations, but by the accessibility audit carried out in July 2017 and the Health Day in September 2017.

If the Neighbourhood Plan is successful at referendum, it will become part of statutory development plan for the area. Consequently, decisions on whether or not to grant planning permission in the neighbourhood area will need to be made in accordance with the Neighbourhood Plan. This would be part of the statutory local development plan unless material considerations indicate otherwise.

Locality, Neighbourhood Plans, Roadmap Guide.

Throughout the Plan evidence has been supplied to underpin the inclusion of the policies.

The **key policies** contained in this document relate to:

1.2 Housing

History (FBC Emerging Local Plan 2018 - 2036, p. 32, policy H1 Strategic Housing Provision) shows us that approximately 10% of the housing demand will be met by windfall sites (see Glossary p72) within the Borough. The justification for the housing needs being partly met by windfall sites is evidenced by 18 dwellings having been completed, or under construction, on windfall sites in the last 3 years within the Defined Urban Settlement Boundary (DUSB). These sites meet the policies within the NP area.

1.3 Getting Around

Traffic policies and community aspirations are proposed. These are designed to reduce the impact of traffic throughout the Plan area so that the safety and environmental needs of pedestrians are given priority.

1.4 Commercial and Economic Considerations

The area has a thriving local economy at its centre offering employment opportunities as well as services for residents. Policies are proposed to ensure the continued success and focus of business premises in the High Street, The Square and South Street. ~~Proposals to convert business or commercial premises here into residential use will be resisted.~~

1.5 The Built and Natural Environment

Policies are proposed to ensure that Titchfield remains a village with an enhanced environment and valued open spaces.

1.6 Historic Titchfield

The objective of the Plan is to respect and preserve the history of the area for future generations whilst allowing it to continue to develop and grow.

Chapter 2 - A Brief History of Titchfield

Titchfield was established in the 6th century by a tribe of Jutes from Denmark known as the Meonwara. By the time of the Domesday Book, Titchfield was a flourishing village of 150 souls. St. Peter's Church, built in the 7th century, is still a place of worship today. Titchfield Abbey was built in the 13th century. At the Reformation it was turned into Place House by the first Earl of Southampton. Eight monarchs, from Richard II in 1393, through Henry V before Agincourt to James II in 1686 all visited the Abbey. Shakespeare may have taught at the Old Grammar School in Mill Lane, established by Henry VI after his marriage to Margaret of Anjou in the Abbey in 1445.



Titchfield Abbey



The Old Market Hall

Medieval Titchfield was an important port. The Square had a market hall - later taken down due to the poor state of repair. It was moved to Barry's Meadow but eventually was rebuilt at the Weald and Downland Living Museum, Sussex. There was a tannery (now a small industrial estate), several breweries and the area became famous for its strawberries. At the height of strawberry growing, in the early 20th century, a rail connection was built at Swanwick so that Titchfield strawberries could be shipped easily and quickly to London markets.

The historic core of the village, including the village square is part of the Titchfield Conservation Area. This area contains many Grade II listed buildings plus St Peter's Church which is a Grade I listed building. To the north of the A27, Titchfield Abbey Conservation Area includes the ruin of Titchfield Abbey (Place House), a Scheduled Ancient Monument, as well as the surviving medieval fishponds to the west - see Plan 1 on page 8.

The history and heritage of the area is such that an archaeological investigation is required prior to any development within the two Conservation Areas. A policy for this is included in this Plan, policy HT2, Historic Titchfield.

For over 100 years Titchfield carnival was famous throughout the south and attracted thousands of people to its afternoon and evening processions. Recently its future has become uncertain due to the high costs of putting on such an event.

Appendix 18 gives a brief history of Titchfield from medieval times until 1781.

Chapter 3 - Titchfield Today

A large part of the Plan area is a Conservation Area and many of the houses in Titchfield village are listed. The Abbey, controlled by English Heritage, is key to much of the history of the area. The 14th century Barn, adjacent to the Abbey, is used as a theatre concentrating mainly on Shakespearian plays.

The original medieval village consists of The Square, High Street, West Street, Church Street, East Street, Southampton Hill and South Street. The growth of Titchfield, which was a major port until 17th century, fell into decline due to the silting up of the estuary as well as the development of the town of Fareham and the major port of Portsmouth.

The expansion of the village into its present form began with the development in 1932 of the Bellfield estate to the south west of the village and the more recent Garstons estate to the west. There has been some in-filling within the Conservation Areas. The A27, a dual carriageway between Fareham and Southampton, bisects what was originally a complete village. This leaves the Abbey, the Barn, three small lakes, recreation ground plus two pubs and two garden centres on the other side of the dual carriage way. There is also a country park being developed on the land between the Barn and the Boxing Club area. Access from the south side of the village on the north side is via a pedestrian crossing and traffic lights on the A27. Some new buildings have been developed on the north side of the A27 and currently a retirement home complex is being built there. Despite the A27 dividing Titchfield, the communities are well integrated.

Today, Titchfield is a desirable place in which to live. It has a thriving community with a wide range of organisations including:

- a boxing club
- the Arts Society
- an allotment society
- community cinema
- several bridge clubs
- two WIs
- a history society
- three theatre companies
- three hairdressers
- two beauty salons
- five pubs all serving food
- two coffee shops
- a doctors' surgery
- a dentist
- car repair services
- a community centre
- the parish rooms
- an Old English bowls club



For a list of all the clubs and societies in the village see [Appendix 1](#)

Titchfield house prices are relatively high compared to other local areas and very few young people can afford to buy property here. This balance needs to be redressed.

Like most villages, Titchfield has a traffic/parking problem, especially in the rush hours, when the village is used as a traffic short-cut to Lee-on-the-Solent, Stubbington and Fareham. It is hoped that the recent improvements to the A27 will help to ease this problem.



South Street

Chapter 4 - How the Neighbourhood Plan Developed

The Titchfield Neighbourhood Forum started out as a sub-committee of the Titchfield Village Trust (TVT). In October 2015 comments, complaints, and suggestions were made by residents to TVT regarding the village and the surrounding related areas. The Trust asked a TVT member to set up a working party to look at the issues. Eight people joined the group at the first informal meeting on Thursday October 20th, 2015. They met monthly after that until December 2015 when a Neighbourhood Plan (NP) was suggested as the best way to influence current and future developments in the area.

In January 2016 a Forum was formed, consisting of 25 members from a cross-section of residents and business owners.

4.1 Neighbourhood Plan-Making and Planning

Neighbourhood planning, introduced in 2011 by the Localism Act, gives the Titchfield community direct power to develop a shared vision for the neighbourhood and shape the development and growth of the local area. The Neighbourhood Plan (NP) must contain policies which are in line with the National Planning Policy Framework (NPPF) and must be in general conformity with the Strategic policies contained in the development plan for the area of the authority.

Neighbourhood Plans must also conform to European Regulations on Strategic Environmental Assessment (SEA) and habitat Regulations. Full details are contained in [Appendix 15](#).

The starting point was to define the area that would be covered by the Plan. This took some time but was finally agreed after discussions with FBC. The views of residents were also canvassed. Over 500 questionnaires were sent to residents, businesses and local groups. 152 questionnaires were returned. These were analysed and the results published and presented at a meeting of the Forum in February 2016 - [Appendix 6](#).

The results of the survey have been key factors in the development of the Neighbourhood Plan. Since January 2016 there has been much activity. Sub-groups of the Forum have worked on specific topics. There have been 10 public meetings and there have been obvious changes within the village and surrounds. For example, Titchfield entered the Britain in Bloom Competition and a vibrant interest in the appearance of the village has followed. More details are to be found on the Forum's website <http://www.titchfieldmatters.org.uk>

4.2 The Forum and TVT

In January 2017 it became clear that for the NP process to continue, the NP Forum would need to be an independent organisation – no longer a sub-committee of TVT. The Forum now has its own constitution - [Appendix 2](#) and terms of reference – [Appendix 3](#). Having been approved in March 2017, it is a statutory body formally recognised by the Secretary of State and FBC. The finances of the Forum are separate from TVT but NP funds are held in the TVT bank account as TVT is a charitable organisation so meets the necessary criteria for grants and funding.

4.3. Consultation and Monitoring

The most important requirement of a Neighbourhood Plan is that at all stages the Forum must reflect the views of residents. To this end the Forum has:

- held 10 open meetings
- had one television interview
- given two newspaper interviews
- made presentations to local groups
- took a stand at the church fete in 2016, 2017 and 2018
- maintained a regular discussion service on its website.



Open days

Throughout the process the community has been informed by:

- bi-monthly newsletters
- articles in the parish magazine
- open meetings
- publishing information on the [Forum website](#)

4.4 Resources:

- public exhibitions, meetings and events [Appendix 4](#)
- shop window displays [Appendix 5](#)
- a questionnaire/survey sent to over 500 households [Appendix 6](#)
- housing survey, [Appendix 7](#)
- a traffic survey [Appendix 8](#)
- accessibility audit [Appendix 9](#)
- updates on the Forum website
- via Facebook
- via the Parish magazine
- contact with local businesses and groups
- smaller focus groups within the village
- consultation 'windows' during which comments have been invited on the Draft Plan documents.
- bi-monthly newsletters sent to over 700 residents via e mail [Appendix 10](#)
- FAQ leaflets distributed from September 2017, initially at the Health Day [Appendix 11](#)
- an audit trail of the key meetings is posted on [Appendix 4](#)



Chapter 5 - The Neighbourhood Plan Area

The NP area is shown on Map1 on page 8.

5.1 The Plan boundary takes the village as its focus

The Plan boundary takes the village as its focus. To the north, Titchfield Abbey Conservation Area and the railway line create a clear physical boundary. To the west, the Plan area is defined by the built-up edge of Locks Heath and Park Gate, following Cartwright Drive, Warsash Road and Brownwich Lane. Similarly, the eastern boundary is defined by the built-up edge of Fareham and housing along Abbeyfield Drive and Catisfield Lane.

There are protected public open spaces such as Chilling Woodland (Thatcher's Copse). Thatcher's Copse is a site of importance for Nature Conservation and an Ancient Woodland. Titchfield Haven National Nature Reserve is statutory designated as part of the Solent and Southampton Water Special Protection Area (SPA) and RAMSAR site - a site of Special Scientific Interest (SSI). These woodland blocks and open spaces provide a distinctive southern approach to the village, characterised by large open vistas across fields to surrounding urban areas.

The approach to Titchfield from all directions involves changing from an urban area through water meadows, valley and woodland towards the village centre.

A more detailed explanation of the Plan area is in [Appendix 13](#) and a map is in [Appendix 14](#).

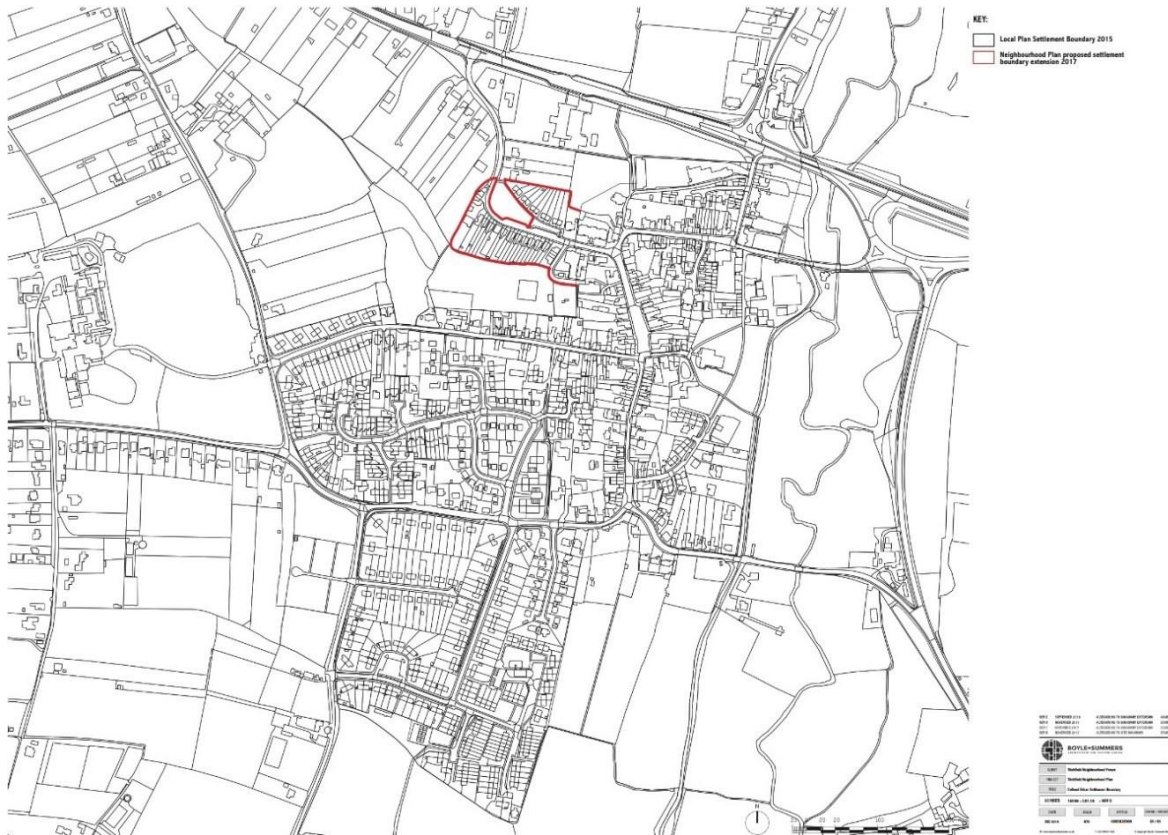
Two important considerations in respect of the Plan area relate to the Defined Urban Settlement Boundary (DUSB) for Titchfield (Core Strategy Adopted 2011) Policies CS2, CS6, CS9 and CS11 which deals specifically with Titchfield) and the Strategic Gap (Policy CS22) - see map 1, page 8.

5.2 Defined Urban Settlement Boundary

The NP Policy [H-3-DUSB.1](#) proposes extending the existing Defined Urban Settlement Boundary (DUSB) for Titchfield to include properties along Southampton Hill. On the northern side of Southampton Hill the existing Defined Urban Settlement Boundary stops at the Village Gate housing complex. On the southern side it cuts through the more recent Titchfield Meadows housing development and Jubilee Surgery.

During consultation on the Neighbourhood Plan, part of Southampton Hill was seen to form an integral part of the village footprint. The properties clearly read as part of Southampton Hill entirely in keeping with the village character and the view along the street leading to and from the village centre. Their inclusion within the DUSB for Titchfield could provide potential opportunities for small scale infill development in line with Policy CS11 (Core Strategy Adopted August 2011). The proposed new DUSB will exclude the area of green open space to the south of house numbers 5 - 21 Southampton Hill as shown on the Plan.

Map 2 — DUSB Proposed Extension to Defined Urban Settlement Boundary (DUSB) shown in Red



5.3 Strategic Gap

The Adopted Local Plan, August 2011, Policy CS22 identifies land around the village between Fareham/Stubbington and the Western Wards as the Meon Gap – a Strategic Gap. Importantly, all of this land is treated as countryside. This means that proposals for development will not be permitted, either individually or jointly, if they would significantly affect the integrity of the gap.

A recent review of the Strategic Gap designations as part of the Local Plan Review (Fareham Landscape Assessment – Part Three, 2017) has considered it critically important to retain the Strategic Gaps in the Borough. The Meon Gap, which plays a vital role in helping to maintain the separation of Titchfield from settlements to the west and east of the valley. The Meon Gap is shown on map 1 page 8.

Chapter 6 -The Vision for Titchfield

A clear vision for the future of Titchfield reflects the aspirations of the community. Beneath each vision statement has been included the policies and community aspirations to which they refer. The vision covers these core themes:

1. Ensuring that any new housing meets the criteria set out in this Plan
 - Policy H1, Windfall Housing Development
 - Policy H2, Affordable Housing
 - Policy H3 Local Need
 - Policy H4 Development Design

2. Addressing traffic and parking issues to ensure a safe and healthy environment
 - Policy GA1
 - Policy GA2
 - Policy P1

 - Community Aspirations CA 1, 2, 3, 4, 5 and 6

3. Ensuring that the local economy for employment and facilities will continue for residents and visitors -
 - Policy CE1
 - Policy CE2

 - Community Aspirations CEA1, CEA2

4. Having an enhanced environment
 - Policy BE1
 - Policy BE2
 - Policy BE3
 - Policy NE1
 - Policy NE2

Policy OS1

Community Aspirations BE1, BE2, NE1, NE2, OS1, OS2, OS3, OS4

5. Preserving village life and amenities together with conservation issues

Policy HT1 Preserving Historic Environment

Policy HT2 Archaeological Assessment

Community Aspirations HT2, HT2.2, HT2.3, HT3.1, HT3.2, HT.4, HT5, HT5.1, HT5.2, HT5.3, HT5.4, HT5.5

Chapter 7 - Turning the Vision into a Plan

From the 2015/16 survey a vision for Titchfield was formed. To enable this to become a Plan the Forum divided into sub-groups to deal with the various areas highlighted by the survey. Consultation meetings with residents were also held and used to set the agendas for the sub-groups. From this consultation, community aspirations were formed and some areas were set out in aims, objectives and policies - see Consultation Statement on how the sub-groups were formed and the topics covered.

The next stage was to ensure that the Neighbourhood Plan would comply with the Government requirements contained in the National Planning Policy Framework 2012.

7.1 Strategic Environmental Assessment

FBC, as the Responsible Authority in this matter, is required to determine whether a Strategic Environmental Assessment (SEA) needs to be carried out for this Plan.

The Council provided the Forum with a copy of the Screening Report, an Appropriate Assessment and a Screening Notice. It has been informed that at the present time, no action needs to be taken. In conjunction with Natural England, the Environment Agency and Historic England, FBC has analysed and assessed the draft Plan and the processes which led up to its production. They have decided that a SEA is not required. The full document can be seen in the audit trail, April 2015 SEA Screening decision - HNP final, [Appendix 15](#).

7.2 The Titchfield Neighbourhood Plan, the National Plans and the FBC Plan

The NPPF and Sustainable Development

The golden thread running through both plan-making and decision-taking within the NPPF is the presumption in favour of sustainable development (NPPF, para 14).

Sustainable development, which is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Resolution 42/187 of the United Nations General Assembly), incorporates the three inter-related dimensions of: an economic role, a social role and an environmental role.

Plans need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development in different areas and in different ways that ultimately seek to (NPPF [2012](#), paras [9 and 10](#)):

- make it easier for jobs to be created in cities, towns and villages
- move from a net loss of bio-diversity to achieving net gains for nature
- replace poor design with better design
- improve the conditions in which people live, work, travel and take leisure
- widen the choice of high quality homes.

7.3 Table 1 on the following page shows Titchfield NP Support for the National Planning Policy Framework (NPPF) and Achievement of Sustainable Development.

Titchfield NP Policies	NPPF Achieving Sustainable Development								
	Table 1								
	Building a Strong, Competitive Economy	Ensuring the Vitality of Town Centres	Promoting Sustainable Transport	Delivering a Wide Choice of High Quality Homes	Requiring Good Design	Promoting Healthy Communities	Meeting the Challenge of Climate Change, Flooding & Coastal Change	Conserving & Enhancing the Natural Environment	Conserving & Enhancing the Historic Environment
DUSB 1 Urban Area Boundary		✓		✓					
H1 Windfall Development		✓		✓		✓		✓	✓
H2 Affordable Housing				✓		✓			✓
H3 Local Need				✓		✓			
H4 Development Design	✓	✓	✓	✓	✓	✓	✓	✓	✓
GA1 Pedestrian Safety			✓			✓			
GA.2 Cycle Links			✓			✓			
P1 New Dev. Parking	✓	✓	✓	✓	✓				
CE1 Conversion of Commercial Premises	✓	✓			✓				
CE2 Access to Shops & Amenities		✓	✓	✓		✓		✓	
BE1 Energy Efficiency					✓	✓	✓	✓	✓
BE2 Water, Energy, Flood Risks						✓	✓	✓	
BE3 Landscaping and Biodiversity						✓	✓	✓	
NE1 Special Protection Areas						✓	✓	✓	✓
NE2 Non-statutory sites and initiatives						✓	✓	✓	
OS1 Open Spaces						✓		✓	
<u>HT1 Preserving Historic Environment</u>					✓				✓
<u>HT2 Archaeological Assessment</u>									✓

7.4 Support for FBC Local Plan

The statutory Development Plan applicable to the NP area currently comprises:

- Local Plan Part 1: Core Strategy (Adopted 2011)
- Local Plan Part 2: Development Sites & Policies (Adopted 2015)

FBC has committed to a review of its Local Plan (Fareham Draft Local Plan 2036) to reflect emerging housing and employment needs until 2036.

Within the adopted Local Plan, Titchfield is recognised as an important village location which is expected to maintain its role as a local centre. The Local Plan recognises that ‘changes of use away from retail’ will be resisted in the centre to ensure the retention of local services, vitality and viability, and wider hierarchy of centres (Strategic Objective SO4, Policy CS3). Only small-scale development is envisaged within the settlement boundary (Policy CS11). The key factors shaping future development in Titchfield are its important historic environment, which includes three of Fareham’s six Scheduled Ancient Monuments, and its position in the Meon Valley separating the two main urban areas within Fareham - refer to Conditions Statement - see policy CS17 of the Local Plan, part 1.

A summary of the relationship between the NP and Key Policies of the Adopted Local Plan is set out in Table.2 on the following page.

7.5 Table 2. Titchfield NP Support for Adopted Local Plan Key Policies

Titchfield NP Policies	Fareham's 5 Key Local Plan (Part 1) Policies				
	CS1 Employment Provision	CS2 Housing Provision	CS3 Vitality & Viability of Centres	CS4 Green Infrastructure, Biodiversity & Geological Conservation	CS5 Transport Strategy & Infrastructure
DUSB 1		✓	✓		
H1 Windfall Development		✓	✓		
H2 Affordable Housing		✓		✓	
H.3 Local Need		✓			
H4 Development Design	✓	✓	✓	✓	✓
GA1 Pedestrian Safety	✓	✓	✓	✓	✓
GA2 Cycle Links	✓	✓	✓	✓	✓
PO1 Parking	✓	✓	✓		✓
CE1 Conversion of Commercial Premises	✓		✓		
CE2 Access to Shops & Amenities		✓	✓		✓
BE1 Energy and Efficiency	✓	✓	✓	✓	✓
BE2 Water, Energy, Flood Risks				✓	
BE3 Landscaping and Biodiversity		✓	✓	✓	
NE1 Special Protection Areas				✓	
NE2 Non-statutory sites and initiatives				✓	
OS1 Open Spaces		✓		✓	
<u>HT1 Preserving Historic Environment</u>			✓		
<u>HT2 Archaeological Assessment</u>			✓		

Chapter 8 - The Structure of the Plan

Aim – highlighted in lavender

Objectives – highlighted in pale green

Policies which form part of the Neighbourhood Plan– highlighted in pale blue

Community Aspirations are clearly identified in orange boxes in this Plan.

Note: Community Aspirations do not concern land use matters and as such are not part of the formal Neighbourhood Plan. However, they set out the aspirations of the community, and are a significant part of what the community is trying to achieve.



Rowans Hospice shop in a recently renovated building in the Square

Chapter 9 - Housing

9.1 Background and rationale

Map 1 on page 8 shows the main housing locations and some of the key features within the Plan area.

Housing development is mainly located to the south-west of the village centre either side of Coach Hill. These include the Garstons' estate to the north of Coach Hill and the Bellfield estate to the south. Originally the Bellfield estate was made up of rented properties but currently over 54% of the homes are owner occupied (FBC). This home ownership of properties throughout the village means there are fewer properties available to rent than previously.

Titchfield house prices are high compared with other properties in the borough and young people cannot afford to buy property here. This plan proposes to redress the balance.

9.2 Meeting future housing needs in Titchfield

Forecasting housing needs is not an exact science. When new developments occur, it is not always possible to know the quantity and type of property that will be built until the build process is completed. Market forces and planning issues can change the original plan as building is in progress.

A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. As a result it is likely that FBC will reassess the housing requirement for the borough. Also, at the time of writing, the NPPF has been under review. There are to be changes to the methodology for assessing local housing needs. In the light of these changes, it is likely that FBC will reassess the housing requirement for the borough in the future.

That said, what follows is based on the best data available at the time of writing:

A Housing Needs Assessment, Appendix 31 commissioned by the Titchfield Neighbourhood Forum in 2017. The assessment, carried out by AECOM, was financed by a grant from Locality, a government sponsored organisation.

Consultation with Fareham Borough Council

Data gathered by the Forum Housing Needs Questionnaire Appendix 7

The Forum's assessment of current housing stock Appendix 32

The Forum's Site Assessment Report Appendix 34

Data from the 2011 Census

9.3 How many additional houses are needed in Titchfield?

The Housing Needs Assessment was produced by AECOM. The report was completed in 2017 - [Appendix 31](#).

The AECOM report para 20 states “Therefore, in arriving at a final housing figure, we do not judge there is any justification to make an uplift to the figure beyond 262 dwellings for the *period*.” Neighbourhood Plan

The period covered by the AECOM Report is for 2018-2034, which at the time the report was commissioned was the NP Plan period, so the AECOM report was proposing a housing increase of 262 additional dwelling over a 16-year period - i.e. approximately 16 dwellings per year. The AECOM report used data from the 2011 census and other recent statistical information

Locality, following advice from AECOM, advised that ‘There is no reason why dwellings completed up to 2018 cannot count towards the fulfilment of your housing target’. Therefore, account has been taken of the following:

- 20 dwellings (6 houses and 14 apartments) completed since 2011.
- 86 retirement homes currently being built and due for completion in 2018, and
- 3 dwellings under construction on the old Titchfield Motors site.

So, by the end of 2018 a further 109 dwellings – approximately seven years supply - will be completed or under construction.

This leaves a requirement of 153 dwellings to be needed over the lifetime of the Plan preferably provided by windfall sites (refer to summary, p 9 and policy H1)

Note. Whilst the AECOM study was in progress the Fareham Draft Local Plan 2036 was published so the Titchfield NP period (originally 2018 - 2034) has also changed to align with FBC. This report covers the Plan period 2011 - 2036. The AECOM report was completed in 2017 whilst the Plan was in progress. The housing figures within this report therefore reflect the housing needs assessment for 2011-2036.

9.4 Types of dwellings in Titchfield

Fig 3 (below) taken from the 2011 Census shows the type of dwellings that exist within the NP area. Most are owner occupied. There is a higher proportion of rented and private accommodation compared with the rest of the Borough - but lower than national levels as shown below:

Titchfield Property Statistics

Titchfield Owned	73.3%
Share Ownership	0.2%
Affordable housing	13.0%
Private rented	12.0%

Fareham Borough Statistics

owned	84.4%
shared ownership	0.6%
affordable housing	8.1%
private rented	10.0%

Fig 3

Mix of housing in plan area

	%.	Number
Detached.	35.5	453
Semi-detached.	31.8	405
Terraced.	22.3	284
Flats, maisonettes, apartments	7.5	96
Shared homes.	1.3	20
In commercial buildings.	1.6	20

Fig 4

9.5 What sort of dwellings do we need in Titchfield?

The following extract from the Forum's own housing needs survey, [Appendix 7](#), Fig 5, shows that residents have a strong preference for 'affordable to buy' and 'social housing' (now known as 'affordable rented housing'). See policy H.2.



Fig 5

At the time of this survey residents understood 'affordable housing' to mean lower priced houses to purchase for owner occupation.

- The Forum's Housing survey shows a community preference for smaller dwellings i.e. 1, 2 or 3 bedroom houses. [Appendix 7](#)
- The community does not support the loss of smaller properties within the NP area
- This Plan requires all development to demonstrate good quality architectural and landscape design that reinforces or promotes the local character of the village and makes provision, where viable, for suitable open green spaces accessible to the public

9.6. Where will the new houses be built?

The Housing group identified, assessed and ranked a number of potential sites within the Plan area, [Appendix 34](#). Potential sites were identified but no sites fully met the NP policies or the adopted policies in the FBC Core Strategy, Adopted 2011, Policy CS11.

The Forum is therefore not specifying sites in this Plan. The justification for the policy can be found in the summary p 9 para 1.2 and is in line with the Adopted Local Plan Core Strategy 2011.

This is in line with Fareham Local Plan 2036, 5.46:

'Titchfield is a small settlement, with a rich historic character and a thriving local centre. Few development opportunities have been identified, apart from small scale infilling proposals.'

The approach is that preferably windfall development within the revised Defined Urban Settlement Boundary will meet 10% of the required housing need. See Policy H1. Windfall Development.

Community consultation showed a preference for new development to be on Brownfield sites as opposed to Greenfield sites. The re-use of previously developed land is proposed in accordance with FBC Local Plan Core Strategy C2.2.

The FBLP records that a major housing allocation at Hunts Pond Road, Titchfield Common had planning permission subject to legal agreement. Planning permissions have been granted and 310 dwellings were completed in the period 2008 to 2014. This site is just outside the NP area, adjacent to the Titchfield Ward boundary and less than 1km to the west of the Plan area. The Plan acknowledges the contribution that the nearby Southampton Road, Titchfield

Common site will make towards meeting Borough housing needs but recognises that it cannot satisfy any of the NP housing need. This development is just outside the NP area and adjacent to the Titchfield Ward boundary. It is less than 1km to the west of the Plan area. The site is allocated in the Draft Fareham Local Plan 2036 and is for 400 new homes, mostly smaller 2-3 bedroom homes with a significant amount of affordable housing.



Map 3 The Southampton Road Site, known locally as the Hambrook Site

9.7 Housing aims, objectives, policies and community aspirations

Aim

To provide for the future housing needs in the Neighbourhood Plan area in accordance with the policies set out in this Plan and the FBC Adopted Local Plan, Part 1 and 2 and [Draft Fareham Local Plan 2036. Emerging Plan 2036.](#)

Objective H1.

Future housing should meet local needs
See policy H.2. and policy H.3.

Objective H2.

New housing should be provided within the revised DUSB.
See Policy H.3.

Objective H.3

All new housing to deliver high quality standards of design in keeping with the existing character of the surrounding area.
See policy H.4.

Policy DUSB.1 Defined Urban Settlement Boundary

This Plan proposes a review of the Defined Urban Settlement Boundary for Titchfield to include properties along Southampton Hill as shown on Map 2 page 18.

Justification for the following policy is as follows:

- Site assessment sheets, see Appendix 34, shows no sites meet proposed plan policies as consulted at Forum and residents' open meetings
- Evidence shows windfall sites becoming available in NP areas. Examples of recent windfall sites are The Coach and Horses Development, Titchfield Meadows flats and Titchfield Motors site. The development at the north of the Holiday Inn was not a planned site so could also be defined as 'windfall'.

Policy H1 Windfall Housing Development:

Housing growth will be met by small scale infill development within the revised Titchfield DUSB. So far as practicable housing growth of 153 dwellings will be met by small-scale infill development within the Titchfield DUSB. To the extent that this is not practicable applications will be considered on their merits in accordance with national and local policy.

Justification for policy H.2 and H.3

Community consultation, p 29 NP para 9.5

Policy H.2 Affordable Housing

Affordable housing will be provided on sites in accordance with policy CS18 of the Adopted Local Plan 2011.

Policy H.3 Local Need

Future housing should be a mix of homes including both affordable to rent and affordable to buy to meet local need.

Policy H.4 – Development Design

Development that takes the opportunities available for enhancing local distinctiveness will be supported where it:

- a) demonstrates good quality architectural and landscape design that reinforces or promotes the character of the surrounding area and respects the existing style and scale of buildings within the area; acknowledges established building lines;
- b) replaces poor design with high quality design in keeping with the character of the surrounding area; retains as many existing trees and hedges as possible within sites and along the boundaries;
- c) bears in mind established building lines; provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1)
- d) where a conservation area is affected, bears in mind the relevant strategy and assessment;
- e) retains as many existing trees and hedges as possible within sites and along the boundaries;
- f) provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1)

9.8 Supporting Evidence

- Urban Area Boundary Proposal to FBC, [Appendix 33](#)
- Housing needs website post, [Appendix 29](#)
- Forum Housing Needs Survey, [Appendix 32](#)
- The Forum Housing Needs Questionnaire, [Appendix 7](#)
- The Forum's Site Assessment Report, [Appendix 34](#)
- Data from the 2011 Census
- FBC Core Strategy 2011 Part 1 and 2
- FBC Emerging Plan 2036



The Great Barn

Chapter 10 - Getting Around

This section deals with **Traffic, Parking, Pedestrians, Cycling and Footpaths.**

10.1 The Neighbourhood Plan and Traffic Issues

The Forum recognises that Neighbourhood Plans cannot deal retrospectively with traffic issues so much of what follows is aspirational. However, a significant concern emerging from the village survey and open consultations is the present traffic and parking situation.

Many of the community aspirations set out in this plan have been identified in the hope that, by working with appropriate stake-holders, further improvements to traffic management in the Plan Area can be made.

The Forum recognises that Hampshire County Council (HCC) is the highway authority and is responsible for the up-keep, improvement and expansion of the highway network within Hampshire borders.

10.2 Introduction

The Village survey, [Appendix 6](#), carried out by the Forum in 2016, included the question: 'What are the main problems in the village?'

Traffic and parking issues made up 72% of the responses

In answer to the question: 'What would make Titchfield a better place to work, live and play?' the top two items were:

- 20 mph speed limits
- Safer crossing places

Inadequate footpaths also endanger pedestrians using Southampton Hill (northern part) and West Street (vicinity of Gaylords Antique Shop)

10.3 Background

Titchfield has a long-standing history of traffic problems and action being taken to mitigate them. The A27 Titchfield by-pass (mid 1930s) is a prime example where the solution to a traffic issue was found by cutting a swathe through the area. More recently the change to the road configuration in South Street (circa 1960) has improved only some aspects of road safety but still South Street is a daily cause of congestion. Even more recent has been the extensive range of enhancements (and investment) to the A27 in the vicinity, aspiring to improve journey times on the A27 and reducing the need to take alternative routes.

10.4 Where we are now

Areas where traffic issues dominate are set out in detail in [Appendix 19](#) but can be summarised as follows:

- Segensworth to Stubbington and beyond
- Warsash to Fareham
- Warsash to Stubbington
- East/West traffic using Fisher's Hill

For more details see the Forum Traffic Group Report – [Appendix 20](#)

The underlying principles that the group has taken into consideration may be summarised as:

- Ways and means to improve the health and well-being of residents and businesses
- Consideration to minimise the impact on the environment including noise pollution and air quality
- The current emphasis on traffic calming engineering solutions that speak to the horizontal dimension such as road narrowing schemes vice the vertical dimension e.g. speed bumps

10.5 Pedestrians

Although traffic has increased over the years, there are only two official crossing points in the area.

- One is at the bottom of Southampton Hill - an island with a 'Keep Left' sign which enables residents to cross to the centre of the road and wait before moving on.
- The other is the pedestrian crossing at the traffic lights on the A27. Elsewhere pedestrians have to take great care and be patient when wanting to cross the road.

Crossing the Square is difficult for all pedestrians and there is a need for at least one crossing point.

People such as those in wheelchairs, using walking aids or pushing buggies are especially disadvantaged by lack of pavements, restricted access on narrow pavements, very few dropped kerbs and no safe crossing points in busy areas see [Accessibility Report, Appendix 9](#) carried out by the Forum in 2017.



Corner of Coach Hill/
South Street



Vehicles speeding through the Square in each direction had to be stopped to enable this wheelchair user to cross the Square.

A particular area of concern for pedestrians is where South Street meets Bridge Street and Coach Hill. The pavement on the north side of Coach Hill is dangerously narrow so pedestrians and wheelchair users must use the south side of the road - i.e. they must cross to the east side of South Street before crossing at the end of Bridge Street to use the pavement on the south side of Coach Hill.

A crossing point is needed here.

People walking to the recently enlarged and busy Titchfield theatre, have to negotiate St Margaret's Lane, where for the most part, there is no footpath.

10.6 Parking

When the NP traffic group met with HCC it was explained that the ratio of cars per household in Hampshire is the second highest in the country. The growth of car ownership has not been offset by any significant increase in parking facilities.

The growth of Titchfield as a business focus, together with the higher than national average of car ownership of residents, has increased pressure on parking in the older parts of the village where many houses have no off-road parking.

The village survey indicated that the majority of workers in local businesses are not village residents so use cars to commute, thereby adding to the problem. Staff in local businesses have been asked by FBC to park in the community centre car park rather than occupy places in the High Street and Square. Some have co-operated.



Lorries in the Square

The parking problem is worse when there are events in the village – and Titchfield has many events all year round.



Parking on the kerb in West Street

There are some places, e.g. Church Street, Mill Lane, West Street, where cars are parked partially on the kerb to ease movement of other traffic, but this in turn means that pedestrians have no choice but to walk in the road. For some, such as wheelchair users, this makes the street virtually impassable unless they take to the road.

Currently, there are few restrictions on roadside parking.

10.7 Car Parks in the Plan Area

- The Community Centre car park has 121 spaces. No charges apply to people using this facility and there is no time limit - but no overnight parking.
- There is a car park with 46 spaces and a 3-hour limit behind Jubilee Surgery adjacent to Barry's Meadow
- There is a car park with 15 spaces at the Bridge Street end of the village - no time limit. It is used mainly by people intending to walk the canal path. This car park is poorly lit and away from public view.
- There is also a car park (60 spaces) north of the A27 serving the boxing club, tennis courts and play area but its location means that it is not often used by visitors and shoppers.
- There will also be a car park provided off Cartwright Drive to serve the Country Park when the adjacent residential development is complete.
- The other main options for car parking may be found in The Square (some spaces have limited stay times) and the adjoining roads.

All roads that are close to The Square have a mix of resident and visitor parking. There are commuters who regularly park in the Square then car-share or take the bus to their eventual destination. In the event of a serious incident, emergency vehicles could be severely handicapped when trying to access certain areas due to parked cars partially blocking roads.

10.8 Residents' Parking

The Forum investigated the options for resident parking and controlled parking zones. Given the strength of feeling across the local village residents, this needs to be addressed.

10.9 Buses

The village is served by two bus routes X4 and X5. These services connect Titchfield, Fareham, Southampton, Portsmouth and Gosport. Only the X4 passes through the village centre. As recently as 2016 the X5 passed through the village via Southampton Hill and East Street but now the X5 travels along the A27 so is not as well used as before.



The new, larger buses passing through the village via South Street, where the road is narrow in places, regularly create difficulties and road rage incidents are commonplace. Views are equally divided, however, on the issue of 'buses passing through the Square'. [Appendix 8](#) shows the results of the traffic questionnaire completed by the residents.

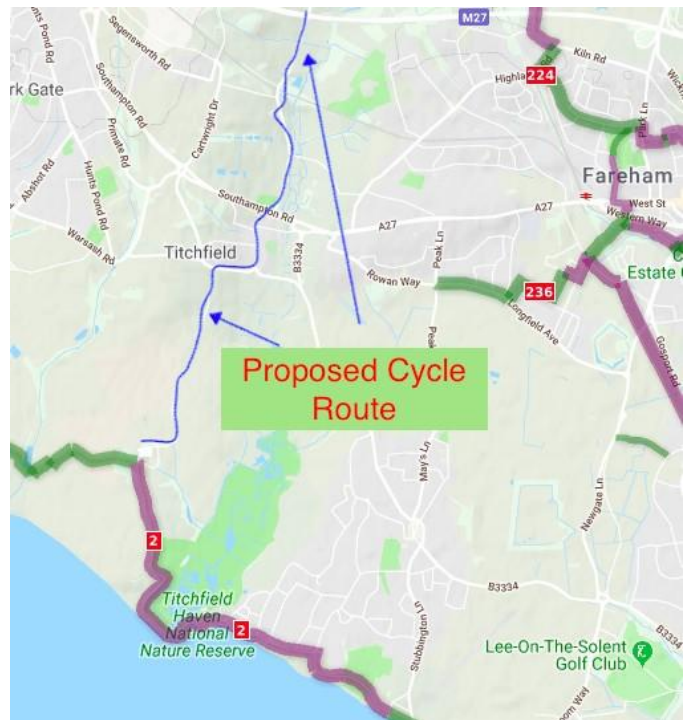
The Forum supports the retention of two bus routes, but strongly recommends that options are investigated to improve the situation within the village.

10.10 Trains

The nearest train stations are Fareham and Swanwick. From Fareham there are direct services to Portsmouth, Southampton, London, Gatwick and South Wales. Swanwick is on the Southampton to Brighton line.

10.11 Cycling and Footpaths

What follows is based on the Footpath and Cycling sub-group report, see [Appendix 24](#).



Map 4

10.12 Cycling

Cycling in and around Titchfield is difficult. There is no definable cycling route within the Boundary Plan area. Potential cycle routes to key services and facilities should be reviewed e.g. schools, shops.

Ideally there should be a definable cycle path connecting the Abbey area in the north to the canal and Titchfield Haven in the south.

The NP recommends a cycle route from Titchfield to the beach via Posbrook Lane, because it would then link with the National Cycle Network (NCN) route along the South Coast. However, Posbrook Lane is narrow and speeding cars make it very dangerous. Some cyclists therefore have taken to using the canal path despite the fact that cycling on the canal path is not allowed. The canal path is well-used by visitors and residents and is a favourite place for families to walk with their children.

It is not safe to have speeding cyclists and walkers using the canal path at the same time.

Through consultation, residents have advised that they do not favour cyclists using the canal path. The NP recommends having a designated safe route for cyclists via Posbrook Lane to link with the National Cycling Network along the South Coast.

10.13 Footpaths

Footpaths and pavements provide a vital communication link across the village and are used by people of all ages and abilities. Whilst it is essential to sustain the character of the village, maintenance (and in some cases introduction) of adequate and safe facilities is crucial. This is developed in community aspirations.

The main areas of concern are safe routes to schools and condition of pavements around the village. The Forum therefore wishes to consult and work with FBC and HCC and other parties on the improvement and maintenance of all footpaths as well as the promotion and signage of recreational footpaths.

10.14 Transport aims, objectives, policies and community aspirations

Sustainable Transport Policy: Sustainable Transport – Fareham Local Plan 2036

The FBC's Local Plan Part 1 Core Strategy states: ~~Fareham Local Plan 2036 part 1: Core Strategy (2011) para states:~~

The objectives of national planning policy guidance on transport ~~32~~ are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable travel choices both for carrying people and for moving freight. This approach seeks to support national economic competitiveness and growth, by delivering reliable and efficient transport networks. Ensuring that homes, jobs, shops and services are accessible by good quality, safe and convenient transport is essential to achieving sustainable development. Satisfying travel needs for individuals and businesses whilst reducing the need to travel, particularly by car, and promoting less environmentally damaging forms of transport is also essential to sustainability. Increasing the proportion of journeys made by public transport, cycling, and walking benefits all sections of society. It provides a means of reducing delay, costs, greenhouse gas emissions, pollution and accidents, conserving resources and sustaining balanced communities that might otherwise become restricted to those with access to a car.

Aim

The aim for traffic and parking in Titchfield is to create a pollution free traffic and parking environment that enhances the safe movement of pedestrians, vehicles, cyclists, visitors and residents. This should seek to meet the needs of all residents and visitors to the village affording full and safe access to all amenities.

Objectives

Traffic Objective T.1.

Improve highway safety for pedestrians by introducing additional pedestrian crossing points and traffic calming measures.

Traffic Objective T.2

Improve highway safety for pedestrians by widening public footpaths, providing drop kerbs as appropriate.

Traffic Objective T.3

Reduce pollution caused by traffic to contribute to the delivery of the Council's Air Quality Action Plan

Traffic Objective T.4
Enhance safe walking and cycling routes within the Plan area.

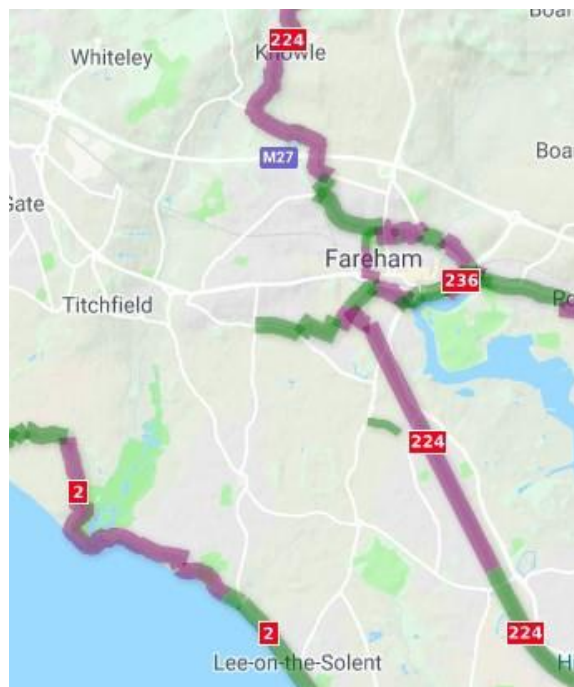
10.15 Traffic Policies and Community Aspirations

Policy G.A1 Pedestrian Safety

New development should maximise ~~seek to respond to~~ opportunities to provide new and improved safe and convenient pedestrian routes through the Plan area.

Policy G.A2 Cycle Links

New development that is likely to contribute to increased private motor-vehicle mileage should provide or support cycling routes to other areas, communities and the National Cycling Network or otherwise mitigate their traffic impact. ~~should provide cycling routes to other areas, communities and the National Cycling Network.~~ This to be in accordance with FBC Green Infrastructure Strategy and forthcoming Active Travel Strategy.



Map 5. Lack of connections to National Cycling Grid

The Community Aspirations listed below are to be agreed with the highways authority (HCC) if connected with highways or with FBC.

Community Aspirations T.1

Work with HCC/FBC to install a pedestrian operated crossing on Coach Hill.

Community Aspirations T.2

Negotiate with HCC/FBC to put in place safe crossing points for pedestrians

Community Aspirations T.3

Negotiate with HCC/FBC to create more traffic calming measures that will reduce the speed at which traffic can flow along the roads in and around the Plan area including Mill Lane on the north side of the A27

Community Aspirations T.4

Continue to negotiate with HCC/FBC to extend the existing area covered by the 20mph limit.

Community Aspirations T.5

Investigate the possibility of providing cycle lanes within the Plan area.

Community Aspirations T.6

Negotiate with FBC/HCC for additional pavements to increase pedestrian safety – see Accessibility Audit, [Appendix 9](#)

Community Aspirations T.7

Investigate the possibility of changing parking within the Square so that cars are parked in the middle of the road leaving the area in front of pavements clear. This should make a one-way system for traffic around the Square and thus reduce traffic speed.

Community Aspirations T.2.1

To work with relevant groups, both private and public authorities, to improve and maintain the canal path and canal waterway for the benefit of walkers.

Community Aspirations T.2.2

To continue to work and consult with FBC/HCC and other parties on the improvement and maintenance and advertising of recreational footpaths.

Community Aspirations T. 2.3

To recognise and work to continually to improve the conditions to meet the needs of the various cycling communities e.g. schoolchildren and leisure cyclists.

10.16 Parking objectives, policies and community aspirations

Parking Objective 1

Provide adequate off-road parking for motorised vehicles and cycles.

Policy P.1. New Development Parking

New development within the Titchfield Neighbourhood Plan Area should include appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD. ~~must comply with the residential Parking Standards (SPD) in terms of off-road parking.~~ Self-sufficiency of parking may not always be achievable or viable depending on the nature of the development and constraints of the location. Development should take account of current FBC residential and non- residential parking standards. This may not always be maximum levels, again due to site viability or site constraints. This means:

Development proposals should, wherever possible, include the maximum level of off-street parking. See FBC Adopted SPDs on residential and non-residential parking standards. See also policy H.4

To encourage cycling as a method of travel, safe accessible cycle parking facilities should be provided within residential developments and in appropriate locations and destinations within the Plan area – e.g. the village centre.

Community Aspirations PO.1

To continue to negotiate for controlled parking primarily in the Square and surrounding streets.

Community Aspirations PO.2

Negotiate with FBC/HCC for improved signage and lighting for parking areas.

Community Aspirations PO.3.

Continue to negotiate with FBC to establish additional parking provision.

Community Aspirations PO.4

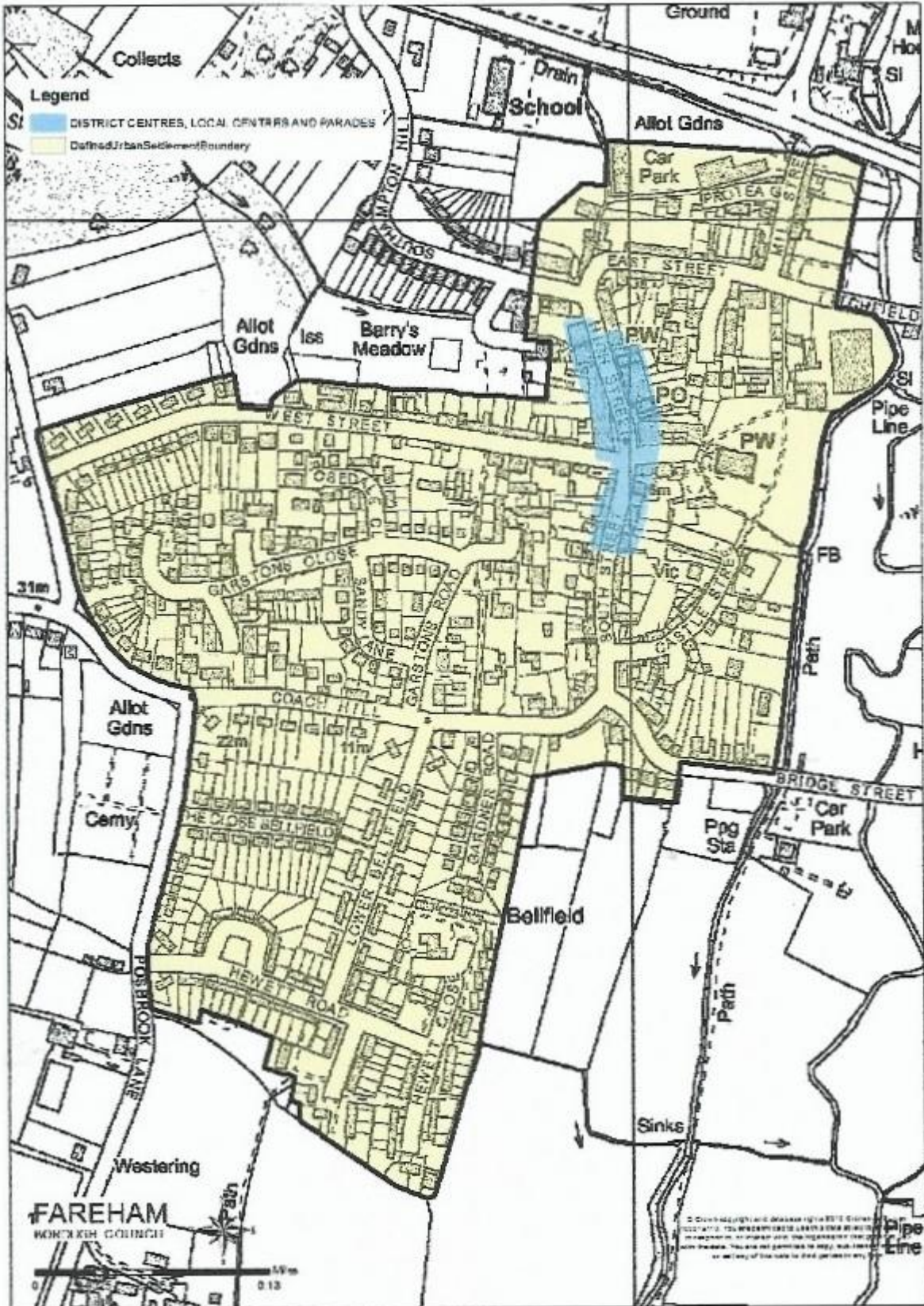
Investigate the possibility of changing the parking times in Barry's Meadow car park to enable cars to park overnight e.g. from 6.00pm - 8.00am.

10.17 Supporting evidence

- the Village Survey carried out in February 2016, [Appendix 6](#)
- the Forum accessibility report - July 2017, [Appendix 9](#)
- the initial report from the traffic sub-group to the Forum, [Appendix 20](#)
- information gathered at open meetings, [Appendix 21](#)
- an informal meeting with a HCC representative, [Appendix 22](#)
- July 2017 Open Meeting traffic questionnaire results, [Appendix 8](#)
- Estimated costs, [Appendix 23](#)
- HCC Traffic Plan, [Appendix 27](#)
- FBC Traffic Plan, [Appendix 28](#)



South Street



Map 6 Retail and Business Area

Chapter 11 - Commercial and Economic Objectives

Titchfield is mainly a residential community. There is, however, a considerable amount of business and commercial activity in the Plan area.

There are small business units in the converted tannery site. These include a carpet retail outlet, a car repair and spraying business and an IT consultancy. Also, there are smaller business activities which provide services and employment in the neighbourhood area in line with the Core Strategy, Adopted 2011. The local retail and commercial activities are valued by the residents.

11.1 Current activities within the boundary plan area:

- Retail - Two small grocer/supermarkets, butcher, chemist, sweetshop, charity shop, jeweller, emporium, two estate agents, travel agent, an antiques shop, hairdressers and beauty shops - see Map 6 page 50 for business areas
- Undertaker
- Hospitality - one hotel, five pubs, two cafes
- Agricultural - 3 garden centres
- Several farms as well as fruit and vegetable growers
- Motoring - 1 garage and 2 body shops
- The Tanneries business centre
- Building services - architects, builders, painters and decorators, plumbers, electricians
- Domestic services - cleaners, gardeners, tree surgeons, pet services
- Creative - designers, potters, glassworkers, soft furnishing providers
- Education - primary school, independent 8 - 13 years school, pre-school as well as specific types of education that take place in the Community Centre and a local public house
- Welfare services - sheltered accommodation, therapists, Earl of Southampton Trust sheltered properties and day centre, doctors' surgery, dentist,
- There are also home-based businesses



The Square from High Street

1.2 Aims, objectives, policies and community aspirations

Aim

The area needs to maintain a thriving local economy at its centre offering employment opportunities and services for residents and visitors.

Objectives

Objective CE.1 Proposals that result in the loss of retail and business units in the village centre identified by blue colouring on Map 6 will be resisted unless they result in new or improved employment opportunity. To ensure access for the residents to retail and businesses premises within the village

Policies

Policy CE 1 Conversion of Commercial Premises

Loss of retail and business premises. For the encouragement of new or improved employment opportunity, proposals that result in the loss of retail and business units will be discouraged

Policy CE 2 Access to Shops and Amenities

The Plan will support housing development in the Neighbourhood Plan area if it is planned to enable and facilitate access to local services, facilities as well as pedestrian, cycling and public transport routes.

~~Note. Walking distance is defined as 2 kilometres or 1-2 miles or 5-10 minute walk (Planning Policy Guidance – note 13 Transport 2000-2010).~~

Community Aspirations CE1

Encourage local businesses to recruit local people wherever possible in order to maintain a sustainable community. This to be done by, for example, advertising in local news and websites and posters on local boards when jobs are available.

Community Aspirations CE 2

Support any initiative that encourages the frequent use of local shops and services by residents and visitors.



Titchfield Mill

Chapter 12 - The Built and Natural Environment

The population of the Plan area is approximately 2500 residents (ref: AECOM Housing Needs Survey). The importance of maintaining the Strategic gaps between the main settlement areas in the Borough is a key planning principle at this time.

12.1 The Land

The land surrounding the village includes small scale pasture with a variable cover of trees; open floodplain pasture and complex wetlands; to the flat or gently undulating coastal plain. Wetland vegetations is a feature of the river valleys, which are particularly species rich and of high ecological value. There are areas of farmland under arable cultivation and horticultural use.

12.2 The Plan Area

The village is situated in a valley and has within it the Titchfield canal. The canal path from the village to the Meon Shore adjoins the Titchfield Haven National Nature Reserve. The Plan area also borders other sites of national and international importance. These are the Solent and Southampton Ramsar and Special Protection Area sites, relating to wetlands and assemblage of waterfowl. Within the area there are a number of sites of importance for Nature Conservation.



Brent Geese are often seen in and around Titchfield

The local population and the Haven share a common interest and responsibility to protect the area and its species. See 'Protect and where possible enhance the natural environment', [Appendix 35](#). There is a footpath along most of the canal but there is no official access for cycles and limited access for those in a wheelchair or on a disability scooter.

In times of heavy rainfall the River Meon overflows, resulting in areas adjacent to the canal being flooded. The water meadows give protection and must be retained. The canal is monitored to maintain appropriate water levels and sluice gates are adjusted as needed. Titchfield Haven staff undertake this task.

There are two Conservation Areas, one in the village and the other centred on the Abbey area. There are other listed buildings which are shown on Plan 1 p 8. The environment of the village is attractive and of historic importance and should be preserved and improved. The landscape within the whole Plan area is one of importance in respect of its character, quality, distinctiveness and its ecological and heritage features.

The area has no official cycle ways to enable cyclists to avoid the busy roads. There is a short section of bridleway from near Stony Bridge running northwards. The area also has a network of public footpaths.

12.3 Care of the Environment

The environment can be improved by energy efficiency measures. These include better insulation of existing industrial and commercial premises and to existing housing. Improvements could be achieved with higher efficiency boilers and heaters, and the appropriate use of solar panels. The Conservation Areas may restrict the use of solar panels but other housing is not restricted. The use of appropriate fuel and the reduction of open fires will also help.

Storm water run-off from existing buildings can be eased by planting trees, hedges and shrubs, and by the minimisation of paving and the provision of soakaways.

New buildings and developments should be constructed to the highest energy and water efficiency standards according to building regulations. Landscaping including the planting of trees, hedges and shrubs, and other biodiversity measures should be encouraged. The production of a Biodiversity Mitigation and Enhancement Plan (BMEP) will also be encouraged.

Two of the community aspirations will be that Titchfield should be a litter free area and should provide support for the FBC's vigilant approach to fly tipping.

12.4 Open spaces

In the Plan area there are valued open spaces whose future should to be assured. These are:

- The village green
- The 'Stones' area off West Street
- Barry's Meadow
- Southampton Hill green space
- Allotments adjacent to Titchfield Community Centre
- Allotments off West Street
- Allotments and cemetery at corner of Posbrook Lane
- Allotments at Segensworth Lane East
- The Church and cemetery
- The canal path and river banks
- Children's play area – Bellfield
- The Country Park area and lakes
- Abbey and grounds
- Water meadows
- Mill Lane recreation ground



The Village Green

These spaces are variously owned and maintained by public and private bodies including the Earl of Southampton Trust, FBC, HCC, Historic England and the Church. Some of these spaces could be protected under the Assets of Community Regulations 2012 and some classified as Local Green Spaces. Residents will be consulted and sources of funding identified to take this forward.

12.5 Aims, objectives, policies and community aspirations

The Built Environment

Aim

Protect and improve the built environment

Objective BE.1

Improve energy efficiency, alleviate flooding and air pollution

Policy BE1 Energy Efficiency

The NP supports the draft Local Plan 2036. This Plan supports the development proposals which, through design and layout, promote the efficient use of energy and water. The Plan also recommends the effective use of sustainably sourced materials, minimising waste and the reduction of CO2 emissions.

Policy BE2 Water, Energy and Flood Risk

Where proposals for new development meet the main policies of the NP it will be expected that energy and water efficiency are assessed and considered. Flood risk (Sequential Test) measures as identified in the Local Plan are also supported by the NP. ~~The Neighbourhood Plan supports the production of a Biodiversity Mitigation and Enhancement Plan (BMEP).~~

Policy BE3 Landscaping and Biodiversity

Any future development will be permitted providing landscaping and other biodiversity measures are in agreement with the Draft Local Plan 2036, policy NE1 and Policy NE2.

Community Aspirations BE1

Support initiatives to reduce litter and a vigilance to fly tipping

Community Aspirations BE2

Encourage appropriate schemes to minimise storm water run-off, landscaping and other biodiversity measures.

Community Aspiration BE3

Encourage the improvement of the energy efficiency of existing industrial and commercial premises, and to existing housing.

Community Aspiration BE4

Encourage the installation of solar panels and other appropriate renewable energy installations.

Community Aspiration BE5

Encourage the production of a Biodiversity Mitigation and Enhancement Plan.

The Natural Environment

The NP recognizes the clear commitment of FBC to maintain attractive environment and distinctive landscapes providing health and well-being to those living within the Borough. The following objectives and policies of the NP re-iterate these aims based upon the Landscape Assessment of FBC undertaken in 2016.

Aim

Protect and improve the natural environment

Objectives NE1

Protect and where possible enhance the landscape, biodiversity and geo-diversity

Objective NE2

Safeguard protected and notable species and wildlife habitats

Objective NE3

Mitigate the impact of climate change, alleviate flooding and improve air quality.

Policy NE1 Special Protection Areas

Provide support to the Solent and Southampton Water SPA and Ramsar areas, and the Titchfield Haven SSSI and NNR site.

Policy NE2 Non-Statutory Sites and Initiatives

Provide support to non-statutory sites and initiatives within the Plan area e.g. SINC's and sites identified as important to the Solent Waders and Brent Goose Strategy and Bird Aware Solent.

Community Aspirations NE1

Continue to monitor the safeguarding of protected and notable species, and wildlife habitats.

Community Aspirations NE2

Support measures to reduce invasive non-native species and notifiable weeds.

Community Aspiration NE3

Encourage and support good farming practice to maintain and enhance the natural environment and biodiversity

Open Spaces

Aim

Value and improve open spaces

Objective

Monitor, maintain and improve the areas identified as open spaces

Policy OS1 Open Spaces

Protect the existing and any new open spaces

Community Aspirations OS1

Continue to liaise with FBC to ensure residents' wishes regarding the country park are taken into consideration.

Community Aspirations OS2

Continue to work with The Earl of Southampton Trust and FBC to improve the play area and access to Barry's Meadow. Liaise with FBC on the maintenance and, when appropriate, the improvement/upgrading of the community equipment in Bellfield.

Community Aspirations OS3

Advertise and support allotments and food growing initiatives

Community Aspiration OS4

Identify funding and consult with residents to set priorities to maintain and improve public open spaces. This includes the use of the Assets of Community Regulations 2012 funds and the Local Green Spaces Classification where appropriate.

Further Reading/Resources

These can be found at the end of [Appendix 35](#)

Chapter 13 – Historic Titchfield

Introduction

For a village Titchfield has a remarkable history and heritage.

From the inception of Titchfield Neighbourhood Forum there was a clear intent to recognise and preserve the Heritage of Titchfield. A Historic sub group of Forum members was formed and, following the first public consultation, a list of key areas was identified. These are shown within the Aims, Objectives Policies and Community Aspirations in this section.

Little recent archaeological investigation has been undertaken in the area. The most recent, however, was undertaken some 10 years ago in proximity to the Great Barn and revealed a Romano British settlement. Proper archaeological assessment of proposed development sites within the Conservation Areas may help to understand the history of the Area.

There is also a very active History Society undertaking projects to add to the knowledge of the history of the village and area.

13.1 Titchfield Historic Buildings

As mentioned on page 9, A Brief History of Titchfield, the area has a wealth of historic buildings (marked in red on map 1, page 8). The importance of the heritage of Titchfield is evidenced by the two Conservation Areas, their many listed buildings, Titchfield Abbey (Place House), a Scheduled Monument and the 7th century St Peter's Church which includes a monument of national importance. This is dedicated to the Earls of Southampton. The present Lord Montagu, a descendant of those buried within the monument, is currently investigating the repair and restoration of the church monument.

Whilst it is appreciated that heritage and conservation come under specific legislation it is imperative that these buildings and areas are preserved for future generations.

The Titchfield Conservation Area was designated in 1969 and the boundary was subsequently amended to include a larger area in 1994. The village grew from a medieval core, comprising High Street, Church Street, South Street and the lower end of West Street. Its attractive character arises from the use of traditional local materials, the small scale of the buildings and the mixture of building styles which range from Tudor and Jacobean through to Georgian and Victorian.

The Titchfield Abbey Conservation Area was designated in 1994. It includes a portion of the Meon Valley, between the A27 north of Titchfield Village and the railway from Fareham to Southampton. This part of the Meon Valley has considerable architectural and historic interest and provides a setting for a number of important scheduled ancient monuments and listed buildings, most notably those associated with Titchfield Abbey. The valley provides a remarkably unspoilt rural backdrop to these historic buildings.



Weighbridge

Titchfield has seen many changes over the years. There is still evidence of this throughout the village such as the weighbridge once used to weigh the coke from the once present gasworks. Several breweries not only made beer but owned most of pubs in the area. Titchfield Mill is probably on the site of the 'King's Mill' mentioned in the Domesday Book. The present building dates from 1830.

Both Conservation Areas have issues with traffic. The setting and promotion of the Abbey could also be improved. This Plan makes proposals to address both issues.

13.2 Titchfield Abbey and Fishponds - This is a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 as amended, as it appears to the Secretary of State to be of national importance. Historic England

13.3 The Abbey was converted and became Place House in 1537 when it was re-built into a home for the Chancellor of Henry VIII, Sir Thomas Wriothesley, who became the first Earl of Southampton, and for his successors.

Although popular with visitors, the outer environs of the Abbey are bleak. The Abbey is on a busy ~~main~~ road and is easily missed by passers-by. The presentation of the Abbey needs improvement. Mill Lane and the adjacent Fisher's Hill have traffic management issues such as speeding cars, heavy lorries and a huge number of cars especially during rush hour.

In the wall in the Abbey grounds there is clear evidence of a doorway. The owner of the land on the other side of this doorway has suggested, in consultation with English Heritage, that this entrance should be re-opened and a visitors' centre provided. This new access would not only mean that the busy road junction to access the Abbey is avoided but it would also mean that pedestrians, wheelchair and buggy users as well as children could access the Abbey safely.

The visitors' centre could also house information on other important aspects of the Neighbourhood Plan area.

13.4 The Ponds - Excavations of the Monastic ponds have shown they were constructed in the 13th century and were maintained in use after the Dissolution of the Abbey in the 16th century. Neither the Monastic ponds nor the newer ponds, which were built approximately 40 years ago, are accessible to the public but the Monastic ponds are bisected by a public footpath so one can walk by the two lower ponds. The ponds are maintained by a fishing club and landowner. Both sets of ponds are in the Strategic Gap.

13.5 The Great Barn, often erroneously referred to as the Tithe Barn, is a magnificent example of a Medieval Aisled Barn being one of the largest in the South of England. This Grade I listed building has been dendrochronologically dated 1408/09. This is just before the Battle of Agincourt and as Henry V stayed at Titchfield Abbey on several occasions around this date, there is a strong belief that the Barn was constructed to store his war goods.

Following various agricultural uses over the centuries, the Barn fell into disrepair and was purchased by the Harris family, local market gardeners, who renovated it with the assistance of grants from FBC and Hampshire County Council. It was used in conjunction with their business. In later years, the Barn was again abandoned.

The surrounding land was acquired by FBC to be designated a Country Park. Titchfield Festival Theatre acquired the Barn and created a Theatre and wedding venue. The Barn has been substantially restored to suit



these purposes. The Theatre presentations concentrate on Shakespearian productions, due to his association with Titchfield.

The entrance road to the Barn has many potholes so the road needs re-surfacing. The area surrounding the Barn needs improvement which would enhance the appearance of the barn itself.

13.6 St Peter's Heritage Church – The Church was founded in approximately 689 ad by St Wilfrid and has been the centre of the village ever since. In June 2017 it became a Heritage church indicating its significance as probably the oldest church in Hampshire and also one of the oldest churches in England.

There are many different types of architecture within the church, namely Anglo-Saxon, Norman, Early English (13th century), Decorated (1300-1350), Perpendicular (15th century), 17th century about 1670, Georgian (1776-1801), Victorian (1866-1867), Edwardian 1895 and the present day (Chapter Rooms 1989).

The interior of the Church contains significant memorials to various families including Earls of Southampton and people who have had an influence on the village down the ages, not least, the medieval memorial to William Pageham in the south chapel which is unique in England. Also, within this chapel stands the nationally important Wriothesley Monument, circa 1594.

The fact that this Church is still thriving and flourishing today indicates its significance to the village and surrounds.

13.7 Stony Bridge, also known as the Anjou Bridge, is a scheduled monument and is Grade II listed. The bridge spans the river Meon linking Fishers Hill to Mill Lane. It was the lowest crossing point of the river and also the coaching route to the village. The Stony Bridge is largely post-medieval in date but built with medieval fabric. It is associated with the marriage of Henry VI and Margaret of Anjou in 1445. Similar promotion to that for the Abbey should be provided.

13.8 The Historic Houses Project is putting together previous research by members of the History Society and adding to this body of work through further investigation into the most interesting properties and residents from the past 500 years. Titchfield has over 50 listed buildings, the oldest dating back to 14th century. Many of the houses are medieval with an early timber frame structure.

Once research is complete, the aim of the Titchfield History Society is to identify a small number of locally important sites and, in discussion with FBC conservation staff, consider a commemoration plaque. Work so far includes physical evidence found of the earlier Titchfield Rectory, documentation identifying a philanthropic resident supporting the Foundling Hospital in London and a family following the Mayflower to the New World. The History Society plan to produce a written record for each historic property in the Conservation Areas.

13.9 Titchfield canal



It is reputed that the canal was built by the 3rd Earl of Southampton in the 17th century and is believed to be the second oldest canal in Britain. Others suggest that it may have just been an irrigation channel for the water meadows. However, it does run from the village to the coast and is an integral part of the heritage of the village. Provided this does not cause harm to nature conservation, it is desirable that the canal path is upgraded to enable all-year use by pedestrians and that the water in the canal is clean and flowing. It is important that the whole canal path is upgraded to enable easy access to the sea for pedestrians at all times of the year. It is also important that the canal is maintained to ensure a steady flow of clean water.

13.10 Archaeological survey - The archaeological significance of the village is established in Hampshire County Council and English Heritage's Extensive Urban Survey of Hampshire and the Isle of Wight's Historic Towns (1999). Together with its accompanying strategy document this has been published as part of a countywide survey of Hampshire's historic towns. It identifies areas that are of archaeological importance, and those that are of 'high archaeological importance'. Titchfield Conservation Area Appraisal & Management Strategy 2013.

It is essential that before any building development takes place in the future an archaeological survey should be carried out to ensure that buildings of historical interest are not under the ground and so lost by the proposed development.

13.11 The heritage - As part of Historic England services there is a scheme looking at streets within historical towns and villages. It looks at making improvements to public spaces without harm to their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements. They have also brought uses back to our historic streets, such as markets and social spaces. The result is Streetscapes that are both more attractive and useable and that celebrate their distinctive character.

Their programme offers advice which sets out five clear goals for the improvement of historic streets:

- An inclusive environment
- Economic benefit
- A high-quality environment
- A healthy environment that supports our wellbeing and cohesion
- Public safety and ease of movement:

<https://historicengland.org.uk/images-books/publications/streets-for-all/>

As part of this work the removal of the proliferation of dull, unattractive, and often unnecessary, street signs should be considered.

A Timeline has already been produced showing many historical events throughout the ages and it is anticipated that a full record of the history of Titchfield will now also be produced.

13.12 Aims, objectives, policies and community aspirations

Aim

To preserve and protect the valued heritage assets of the Plan area

Objective HT.1

To preserve the historic and valued assets of the Neighbourhood Plan area, including the designated Conservation Areas.

Objective HT.2

To improve and upgrade the environs of Titchfield Abbey and the Great Barn

Objective HT.3

To raise the profile of the Titchfield canal as an ancient waterway

Objective HT.4

To make long-term improvement in the presentation and promotion of Titchfield and its surrounding areas in order to encourage more visitors.

Policy HT.1. Preserving Historic Environment

Development proposals that ~~harm fail to conserve or enhance~~ the historic environment of Parish and Heritage assets therein will not be permitted. The exception to this would be where harm cannot be avoided and there is clear and convincing justification for that harm, in the form of overriding public benefits from the development proposals that could not be delivered in any other way. This encompasses the special interest, character and appearance of the Titchfield Conservation Area, Titchfield Abbey Conservation Area, the Scheduled Monument of Titchfield Abbey and the listed buildings within the Parish.

Policy HT.2 Archaeological Assessment

~~On sites where is reason to believe that there may be archaeological remains, development that may disturb those remains will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation carried out. Due to the historical importance of the area, any proposals on sites within the Conservation Areas will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation.~~

Due to the historical importance of the area, archaeological assessment may be required. The showing of an archaeological alert on Hampshire County Council's planning constraint map is likely to necessitate an assessment.

Community Aspirations HT.2

To co-operate and negotiate with Historic England and local businesses to create a visitors' centre and a re-opened entrance to the Abbey.

Community Aspirations HT.2.2

Work with HCC and FBC to improve traffic management of Mill Lane and Fisher's Hill in the proximity of the Abbey.

Community Aspirations HT.2.3

To investigate ways of funding the resurfacing of the entrance road and also to look at ways of improving the area surrounding the barn.

Community Aspirations HT.3.1

To support the historic houses project to ensure the historic details are not lost. It will also provide property owners with documented historical details of their properties and support the identification of some properties suitable for blue plaques. This project is a History Society project.

Community Aspirations HT.3.2

To support the local schools, FBC and the Historic Houses project in producing easy to read and understand information on the area as well. A history story book suitable for all to read has just been produced giving a flavour of life through the ages of Titchfield.

Community Aspirations HT.4

To work with all stakeholders to upgrade the continuation of the canal path beyond the NP area from the point known locally as Posbrook Bridge to the coast at Titchfield Haven. Negotiate with other relevant bodies to fund further improvements and maintenance.

Community Aspirations HT.5.1

To negotiate with HCC and FBC for the erection of new signs at the entrance to the village relating to the history of the village. These signs should contain a 'Welcome to Titchfield' message as well as a coloured historic emblem approved by the residents.

See [Appendix 12](#)

Community Aspirations HT. 5.2

To negotiate with all stakeholders to improve internal village signage and remove all obsolete signs

Community Aspirations HT.5.3

To encourage and support the continuation of community events such as the carnival

Community Aspirations HT.5.4

To use societies and media to promote the history of the Neighbourhood Plan area

Community Aspirations HT 5.5

To consult the Hampshire Historic Environment Record and the Hampshire Historic Landscape Character Assessment to inform the setting up of a list of local non-designated heritage assets.

Community Aspirations HT.5.6

A wayfarer map of historic sites should be provided on the village green and in the community centre car park to guide and inform visitors.

Supporting evidence for Historic Titchfield

The Emblem, [Appendix 12](#)

The History of Titchfield, [Appendix 18](#)

The National Heritage List for England

[Conservation Area Character Appraisal and Management Strategy for Titchfield Conservation Area](#)

[Titchfield Abbey Conservation Area Character Assessment for the Titchfield Abbey Conservation Area](#)

Chapter 14 - Monitoring and Review

The Forum recognises:

“It is important to note that Neighbourhood Forums exist to produce Neighbourhood Plans and have a designation of five years only. They do not have a formal role in the implementation of a neighbourhood plan. The members of a neighbourhood Forum may want to consider how they can stay involved and support implementation, perhaps through the creation of another type of formal group” Locality Road Map page 54

Regulation 34 (4) of the Town and Country Planning (Local Planning England) Regulations 2012 states that

‘Where a local planning authority has made a Neighbourhood Development Order or a Neighbourhood Development Plan, the local planning authorities monitoring report must contain details of these documents.’

The Council undertakes the monitoring of the Neighbourhood Plan following its making.

Titchfield,
a place to go to rather than go through

Chapter 15 - Glossary of Terms

AECOM - a consultancy organisation funded by the Government to support Neighbourhood Forums.

Backland ~~is land that lies behind existing development and does not front a road, such as land in a large back garden or a field accessed by a way between existing housing is the process of developing on private land in a legal capacity~~

Biodiversity - the variety and diversity of life in all its forms, within and between both species and the ecosystems

Brownfield Land ~~(also called previously developed land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. - Previously developed land, or land that contains or contained a permanent structure and associated infrastructure~~

Conservation Area ~~— land of architectural or historic interest designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990 because it is desirable to preserve or enhance its character or appearance. area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance~~

FBC - Fareham Borough Council

Forum - Volunteers who have been working to produce the Neighbourhood Plan

Greenfield Land Development ~~All land that is not brownfield land as defined above—Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.~~

Infill - Infill development is the process of developing vacant or under-used parcels of land within existing urban areas that are already largely developed

Neighbourhood Plan (NP) - a document drawn up by the Neighbourhood Forum with the help of the community. It helps communities decide the future of the places where they live and work.

Scheduled Monument - is a monument or site given protection under the Ancient Monuments and Archaeological Areas Act 1979 ~~nationally important archaeological site or historic building, given protection against unauthorised change.~~

Strategic Gap - relates to areas of open land/countryside that have been defined by FBC to prevent the joining up of urban areas.

TVT - Titchfield Village Trust.

Defined Urban Settlement Boundary (DUSB) - sometimes referred to as Settlement Boundary or Urban Settlement Boundary, is the boundary between the urban area of the village and the surrounding countryside. A substantial part of Southampton Hill is now included in the Urban Area Boundary for planning reasons. This urban boundary is a true representation of the village.

Windfall sites - refers to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's allocation.

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Appendix C – Previous comments on submission version of Titchfield Neighbourhood Plan

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Contents page (pages 1 and 2)	The contents page (pages 1 and 2) refers to Policy 5 - Smaller Dwellings, Policy H.6 Brownfield Sites and Policy T.2.1 - Pedestrian and Cycling Routes. However, these policies are absent from the TNP.	Advise deleting references to Policy 5, Policy H.6 and Policy T.2.1.	Partially Met – The contents page refers to Policy H5 (Community Infrastructure), which is absent from the TNP.	Suggestion taken up
Contents page (page 3) Page 15	Appendices 16, 17 and 26 are missing from the contents page. These should be removed if they are no longer relevant.	Advise renumbering the appendices.	Not met – Appendices 16, 17, 25 and 30 are labelled as not in use on the contents page. These should be removed, and the Appendices renumbered to avoid confusion.	Suggestion taken up
1.1 – The Neighbourhood Plan (page 7)	<p>The second paragraph of this section makes the following statement: “This document sets out the aspirations of the community”. The Forum should note that any aspirations related to non-land use matters should be set out in a companion document or annex as stated in the National Planning Practice Guidance (PPG).</p> <p>The final sentence of this section ‘The health and well-being if the residents in reflected throughout....’ is not clear or well related to this section of the plan. There are no further points in the plan where health is mentioned.</p>	Advise either deleting the sentence or provide further explanation which clearly relates to the objectives/policies within the TNP.	<p>Partially Met –</p> <p>The text on page 9 of the TNP still refers to community aspirations being noted and clearly marked in boxes throughout the TNP.</p> <p>It is strongly advised that any aspirations related to non-land use matters should be set out in a companion document or annex to the TNP as stated in the PPG.</p>	Comment not taken up. Examiner did not comment on the position of aspirations within the document.
1.2 – Housing (page 7)	The second sentence refers to ‘History (FBC Emerging Local Plan 2018 – 2036,	Advise deleting the reference to	Partially met –	Examiner picked up this point and made a recommended

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	p.32 policy H1 Strategic Housing Provisions) shows us that approximately 10% of the housing demand will be met by windfall sites (see Glossary p59) within the Borough'. At this juncture, it is not clear how the housing demand will be met from windfall sites. The plan should provide further justification and evidence for the approach taken.	'History'. Advise providing further analysis on the windfall rates in Titchfield to provide a more accurate basis on which to rely upon.	It is noted that the Forum have provided further information in the TNP as to how the future housing demand for the Designated Neighbourhood Area will be met. However, it is advised that the Forum provide further justification and robust evidence to support this claim.	modification.
1.3 Getting Around (page 7)	This section refers to traffic policies and tasks, however, there is no reference to the relevant policies and tasks. It is advised that reference to the policies and tasks in Chapter 10 are included in this section.	Advise adding reference to policies and tasks in Chapter 10.	Not met – The reference to the traffic policies and tasks has not been included as previously advised.	Comment not taken up.
Page 10 1.4 – Commercial and Economic Considerations (page 7)	Reference is made to 'Proposals to convert business or commercial premises into residential use will be resisted'. This text sounds like policy wording and is contrary to the GDPO 2015. In addition, there is no further clarification in relation to this sentence throughout the plan and it is recommended that this sentence is removed from the TNP.	Advise deleting sentence.	Not met – It is advised that the sentence is deleted.	Examiner picked up this point and made a recommended modification.
1.6 Historic Titchfield (page 7)	The last paragraph of page 7 in italics does not sit well within this section. In addition, the last sentence of this paragraph is unclear. Suggest moving the last paragraph to section 4.1 of the plan and providing further clarification in respect of the last sentence of the paragraph.	Advise moving the sentence to section 4.1 of the plan.	Not met – The paragraph has moved further up the page under section 1.1. (page 9). The TNF have now provided a source for the quote in italics. However, further clarification has not been provided in relation to this paragraph as previously advised.	Comment not taken up. Does not relate to basic conditions.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Chapter 3 – Titchfield Today (page 11)	English Heritage is now known as ‘Historic England’.	Advise reference to English Heritage is changed to Historic England.	Not met – It is advised that the reference to English Heritage is amended for accuracy.	Comment not taken up. Does not relate to basic conditions.
Chapter 4 – How the Neighbourhood Plan Developed (Chapter 13)	It is advised that the information set out in Chapter 4 may be better placed in a background document to the TNP.	Advise placing the information in Chapter 4 in a separate background document.	Not met.	Comment not taken up. Does not relate to basic conditions.
5.2 Urban Area Boundary (page 16) Page 161	<p>The first paragraph of the section makes the following statement “The NP Policy H.3 recommends extending the existing Urban Area Boundary for Titchfield to include properties along Southampton Hill”. First, the reference to Policy H.3 is incorrect and should be amended to ‘Policy UAB.1. Urban Area Boundary’. Also, the TNP refers to ‘recommends extending the existing Urban Area Boundary’. However, this includes Policy UAB.1 in the plan, which extends the Settlement Boundary, rather than <i>recommending</i> that it is extended.</p> <p>Furthermore, the proposal for extending the Settlement Boundary is not in general conformity with the strategic policies of the Adopted Local Plan and does not have regard to the NPPF. First, in relation to the 2012 NPPF, the definition of previously developed land excludes ‘land in built up areas such as residential gardens’. Therefore, the extension of the boundary</p>	Advise addressing points raised.	<p>Not met –</p> <p>Map 2 (page 18) in the TNP revises the proposed extension to the Defined Urban Settlement Boundary by omitting the land to the south of properties 5-21 Southampton Hill.</p> <p>However, the additional points raised by the LPA during the Pre-submission (Regulation 14) consultation have not been addressed, and further clarification and evidence is still required from the Forum to justify the extension to the Settlement Boundary for Titchfield.</p>	Examiner picked up this point and made a recommended modification.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>would be treated as 'greenfield' as effectively it would be included within the Settlement Boundary ('built up area') for Titchfield and therefore contradicts the purpose of including this land for 'small scale development'. In addition, the proposed extension to the Settlement Boundary includes land to the south of properties 5-21 Southampton Hill. This land is not part of the curtilage of any of the properties on Southampton Hill and including this land as part of the Settlement Boundary is effectively allocating a site for housing. The proposed extension in this case would allow for further housing within the Settlement Boundary for Titchfield. Therefore, housing development on this site would not be considered 'windfall' as it would allow housing to come forward on this site. The Council is unclear what the Neighbourhood Forum's intention is within the Pre-submission Plan as it lacks clarity. If it is the Forum's intention to allocate a site by amending the DUSB, then additional evidence should be provided to explain the rationale for including this site within the TNP. It would also not be in conformity with the ALP. Please also note that if the Forum submit the TNP under the 2018 NPPF (paragraph 122) there has been a change of emphasis in respect to garden land.</p>			
5.3 Strategic Gap (page 17)	The first paragraph of this section makes the following statement 'In effect the gap represents a green jacket around the	Advise providing further clarification in relation to	Partially Met – The statement referring to the gap as a	Comment not taken up. Does not relate to basic conditions.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>village'. This statement is unclear and confusing as to its meaning and implications.</p> <p>It is advised that further clarification is provided on policy CS22 in the Adopted Local Plan in relation to the Strategic Gap.</p>	<p>references made on the Strategic Gap.</p>	<p>'green jacket' has been removed from the TNP.</p> <p>However, further clarification has not been provided in relation to Policy CS22 of the ALP as previously advised.</p>	
<p>7.1 Strategic Environmental Assessment (SEA) (page 19)</p> <p>Page 163</p>	<p>Reference is made to SEA in the first and second paragraph. Although this is useful information it is not understood how this relates to the plan in respect of the basic conditions. In addition, reference is made to the Forum having 'received the SEA' is incorrect. The Forum received a Screening Report and Appropriate Assessment, and a Screening Decision from the Council.</p>	<p>Advise that the section on SEA could be moved to the Basic Conditions Statement and explained more fully.</p> <p>In addition, the LPA advise that the statement in relation to receiving the SEA should be amended to 'The Council provided the Forum with a copy of the Screening Report and Appropriate Assessment, and a Screening Decision Notice'.</p>	<p>Partially Met –</p> <p>It is welcomed that the Forum have amended the reference to 'receiving the SEA' to the advised wording provided by the LPA.</p> <p>However, it is still advised that the information on SEA and Appropriate Assessment is moved to the Basic Conditions Statement and explained more fully.</p>	<p>Comment not taken up.</p>
<p>7.2 The Titchfield neighbourhood Plan, the</p>	<p>The first paragraph combines three separate quotes from the NPPF and a Resolution from the United Nations Assembly. Advise that these quotes are</p>	<p>Advise separating quotes so they are easier to read.</p>	<p>Partially Met –</p> <p>It is noted that the quotes from the NPPF and a Resolution from the UN Assembly</p>	<p>Comment not taken up. Does not relate to basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
National Plans and the FBC Plan (page 20)	<p>separated so they can be read more easily.</p> <p>In addition, the quotes from Paragraph 14 of the NPPF (text box on page 4 of the NPPF) are incorrect and should be amended. Furthermore, the quote from Paragraph 9 should refer to both Paragraph 9 and 10 of the NPPF.</p>	Advise amending the quotes to accurately reflect the NPPF.	<p>have been separated and now read more clearly.</p> <p>However, the quote from paragraph 14 of the NPPF is still incorrect. Also, it is advised that the quote from Paragraph 9 of the NPPF should also refer to Paragraph 10 of the NPPF.</p>	
<p>Table.1. (pages 20 and 21)</p> <p style="text-align: center;">Page 164</p>	<p>There are several policies within the table where either the policy reference is not consistent with the reference of the policy in the main body of the plan or the policy does not appear to be present in the TNP. Policy references should be reviewed and revised.</p> <p>In addition, the Forum have made reference to chapters within the NPPF as indicators for achieving sustainable development but has not included chapters 3,5 or 13. An explanation of why these chapters have not been included should be provided. Furthermore, there are specific sections on plan-making and decision-taking, which makes specific reference to neighbourhood plans. Again, these should be referred to.</p>	<p>Advise amending the table so policy references in the plan are consistent.</p> <p>Advise that all policies in the TNP are cross referenced in the table.</p>	<p>Partially Met –</p> <p>There are still 2 policies that are not in the table but are included in the TNP – Policies HT1 and HT2. The table should be amended to be inclusive of all policies in the plan.</p> <p>Reference to Chapters 3, 5 or 13 are not included in the Submission TNP. It is advised that an explanation of why these chapters have not been included should be provided. Furthermore, there are specific sections on plan-making and decision-taking, which makes specific reference to neighbourhood plans. Again, these should be referred to.</p>	Examiner picked up this point and made a recommended modification.
7.4 Support for FBC Local Plan (page 22)	The LPA advise that further clarification and explanation should either be provided in this section in relation to how the TNP is in general conformity with the strategic policies of the Adopted Local Plan, or in the Basic Conditions Statement which should then be linked to the TNP.	Advise providing further clarification and explanation.	Not met.	Comment not taken up.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Table.2. (pages 22 and 23)	<p>There are several policies within the table where either the policy reference is not consistent with the reference of the policy in the main body of the plan or the policy does not appear to be present in the TNP. Policy references should be reviewed and revised.</p> <p>In addition, the table only refers to 5 policies in the Local Plan Part 1: Core Strategy (LP1). There appears to be no reference to any of the other strategic policies in the LP1 or any of the policies in the Local Plan Part 2: Development Sites and Policies (LP2).</p>	<p>Advise amending the table so policy references in the plan are consistent.</p> <p>In addition, the LPA advise that the plan should cross refer to strategic policies in the LP1 and LP2 where relevant. The Basic Conditions statement should include a more detailed assessment of how the plan is in general conformity with the strategic policies of the Adopted Local Plan (LP1 and LP2).</p>	<p>Partially Met –</p> <p>There are still 2 policies that are not in the table but are included in the TNP – Policies HT1 and HT2. The table should be amended to be inclusive of all policies in the plan.</p> <p>It is advised that policy titles should be provided for all policy references in the table.</p> <p>In addition, as previously advised the TNP should cross refer to strategic policies in the LP1 and LP2 where relevant. The Basic Conditions statement should include a more detailed assessment of how the plan is in general conformity with the strategic policies of the Adopted Local Plan (LP1 and LP2).</p>	<p>Examiner picked up this point and made a recommended modification.</p>
Chapter 8 – The Structure of the Plan (page 25)	<p>The last box on the page refers to aspirational tasks. It is noted that the TNP refers to the tasks as mainly aspirations identified by the Forum that relate to non-land use matter. However, the LPA advise that these tasks should be moved to a separate annex or companion document to the TNP.</p>	<p>Advise moving all tasks to a separate annex or companion document to the TNP.</p>	<p>Not met –</p> <p>It is advised that any tasks related to community aspirations is moved to a separate annex or companion document to the TNP.</p>	<p>Comment not taken up. Does not relate to basic conditions.</p>
9.1. Background and rationale	<p>Whilst not a policy, the first paragraph of this section does not provide any clarity for potential planning applications in the</p>	<p>Advise amending TNP.</p>	<p>Partially met.</p> <p>The first paragraph has been deleted</p>	<p>Comment not taken up. Does not relate to basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
(page 27) Page 166	<p>Titchfield Neighbourhood Plan area. It is advised that further clarification is provided by making specific references to the NPPF and the ALP.</p> <p>The second paragraph refers to the historic environment in relation to Titchfield. This paragraph should be moved to Chapter 13 of the TNP.</p> <p>The fourth paragraph of this section repeats the penultimate paragraph in Chapter 3 – Titchfield Today (page 11). Suggest removing the text from Chapter 3. In addition, the Forum could include a link to Appendix 31 in this paragraph.</p> <p>Map 5 seems to be a copy of Map 6 on page 26 and could therefore be removed from the plan.</p>		<p>rather than providing further clarification in the TNP.</p> <p>The second paragraph has been moved to Chapter 13 of the TNP.</p> <p>It is advised that the paragraph referring to house prices should be removed from Chapter 3 as previously advised.</p> <p>It is noted that Map 6 has been deleted from the TNP.</p>	
9.2 Meeting future housing needs in Titchfield (page 27)	Update second paragraph to reflect the changes to national policy. I would refer you in particular to the transitional arrangements in the NPPF published on 24 th July 2018. These arrangements are found in Paragraph 214 of the NPPF.	Advise updating second paragraph.	Not met.	
Section 9.3 How many additional houses are need in Titchfield? - Section 9.6 Where will the	<p>Section 9.3 – 9.6 provides details on the Housing Needs Assessment completed by AECOM for the TNP. Reference is made to Paragraph 20 of the AECOM report which states that,</p> <p>“in arriving at a final housing figure, we do not judge there is any justification to make</p>	The LPA advise that the Pre-submission plan should provide further justification in Sections 9.3-9.6 as to how windfall development will	<p>Partially Met –</p> <p>It is noted that the TNF have extended the TNP period to include completions from 2011 – 2018. The completions have been used in the Forum’s assessment for the justification to include windfall development in the TNP.</p>	Examiner picked up this point and made a recommended modification.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p>new houses be built (pages 28 - 30)</p>	<p>an uplift to the figure beyond 262 dwellings for the Neighbourhood Plan period”.</p> <p>Following this statement there are a number of assumptions that are made in these sections as to how the housing requirement figure can be fulfilled. However, there is no reference to how this will be met until section 9.6 (page 30).</p> <p>Reference is made to a number of housing completions being counted towards the housing figure being identified for the Titchfield Neighbourhood Area in the AECOM report. However, the Titchfield Neighbourhood Plan covers the period 2018 – 2036. Therefore, any housing completions before 2018 cannot be counted towards meeting the requirement up to 2036. Further analysis should be included in an Appendix linked to this section to demonstrate that 10 dwellings would come forward through windfall development in the Titchfield Neighbourhood Plan area.</p> <p>In addition, the grey box on page 28 sets out the requirement for plan period, i.e. to 2036, not to 2034. The Forum should include an additional two years requirement to cover the TNP period.</p> <p>Furthermore, the LPA is concerned in respect of the reference to reviewing the TNP after 5 years. If, the Forum relies on</p>	<p>meet the housing requirement set out for the Titchfield Neighbourhood Plan area. This information should be supported by evidence.</p> <p>In addition, the LPA advise that the Forum should review the permissions referred to in terms of constituting part of the neighbourhood plan area housing figure over the plan period.</p>	<p>However, the justification for including windfall in the TNP should be supported by robust evidence. The LPA remains concerned that this information has not been provided.</p> <p>Further information has been provided by the Forum in relation to the types of dwellings in Titchfield in comparison with Fareham in section 9.4 of the TNP.</p>	

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>this evidence from the AECOM Housing Needs Assessment, then it would need to be clear how the Pre-submission Plan meets housing need up until 2036.</p> <p>The LPA advise that these paragraphs are amended to provide an improved relation with Policies H.1 – H.3 to provide clarity as to what these policies are trying to achieve, and to provide justification and the rationale for including the policies in the TNP.</p>			
<p>9.4 Types of dwellings in Titchfield (page 29) Page 168</p>	<p>This section refers to 2011 census data in relation to the types of dwellings in the Titchfield Neighbourhood Plan area and make comparison to the rest of the Borough and national levels. However, there is no data provided in the TNP to illustrate this comparison.</p> <p>In addition, there is no information provided in this section to demonstrate that these properties are either rented or owner occupied. Further clarification should be provided in this respect.</p>	<p>Advise providing Borough and national information on types of dwellings.</p> <p>Advise providing clarification as to the split of rented/owner occupied housing.</p>	<p>Partially met –</p> <p>It is welcomed that additional data has been provided on the proportion of owner occupied, affordable and private rented dwellings in Titchfield and in the Borough.</p> <p>However, it is advised that further clarification should be provided in relation to the data on the mix of dwellings in the plan area. In addition, section 9.4 signposts the reader to data on national levels but this data appears to be missing.</p>	<p>Comment not taken up.</p>
<p>9.5 What sort of dwellings do we need in Titchfield (page 29)</p>	<p>Paragraph 1 of this section refers to 'social housing' and 'affordable rented housing'. Social rent and affordable rent are two different terms, but are both forms of affordable housing. The 2018 NPPF provides up to date definitions of both.</p>	<p>Advise clarifying the types of affordable housing.</p>	<p>Partially met –</p> <p>It is welcomed that section 9.5 now provides a definition of affordable housing.</p> <p>However, it is advised that further</p>	<p>Comment not taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
			clarification should be provided on the types of affordable housing referenced in the TNP.	
<p>9.6 Where will the new houses be built? (page 30)</p> <p style="text-align: center;">Page 169</p>	<p>Reference is made to paragraph 5.46 of the Fareham Local Plan 2036 and the development opportunities which have been identified in Titchfield. The plan states that the quote is taken from the Draft Fareham Local Plan 2036 which is incorrect, the quote is taken from the Adopted Local Plan Part 1: Core Strategy (2011). The reference should be amended in this respect.</p> <p>Reference is made to Policy H6 - Brownfield Sites. However, Policy H6 does not appear to be in the TNP. In addition, paragraph 4 of the sections refers to a community consultation where preference was shown for brownfield rather than greenfield sites. A link to the relevant evidence base should be provided in this respect.</p> <p>In addition, the TNP should provide additional clarity in terms what appears to be a proposed extension to the Settlement Boundary. The proposed extension would allow for potential development within the boundary, which the LPA would not consider to be 'windfall' (Please see more detailed comments in relation to section 5.2 above).</p>	<p>Advise making suggested amendments.</p>	<p>Partially met –</p> <p>It is welcomed that the reference to Policy H6 has been deleted.</p> <p>The LPA advises amending the reference to the Fareham Local Plan 2036 in paragraph 5.46 to the Adopted Local Plan Part 1: Core Strategy (2011). In addition, it is advised that further clarification should be provided in terms of what appears as a proposed extension to the Settlement Boundary (see comments in relation to section 5.2).</p> <p>Furthermore, it is advised that the last paragraph should be amended, as it is currently unclear and confusing.</p>	<p>Comment not taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	Furthermore, the last paragraph of the section is unclear and confusing. The housing allocation (H3) referred to in this paragraph is part of the Draft Fareham Local Plan 2036, and the site is not within the ward boundary for Titchfield. The paragraph should be amended to reflect this.			
Aim (page 31)	The aim refers to 'the emerging plan 2036'. It is recommended that this is amended to 'Draft Fareham Local Plan 2036'. Also, this aim conflicts with Objective H1 and should be amended accordingly.	Advise amending aim.	Not met – It is advised that the aim is amended accordingly.	Examiner picked up this point and made a recommended modification.
Objective H.1. (page 31) Page 170	The objective states 'New housing should be provided within the revised Urban Area Boundary'. This objective sounds like policy wording. It is recommended that the wording of the objective is reviewed and revised. In addition, the Objective refers to Policy H.3 and this is incorrect and should be Policy UAB.1.	Advise amending Objective H.1	It is noted that objectives H1 and H2 have been switched.	Comment not taken up.
Objective H.2 (page 31)	This objective refers to Policies H.5 and Policies H.6 neither of these appear in the TNP and reference to these policies should therefore be removed.	Advise removing references to Policies H.5 and H.6.	Partially met – The references to Policies H.5 and H.6 have been removed from the Objective. However, the Objective now refers to Policy H.3, which refers to local housing need and does not appear to correlate with Objective H.2. Also, this objective sounds like policy wording. It is recommended that the wording of the objective is reviewed and revised.	Comment not taken up.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Objective H.4 (page 31)	<p>This objective sounds like policy wording. It is recommended that the wording of the objective is reviewed and revised.</p> <p>In addition, the objective refers to Policy H.4 this is not necessary. Consider removing the reference from the objective.</p>	<p>Advise amending Objective H.4.</p> <p>Advise deleting reference to Policy H4.</p>	<p>Objective H.3 has been deleted and the previous Objective H.4 has now been amended to Objective H.3.</p> <p>Partially met – it is advised that Objective H.4 is amended as the objective sounds like policy wording.</p>	Comment not taken up.
<p>Section 5.2 (page 16) and</p> <p>Policy UAB.1. – Urban Area Boundary (page 31)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 171</p>	<p>Policy UAB.1. reads as more of an objective/introductory text. The policy text also infers that the TNP will review the Urban Area Boundary. However, the TNP appears to be proposing an amendment to the Urban Area Boundary within the Pre-submission Plan as previously mentioned. The policy is contrary to the strategic policies in the ALP and the 2012 NPPF. The policy should be accompanied by proportionate evidence and supporting text that provides justification and rationale for the change to the settlement boundary for Titchfield. In particular, the Council published a Settlement Boundary Review in October 2017. Chapter 4 of the Review provides a number of factors that were used in the assessment of boundaries in the Borough. Also, the reference to ‘page’ should be deleted.</p> <p>The windfall rate that is relied upon does not ‘cap’ site sizes, whereas Policy H1 does cap sites, to 10 dwellings. Further clarification should be provided as to whether a cap applies or not. Also, further</p>	<p>The LPA advise that additional clarification to the policy should be provided in the TNP.</p> <p>Advise deleting the reference to ‘page’.</p>	<p>Not met – it is advised that additional clarification in relation to the policy context should be provided in the TNP.</p> <p>The reference to the policy has been amended to Policy DUSB.1</p> <p>It is noted that the TNP has provided a signpost to the site assessment sheets in Appendix 24. However, there is no justification to explain how the sites assessed during the plan preparation is relevant to the proposed review of the Settlement Boundary.</p> <p>In addition, the second bullet point of supporting text for Policy DUSB.1 also refers to further evidence but does not provide a link as to where this evidence is located. It is advised that further clarification is provided in this respect.</p>	Comment not taken up.

Policy/Section	Issue	Options/Potential Changes Required to TNP	Not met/Partially met/Comments	Examination response
	<p>evidence should be provided by the Forum to demonstrate that this capping would not restrict windfall.</p> <p>In addition, the Forum should note that the NPPF (2012) definition of previously developed land excludes, 'land in built-up areas such as residential gardens'. This definition has been slightly amended in the 2018 NPPF.</p>			
<p>Policy H1. – Windfall Development (page 32)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 172</p>	<p>The policy should be accompanied by proportionate evidence and supporting text that provides justification and rationale for the inclusion of Policy H.1 in the TNP. Policy H1 advocates a 'maximum' (up to 10 dwellings) dwelling number for small scale infill development. In line with the principles of the NPPF it would be beneficial if the policy was worded in a more positive manner to provide flexibility over the life of the neighbourhood plan. In addition, the term 'as far as possible' could not be applied to a planning application with precision.</p> <p>At this juncture, given the lack of proportionate evidence provided, it is unclear how this policy complies with the strategic policies of the ALP.</p>	<p>The LPA advise that further justification and rationale should be provided for Policy H.1.</p>	<p>Not met –</p> <p>It is advised that further justification and rationale should be provided for Policy H.1 as advised previously.</p>	<p>Examiner made a relevant recommended modification and this policy is recommended to change.</p>
<p>Policy H.2. Affordable Housing (page 32)</p>	<p>The spirit of this policy is noted; however, the LPA is concerned how this policy would operate in practice.</p> <p>It is suggested that the policy requirement is</p>	<p>The LPA advise addressing the issues raised.</p>	<p>Partially met –</p> <p>The policy wording has been amended to provide further clarification.</p>	<p>Comment not taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p>Policy H.3. Local Need (page 32)</p>	<p>clarified. As it stands the requirement is unclear and as currently worded would not accord with the requirements of the PPG. The terms 'should' and 'appropriate' could not be applied to a planning application with precision.</p> <p>In addition, supporting text should be provided to explain the rationale behind the policy.</p> <p>As it currently stands, the TNP does not accord with the 2012 NPPF and detailed guidance in the PPG in relation to affordable housing requirements.</p>		<p>However, the revised policy wording is a repeat of Policy CS18 of the ALP. It is advised that the policy is amended to accord with the 2012 NPPF and detailed guidance in the PPG in relation to affordable housing requirements.</p>	
<p>Policy H.3. Local Need (page 32)</p>	<p>It is not clear if the policy applies to market or affordable housing or both.</p> <p>The policy does not provide sufficient clarification as to the exact mix of units that are required on a new development site. The policy currently reads that all new housing should be 'smaller dwellings' which would impact upon development viability. The LPA is concerned that the Neighbourhood Forum has not drawn upon evidence in justifying or testing a proposed specified housing mix. It would be helpful for the Neighbourhood Forum to provide further justification and clear evidence on this policy requirement prior to the submission of the Neighbourhood Plan. Also, the term 'should' could not be applied to a planning application with precision.</p>	<p>The LPA advise that additional clarification to the policy should be provided in the TNP.</p>	<p>Partially Met –</p> <p>It is welcomed that the Forum have clarified that the policy applies to affordable homes.</p> <p>However, the LPA is still concerned that the Neighbourhood Forum has not drawn upon evidence in justifying or testing a proposed specific housing mix. Also, the term 'should' could not be applied to a planning application with precision.</p>	<p>Comment not taken up.</p>

Policy/Section	Issue	Options/Potential Changes Required to TNP	Not met/Partially met/Comments	Examination response
	<p>In addition, the consequences of this policy also need further clarification. Restricting the mix of new dwellings to those that are 'mainly smaller' dwellings could result in people being forced to move out of the Neighbourhood Plan Area. An Equalities Impact Assessment (EIA) should be completed on this policy in this respect.</p>			
<p>Policy H.4 – Quality Design and Local Character (page 32)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 174</p>	<p>There is no evidence provided or supporting text to justify and explain the rationale of Policy H.4.</p> <p>It is suggested that the policy requirement is clarified. As it stands the requirement is unclear and as currently worded would not accord with the requirements of the NPPF and more detailed guidance in the PPG in relation to viability and design. In addition, the terms 'respects' and 'creates' could not be applied to a planning application with precision.</p> <p>Criterion c) of the policy text refers to 'public and private areas' and it is not clear as to what this refers to. The LPA would recommend providing further clarification in the policy text to define these terms. In addition, there are two criterion c's and two criterion d's and therefore, the policy criterion should be renumbered.</p> <p>In terms of the reference to 'views and</p>	<p>The LPA advise that further clarity should be provided on the policy requirements in the supporting text that justifies and explains the rationale for the policy.</p> <p>Advise providing a map on a side of A4 that illustrates the views and vistas and local landmarks indicated in criterion d) of the policy.</p> <p>Advise renumbering the policy criterion.</p>	<p>Partially met –</p> <p>The LPA notes that several criteria for Policy H.4 have been deleted. The LPA remain concerned that there is no evidence or supporting text to justify the rationale of Policy H4 has been provided.</p> <p>In addition, the term 'acknowledges' in criterion a) of the policy text could not be applied to a planning application with precision.</p>	<p>Examiner made recommended changes to this policy.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>vistas' and 'local landmark' in criterion d) it would be useful for the TNP to illustrate these views and vistas and local landmarks on a map.</p> <p>Further explanation is required in the policy text as to what constitutes 'green technologies' and 'local materials', and how this would not adversely impact on viability of a development.</p> <p>In addition, you may wish to consider what criterion g) adds to existing local policy prior to the submission of the neighbourhood plan.</p>	<p>Advise providing a further explanation of 'green technologies'.</p>		
<p>10.3 – Background (page 33)</p>	<p>Clarification of the history of traffic problems and what has been carried out historically to resolve them would be pertinent to assist readers in understanding what has been completed previously, preferably more recently that the 1930's A27 works or 1960's South Street chicanes.</p> <p>Reference should also be made to the significant investment and enhancement to the A27 between Segensworth Roundabout and Titchfield Gyratory (circa £15 million in the Titchfield area) with the aim of ensuring more reliable journey times on the A27 and reducing the need for motorists to seek alternative routes.</p>	<p>Advise providing further clarification and information on historical traffic problems and what has been carried out to resolve them.</p> <p>Advise adding reference to the upgrades and enhancements to the A27.</p>	<p>Partially met –</p> <p>It is welcomed that an additional sentence has been provided in the TNP to clarify the recent enhancements to the A27.</p> <p>However, it is advised that further clarification and information should be provided on historical traffic problems and what has been carried out to resolve them.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>10.4 – Where we are now (page 34)</p>	<p>A summary of the issues and works undertaken recently should be included in this section, rather than just referencing</p>	<p>Advise including a summary of the traffic issues and</p>	<p>Partially met –</p> <p>It is welcomed that additional information</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>Appendix 19 (link broken in the Plan document).</p> <p>There is a lack of connectivity within the plan document linking transport requirements and proposals for housing, focusing on the reasons behind the need for improvements to the transport links and how these can be facilitated through new development.</p> <p>Images within Appendix 19 are too small to be of use or legible. The text refers to pinch-points, lack of adequate crossing facilities and more, which should be noted and locations identified on a larger plan. Indication of where additional facilities could be located for the purpose of further review by the Highway Authority (Hampshire County Council) should also be annotated on a Map in the plan.</p> <p>Appendix 19 also refers to traffic flows on Coach Hill undertaken by the Forum and TVT members, but make no reference to the day(s) or times at which this data was collected. It is therefore suggested that the Forum procure a traffic survey through the Highway Authority to accurately determine the traffic flows and movements through the village to enable informed decisions to be made in the future. The vehicle count data within Appendix 19 is not validated and no evidence of video recording methodology. Vehicle counts required as an appendix, to</p>	<p>work undertaken recently in Section 10.4.</p> <p>Advise improving the quality and size (should be A4) of the images in Appendix 19.</p> <p>Advise providing information on where additional facilities could be located for review by the Highway Authority. This information should be annotated on a Map in the plan.</p> <p>Advise liaising with the Highway Authority to procure a traffic survey to accurately determine traffic flows and movements throughout the village.</p> <p>Advise undertaking</p>	<p>has been provided in section 10.4 on the areas where there are traffic issues and the main issues considered by the Forum.</p> <p>Additional information of the traffic issues has also been provided in Appendix 19, however, the issues around the lack of evidence of the data in terms of collection, methodologies, dates/times/durations and the results remain, and require clarification.</p>	

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>include who undertook the survey, how this was analysed, the dates and times of the survey. Results should be produced in a tabular format by date and time using 5 minute 'bins' for the count and carried out on multiple days at a neutral time of day, day of week, and month. In addition, pedestrian counts should be undertaken, to give an indication of the levels of demand. Identification of where pedestrians are currently trying to cross would be useful in a pictorial format (mapped). Details should be in an appendix to the TNP.</p>	<p>pedestrian counts to provide an indication of the levels of demand. This should be included in a separate Appendix with maps to illustrate count locations.</p>		
<p>10.5 – Pedestrians (page 34)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">15/09/17</p>	<p>There is no evidence within the Plan or supporting documentation to support the claim of speeding vehicles, and traffic speed surveys should be undertaken to justify these comments.</p> <p>In reference to the narrow footpaths and crossing points, the TNP is seeking to keep the character and form of the village preserved and seeks development is appropriate and considers this. The narrow footpaths are a feature of the nature of the village. Wider footpaths, although able to cater for all pedestrians would be of detriment to the historic nature of the village and would have the impact of urbanising the area. The addition of numerous signalised or zebra crossing points would have the same effect. This should be recognised within the text of Policy GA1</p>	<p>Advise providing further evidence to substantiate the claim made on the image in section 10.5.</p> <p>Advise adding the following supporting text to Policy GA1 – Pedestrian Safety.</p>	<p>Partially Met -</p> <p>No further evidence has been provided to substantiate the claims of 'speeding' throughout the village. Data should be sought to assess the speed of vehicles throughout the village and be presented as an appendix to the Plan.</p> <p>It is welcomed that the plan recognises that it is important to maintain the character of the village, but also now reflects the needs of pedestrians too.</p> <p>The modification to Policy GA1 is noted.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p style="text-align: center;">Page 178</p>	<p>(Pedestrian Safety) and wording to the effect of 'appropriate modifications and installation of footways and pedestrian crossing points shall only be considered where appropriate and in keeping with the character of the surrounding areas'. The locations of these crossings would need to be investigated in conjunction with new development.</p> <p>Furthermore, it is unclear what the relevance of the word count in relation to the HCC transport document and the word 'pedestrian' in terms of the context of the TNP.</p>			
<p>10.6 - Parking</p>	<p>With reference to the meeting with the Hampshire County Council (HCC) representative, FBC suggest the plan should avoid referring to unsubstantiated conversations with individuals. The Highway Authority must be able to comment on this statement.</p> <p>Reference is made to Fareham Borough being second in the county for car ownership, this statement should be supported by evidence through analysis of ONS data sets.</p>	<p>Advise adding date of the meeting with HCC to Section 10.6.</p> <p>Consider adding evidence to support the statement on car ownership.</p>	<p>Partially met –</p> <p>The reference to meeting with a representative of HCC has been deleted.</p> <p>However, it is advised that the statement in the first paragraph of section 10.6 should be supported by robust evidence.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>10.7 – Car Parks in the Plan Area (pages 35 and</p>	<p>The current parking facilities should be mapped for ease of identification and to assess their accessibility from the Village centre, and the number of spaces should be</p>	<p>Advise mapping the current parking facilities in the village centre.</p>	<p>Not met -</p> <p>The LPA advise providing further clarification as advised previously.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p>36)</p> <p style="text-align: center;">Page 179</p>	<p>identified and totalled. This could be provided in a relevant Appendix to the TNP.</p> <p>From the information provided in the section there is a total of 242 off-street spaces within the listed car parks. In conjunction with the on-street provision in the village centre, an assessment is needed on the use of the parking facilities to determine any additional spaces needed or revision of restrictions to increase vehicle turnover, thereby allowing a greater footfall within the village.</p> <p>In addition, the fifth bullet point in this section refers to 'a car park provided off Cartwright Drive to serve the Country park when the adjacent residential development is complete'. It might be useful to provide a planning application reference number.</p> <p>The final sentence of the section is not clear and should be rephrased.</p>	<p>Advise providing an assessment of the use of the parking facilities to determine any need for additional spaces.</p> <p>Advise amending the final sentence to 'Safety concerns have been raised where reduced road widths as a result of parking within the village, may have impacts on accessibility for emergency services'.</p>		
<p>10.8 - Residents Parking (page 36)</p>	<p>There is no FBC policy on the introduction of Residents Parking Schemes.</p> <p>The responsibility for the introduction/modification of on-street parking controls, including residential parking zones, lies with the highway authority, Hampshire County Council and future advice should be sought from them.</p>	<p>Advise contacting the Highway Authority (HCC) in respect of advice on the introduction/modification of on-street parking controls, including residential parking zones.</p>	<p>Not met -</p> <p>No further information has been provided detailing the views of the Highway Authority or how the Plan would seek to address this.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Section 10.10 Trains (page 36)	Clarification should be provided that the train stations listed are the nearest to the Titchfield Neighbourhood Plan area for accuracy.	Advise providing additional clarification.	Not met.	Comment not taken up. Does not relate to the basic conditions.
Section 10.12 – Cycling (page 37)	<p>The first sentence of the section states that ‘cycling in and around Titchfield is difficult and hazardous in most areas’ This statement should be quantified by sourcing accident data from the relevant authorities. The data can then be used to justify the statement regarding cyclists and pedestrians using the canal path. Potential cycle routes to key services and facilities should also be reviewed – schools, shops, etc.</p> <p>The shaded box in section 10.12 states that, “The NP is <i>not in favour</i> of cyclists using the canal path”. The neighbourhood plan should avoid the use of emotive language.</p> <p>In addition, it is not clear how Map 7 relates to the policies of the TNP further clarification should be provided in this respect. If the proposed cycle route is in aspiration this should be added in a companion document or annex to the plan.</p>	<p>Advise providing additional data on cycling in Titchfield to justify the statements in Section 10.12.</p> <p>Advising providing further clarification as to how Map 7 relates to the TNP.</p>	<p>Partially Met -</p> <p>The change to the first sentence has been made, however there is still a lack of detail on the levels of cycling currently being undertaken in the Plan area or the key destinations for both leisure and commuter cycling.</p> <p>Map 7 has been removed, in favour of Map 4.</p> <p>The statement “It is not safe to have speeding cyclists and walkers using the canal path at the same time” needs to be justified with evidence, this could include accident statistics over a 5-year period identifying the number of incidents occurring on the canal path. This can then be used to justify the statement, or conversely disprove it.</p> <p>The NP has recommended that a safe route is provided via Posbrook Lane, however the preceding text acknowledges that the Lane is narrow and vehicles travel at speed making it dangerous. This information is conflicting and confusing. The provision of cycling along the canal path would</p>	Comment not taken up. Does not relate to the basic conditions.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
			provide a safer, more direct route, and this should be considered.	
<p>10.14 – Transport aims, objectives, policies and tasks (page 39)</p> <p style="text-align: center;">Page 181</p>	<p>The first paragraph of section 10.14 refers to Policy INF2 from the draft Fareham Local Plan 2036 but then does not provide any further information on this policy. It is suggested that this reference is deleted. The paragraph then refers to a quote from the Fareham Local Plan 2036. However, this quote is taken from paragraphs 4.46 and 4.47 of the Local Plan Part 1: Core Strategy (2011).</p> <p>The supporting text of the TNP seeks to limit the number of vehicles entering the village. However, the aim listed under section 10.14 seeks a traffic and parking environment. The aim is unrealistic and ultimately not achievable due to various polluting sources – cars, buses, delivery vehicles, residential borne pollutants such as open wood or coal-burning fires, businesses with extractors and combustion boilers or equipment. In addition, there is no mention of air quality in the supporting text to justify the aim.</p> <p>Revise the phrase ‘fit or disabled’ to read ‘all residents and visitors to the village’.</p> <p>The objectives and policies should be placed within the supporting text so that the objectives and policies can be seen to</p>	<p>Advise deleting reference to Policy INF2. Amend source of quote to the Core Strategy.</p> <p>Advise amending the wording or deleting the aim as there is no mention of air quality in the supporting text to justify the aim.</p> <p>Advise amending the phrase ‘fit or disabled’ to ‘all residents and visitors to the village’.</p> <p>The LPA advise considering whether the policies and tasks are more appropriately located in Section 10.12 – Traffic Policies and Tasks (page 40).</p>	<p>Partially Met -</p> <p>It is welcomed that the reference to Policy INF2 has been removed.</p> <p>The Aim has not been amended as recommended.</p> <p>No supporting evidence in the Plan is provided to justify Traffic Objective T.3</p> <p>Amendment to the text has been made and is welcomed.</p> <p>The objectives have not been moved to sit within the supporting text, which would provide justification to the Aims, or reference the aim throughout the text.</p>	<p>Comment regarding first paragraph has been taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>directly relate to the justification in the text. Suggest changing the title of this section as the policies and tasks are in section 10.12. The tasks listed in section 10.12 should be agreed with the Highways Authority (HCC). These tasks should be moved to a separate annex or document.</p>	<p>Advise contacting the Highways Authority (HCC) to agree tasks listed in Section 10.12. Move these tasks to a separate annex or document.</p>		
<p>Traffic Objective T.2 (page 39)</p> <p>Page 182</p>	<p>It is not clear how Traffic Objective T.2 relates to the policies in Chapter 10, or indeed the neighbourhood plan.</p>	<p>Advise either adding a policy in relation to Objective T.2. or delete the objective.</p>	<p>Not Met -</p> <p>This objective has been amended to T.3, as noted above. Furthermore, there is no supporting text in the Plan that justifies the need for the objective.</p> <p>The new Traffic Objective T.2 could be combined with Objective T.1 due to the focus being on highway and pedestrian safety.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>Section 10.12. Traffic Policies and Tasks (page 40).</p>	<p>There is already a section 10.12 – Cycling on page 37 of the plan. The section and subsequent section requires renumbering.</p> <p>In addition, the Tasks T.1 – T.6, Tasks T.2.1 – T.2.2 and PO.2. – PO.3 are predominantly the responsibility of the Highway Authority. Contact should be made in the first instance with the Highway Authority to consider whether these tasks can be agreed, and if so how these will be delivered and funded. Fareham Borough</p>	<p>Advise renumbering 10.12 – Traffic Policies and Tasks. Advise contacting HCC and FBC to agree Tasks T.1 – T.6.</p>	<p>Now Section 10.15</p> <p>Not Met –</p> <p>There is no evidence provided by the Forum that they have discussed the tasks with the Highway Authority.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	Council would welcome engagement in the discussions as the Local Planning Authority.			
Policy G.A.1 Pedestrian Safety (page 40)	<p>Further clarification should be provided so that the policy can be applied with precision and clarity. Remove 'seek to respond' and replace with 'maximise'.</p> <p>Consideration needs to be given into how this policy could be applied to planning applications. The policy also needs to be linked into the TNP and justified through the supporting text where funding opportunities and the locations of the need for interventions are identified.</p>	Advise addressing the points.	Not met.	Examiner has taken up this comment and made a recommended modification.
Policy G.A.2 Cycle Links (page 40)	<p>The spirit of this policy is noted; however, the LPA is concerned how this policy would operate in practice, or if the approach is viable and deliverable. There is concern that requiring all development to provide cycle route to other affects may affect the viability of new development. The Forum have not provided any evidence to justify the policy requirements.</p> <p>Also, any new proposed cycle routes should be discussed with the Highways Authority (Hampshire County Council). Furthermore, there is no indication within the TNP of other areas, communities or infrastructure to which these new and improved cycle routes should link, for example schools, shops, tourist destinations etc.</p>	Advise providing further information to address the issues raised.	<p>Not Met -</p> <p>The text in 10.12 suggests routes to schools, shops etc, but does not elaborate on identifying the routes required to achieve this. Furthermore, there is no evidence of discussions with the Highway Authority to agree potential routes.</p>	Examiner has taken up this comment and made a recommended modification.
Tasks T.2.1 –	The Council's Public and Open Spaces	Advise amending	Partially met –	Comment not taken up. Does not

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T.2.2.	team have confirmed that the Council have no maintenance responsibilities in relation to the canal paths and recreational footpaths and these tasks should be amended to reflect this.	wording as appropriate.	<p>The reference to HCC and FBC in Community Aspirations T.2.1 (previously Task T.2.1) has been removed.</p> <p>It is advised that the reference to FBC should be removed from Community Aspiration T.2.2 (previously Task T.2.2).</p>	relate to the basic conditions.
10.13 Parking Objective 1 (page 41) Page 184	Add to the supporting text to demonstrate the need for additional parking provision and the extent of the required provision. The term 'adequate' in Parking Objective 1 should be quantified or deleted.	<p>Advise providing additional supporting text to demonstrate the need for additional parking provision and the extent of the provision required.</p> <p>Advise deleting the term 'adequate'.</p>	<p>Parking Objectives, policies and community aspirations have been amended from 10.13 to 10.16</p> <p>Community Aspiration T.7 should fall within this section as it is parking related.</p> <p>Not Met.</p> <p>No definition of adequate has been provided, nor has the levels of parking needed been assessed or evidenced in the Plan or Appendices to justify Parking Objective 1.</p>	Comment not taken up. Does not relate to the basic conditions.
Policy P.1 New Development Parking (page 41)	<p>The LPA advise that a revision should be made to the first line to read 'new development within the plan area' as this covers all development.</p> <p>The policy states that any new development within the Plan area must be completely self-sufficient in terms of off-road parking. This then goes on to state that 'wherever possible' they should include the</p>	<p>Advise replace 'any new, expanded, commercial or housing development' with 'new development'.</p> <p>Advise deleting 'must be self-sufficient' and</p>	<p>Not Met</p> <p>It is welcomed that the Policy references the LPA Parking Standards SPD, this should also be included in the supporting text.</p> <p>The policy statement "New development within the Neighbourhood Plan Area must comply with the residential Parking</p>	Examiner has taken up this comment and made a recommended modification.

Policy/Section	Issue	Options/Potential Changes Required to TNP	Not met/Partially met/Comments	Examination response
	<p>maximum levels defined in the FBC parking standards. These two statements are contradictory. Suggest removing the 'must be completely self-sufficient' with 'must comply with the relevant Parking Standards SPD'. In addition, self-sufficiency of parking may not always be achievable or viable depending on the nature of the development and constraints of the location.</p> <p>Developments should have taken account of current FBC residential and non-residential parking standards, this may not always be maximum levels, again due to site viability or site constraints.</p>	<p>replacing with 'must comply with either the Council's Non-Residential Parking Standards SPD or the Residential parking Standards SPD'.</p>	<p>Standards...' should be revised. It is suggested that the language used in stating '<u>must comply</u>' is too forceful as there may be occasions where the levels of parking defined in the SPD cannot be accommodated. Therefore, the sentence should be revised to read (for example), <i>New development within the Titchfield Neighbourhood Plan area should have regard to appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD</i>'.</p>	
<p>CE Policy 1. – Loss of Retail premises (page 44)</p>	<p>There is a lack of information as to how applicants will provide sufficient information to comply with the policy requirements. It is strongly advised that further information should be provided in the supporting text to justify the rationale behind this policy linking to relevant evidence.</p> <p>Also, CE. Policy 1. states that proposals that result in the loss of retail units in specific locations in Titchfield Village will be 'resisted'. In line with principles of the NPPF (2012) it would be beneficial if the policy was worded in a more positive manner to provide flexibility over the life of the neighbourhood plan.</p> <p>As currently worded the policy does not</p>	<p>Advise providing further justification and additional clarification as to what the applicant would need to do to comply with the policy requirements.</p> <p>Advise re-considering policy wording in light of paragraph 16 of the NPPF (2012).</p> <p>The LPA advise that the Forum may</p>	<p>Not met –</p> <p>It is noted that the title of Policy CE.1 has been amended to 'Conversion of Commercial Premises', and the previous policy wording has been amended.</p> <p>The policy wording as amended is unclear and confusing and could not be applied with precision to a planning application. In addition, in line with principles of the NPPF (2012) it would be beneficial if the policy was worded in a more positive manner to provide flexibility over the life of the neighbourhood plan.</p> <p>The LPA is concerned that there is a lack of information as to how applicants will</p>	<p>Comment not taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>support new or improved employment opportunities within the areas listed.</p> <p>In addition, a map which covers at least a side of A4, with a key should be included to support Policy CE.1 to provide clarity on the areas that the policy relates to.</p>	<p>wish to include wording in CE. Policy 1 for the encouragement of new or improved employment opportunities.</p> <p>Advise providing a map, which covers a full A4 page, to provide clarity on the areas that Policy CE.1 applies to.</p>	<p>provide sufficient information to comply with the policy requirements. It is strongly advised that further information should be provided in the supporting text to justify the rationale behind this policy linking to relevant evidence.</p>	
<p>Page 88 CE Policy 2. Accessibility (page 44)</p>	<p>CE. Policy 2 is not in general conformity with a number of policies in the ALP, such as CS5. For example, CE. Policy 2 does not take into account for other transport forms and not focus on walking alone. Accessibility should include cycling, public transport, walking to key trip attractors including schools, shops, tourist destinations, etc.; and should not be based solely around the location on new development. New development should be planned to enable and facilitate access to local services and facilities as well as pedestrian, cycling and public transport routes.</p> <p>In addition, the policy refers to Planning Policy Guidance Note 13: Transport (2006) as providing defined walking distances in</p>	<p>The LPA advises that the Neighbourhood Planning Forum revisits this policy prior to the submission of the plan.</p> <p>Advise that the reference to PPG13: Transport is deleted and the Forum consider using a different source in defining walking distance.</p>	<p>Not met –</p> <p>The LPA remains concerned that Policy CE.2 is not in general conformity with a number of strategic policies in the ALP.</p> <p>It is advised that the amendments previously suggested are made and the reference to PPG13 is removed from the policy text.</p>	<p>Comment not taken up.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 187</p>	<p>relation to the policy. The PPG13 was cancelled in 2012 and replaced by the NPPF (2012). Therefore, this source can no longer be used to provide a definition of walking distances. Furthermore, the definition of walking distance is unclear and confusing and could not be applied with confidence to a planning application. The Forum may wish to refer to the Council's Accessibility Study - http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV14-BackgroundPaper-Accessibility.pdf</p>			
<p>12.3 Care for the Environment (pages 45 and 46)</p>	<p>The first paragraph of the section makes reference to 'energy efficiency measures' and 'housing improvements'. Energy efficiency measures are covered by building regulations.</p> <p>The third paragraph makes reference to 'a culture of a litter free area will be encouraged and support for the FBC vigilant approach to fly tipping should be adopted'. This is an aspiration rather than an objective of the plan and should be included in a separate annex or document to the plan.</p> <p>The explanation of SuDs is incorrect and should be amended from 'sustainable storm water drainage' to 'Sustainable Urban Drainage System'</p>	<p>Advise amending first paragraph.</p> <p>Advise adding the text as a separate task, which could be included in a companion document or annex to the TNP.</p> <p>Advise amending the explanation of SuDS.</p>	<p>Partially met –</p> <p>The reference to sustainable storm water drainage has been deleted.</p> <p>The fourth paragraph which refers to a 'litter free area' is an aspiration and it is advised that this should be included in a separate annex or document to the plan.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
12.4 Open spaces (page 46)	<p>The second paragraph of this section makes the following statement 'These spaces are variously owned and maintained by <u>private individuals</u>'. This statement should be amended to 'public and private bodies'.</p> <p>Reference is made to the open spaces and that they 'could be protected under the Assets of Community Regulations 2012. This might be a future development after consultation with residents'.</p> <p>This is an aspiration rather than an objective of the plan and should be included in a separate annex or document to the plan.</p> <p>The Forum may wish to consider whether the open spaces listed in this section may be better included within the TNP as Local Green Spaces providing they fit within the criteria in the NPPF.</p>	<p>Advise amending statement to 'public and private bodies'.</p> <p>Advise adding the text as a separate task, which could be included in a companion document or annex to the TNP.</p> <p>The LPA advise the Forum to include a Policy on Local Green Space in the TNP.</p>	<p>Partially met –</p> <p>It is welcomed that the statement in the second paragraph of this section now refers to 'public and private bodies'.</p> <p>It is advised that the reference to spaces being protected under the Assets of Community Regulations 2012 should be moved to a separate annex or companion document to the TNP.</p> <p>It is noted that the Forum have referred to the spaces as being classified as Local Green Spaces. However, it is advised that the open spaces should have been assessed as to their suitability to be designated as a Local Green Space at an earlier stage of the neighbourhood plan process as previously discussed with the Forum.</p>	Comment not taken up. Does not relate to the basic conditions.
Environment Objective E.1 and Environmental Objective E.2 (page 47)	<p>It is not clear how the objectives relate to policies in Chapter 12, or indeed in the TNP.</p> <p>In addition, Environment objective E.1 sounds more like a project and could be added as a task in a companion document or annex to the TNP.</p>	Advise amending or deleting Objectives E.1 and E.2.	<p>Partially met –</p> <p>Objectives E.1 and E.2 from the Pre-submission TNP have been deleted.</p> <p>These objectives have now been replaced by a new objective (BE.1).</p>	Comment not taken up. Does not relate to the basic conditions.
Policy E.1 – New Development	The policy text would benefit from a multi-criteria approach. A number of the policy areas covered may fit within the policy in	The LPA advise the Forum to consider criterion-	Partially met – Policy E.1 on New Development has	Examiner has taken up this comment and made a recommended modification.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>new classification system, 2017 current use mapping and the new (draft) Mitigation Guidance which have been considered since March 2018 for decision making by Natural England and Fareham Borough Council.</p> <p>The note under Task E1 states that '<i>leaving the EU may result in changes to these regulations</i>'. It is recommended that the specific 'regulations' are stated as for instance Ramsar sites are protected under the Ramsar Convention which is not relevant to the EU and SSSI sites are only protected under national law and not European legislation. In addition, this statement is irrelevant as remaining EU Regulations will be transposed into new UK Regulations.</p>	Advise providing specific reference to the relevant EU regulations.	<p>Therefore, it is advised that this is changed to 'Statutory Designated Sites' to avoid the policy title giving the impression that it is only relevant to SPA's (Special Protection Areas).</p> <p>Policy NE.2 (Non-Statutory Sites and Initiatives) is currently unclear and could not be applied to a planning application with precision. It is advised that additional clarification is provided as to what the applicant would need to do to comply with the policy requirements.</p> <p>There is a lack of information as to how applicants will provide sufficient information to comply with the policy requirements for Policies NE.1 and NE.2. It is strongly advised that further information should be provided in the supporting text to justify the rationale behind this policy linking to relevant evidence.</p>	
12.8 Open Spaces (page 48)	It is unclear, what this section adds to the TNP. The Forum may wish to consider whether the open spaces listed in Section 12.4 may be better included within the TNP as Local Green Spaces providing they fit within the criteria in the NPPF	Advise including a Policy on Local Green Space in the TNP.	<p>Not met –</p> <p>The LPA notes that Policy OS1 (Open Spaces) has been added to the TNP since the Pre-Submission consultation.</p> <p>There is a lack of information as to how applicants will provide sufficient information to comply with the policy requirements. The LPA strongly advises</p>	Comment not taken up. Does not relate to the basic conditions.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
			<p>that further information should be provided in the supporting text to justify the rationale behind this policy, which is linked to relevant evidence.</p> <p>In addition, community aspirations OS2 – OS4 have been included in the Submission TNP. It is advised that these are moved to a separate annex or companion document to the TNP.</p>	
<p>Policy EN.1 Energy Efficiency (page 48)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 191</p>	<p>The policy reads more like an objective and does not provide sufficient clarity so that it can be applied to a planning application. The policy may fit better as a separate criterion within Policy H.4 of the TNP. Strong consideration should be given to providing supporting text and evidence to justify the rationale for the policy. Is the policy relevant to all new housing development or all development?</p> <p>In addition, it is not clear how Policy EN.1 relates to Objective EN.1 or indeed the aim listed under section 12.7.</p>	<p>Advise adding the moving the policy and including it as a separate criterion in Policy H.4 of the TNP.</p> <p>Advise providing further justification and evidence to explain the rationale behind the policy.</p>	<p>Not met -</p> <p>It is noted that Policy EN.1 has been amended to Policy BE.1.</p> <p>The LPA remains concerned that the policy reads more like an objective and does not provide sufficient clarity so that it can be applied to a planning application. In addition, further justification and evidence should be provided to explain the rationale behind the policy.</p> <p>There are a number of community aspirations (BE1 – BE4) that have been added to the plan since the Pre-submission consultation. These should be included in a separate annex or companion document to the TNP.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>12.9 Aims, objectives and</p>	<p>It is not clear whether the last box on the page is an aim, objective or task. Further</p>	<p>Advise providing further clarification</p>	<p>Partially met -</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
task (page 49)	<p>clarity should be provided in this respect.</p> <p>In addition, any tasks in this section should be included in a companion document or annex.</p>	as to whether the last box on the page is an aim, objective or task.	<p>It is noted that the last box on the page has been deleted from the TNP.</p> <p>However, it is advised that any community aspirations in this section should be included in a companion document or annex.</p>	
<p>Chapter 12 – Historic Titchfield (page 51)</p> <p style="text-align: center;">Page 192</p>	<p>There appears to be two Chapter 12's in the TNP. This chapter should be renumbered to 13.</p> <p>It is recommended that the supporting text within this chapter makes reference to the existing Conservation Area Appraisals.</p>	<p>Advise amending to Chapter '<u>13</u>'</p> <p>Advise making reference to the relevant Conservation Area Appraisals.</p>	<p>Partially met –</p> <p>It is welcomed that the chapter has been renumbered.</p> <p>Chapter 13 refers to the Titchfield Conservation Area Appraisal. However, there is also a Conservation Area Appraisal for Titchfield Abbey, which falls within the Designated Neighbourhood Area.</p>	Comment not taken up. Does not relate to the basic conditions.
13.5 The Great barn (page 52)	<p>The first paragraph of this statement refers to the Barn as being built in the early 14th century. The Historic England heritage listing for the monastic barn of Titchfield Abbey has the Barn as being built in the 15th century - https://historicengland.org.uk/listing/the-list/list-entry/1094235 The paragraph should be amended for accuracy.</p> <p>In addition, the second paragraph of the section notes that the Barn was 'acquired by FBC'. This sentence should be deleted as the Barn has never been within the</p>	Advise making the suggested amendments.	<p>Partially met –</p> <p>It is welcomed that the reference to the Barn being 'acquired by FBC' has been removed.</p> <p>However, the TNP still refers to the Barn as being built in the early 14th century. It is advised that the paragraph is amended for accuracy.</p>	Comment not taken up. Does not relate to the basic conditions.

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	ownership of FBC.			
13.11 Titchfield carnival (page 54)	This section of the TNP goes beyond the remit of planning and would be better placed as a task or project in a companion document or annex to the TNP.	Advise including section 13.11 in a companion document or annex.	Partially met – It is welcomed that section 13.11 on the Titchfield Carnival has been amended to Community Aspiration HT.5.3. However, it is advised that all community aspirations in Chapter 13 should be moved to a companion document or annex to the TNP.	Comment not taken up. Does not relate to the basic conditions.
13.13 A wayfarer map - and 13.14 Publications (page 54)	These sections of the TNP goes beyond the remit of planning and would be better placed as a task or project in a companion document or annex to the TNP.	Advise including sections 13.13 - 13.14 in a companion document or annex.	Partially met – It is welcomed that section 13.13 on the Wayfarer Map has been amended to Community Aspiration HT.5.6. It is also welcomed that section 13.14 has been amended to Community Aspiration HT HT3.2. However, it is advised that all community aspirations in Chapter 13 should be moved to a companion document or annex to the TNP.	Comment not taken up. Does not relate to the basic conditions.
Objective HT.5 (page 55)	This objective goes beyond the remit of planning and would be better placed as a task or project in a companion document or annex to the TNP. In addition, further clarity should be provided in relation to the terms 'presentation' and 'promotion' as the sentence as currently read is unclear.	Advise including objective HT.5 in a companion document or annex.	Not met – It is advised that Objective HT.4 (previously HT.5) is moved to a companion document or annex.	Comment not taken up. Does not relate to the basic conditions.
Policy HT.1 Preserving	The policy refers to 'Development proposals that fail to preserve', consideration should	Advise amending the wording of the	Partially met –	Comment taken up. Examiner made recommendations based on

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
<p>Historic Environment (page 55)</p> <p style="text-align: center;">Page 194</p>	<p>be given as to how this policy wording would accord with paragraph 16 of the NPPF. Furthermore, the scope of the policy as it currently stands is unclear. For instance, the word 'significance' is associated with heritage assets in the NPPF, and some heritage assets have 'significance' but are not designations. Further clarification should be provided in the policy text.</p> <p>Further information to justify and explain the rationale behind the policy should be provided in the supporting text of the Historic Titchfield section in the neighbourhood plan.</p> <p>In addition, it is not necessary to provide a source or reference for a policy, this should be deleted.</p>	<p>policy so it provides a more positive approach and consider the wording in light of the relevant section of the NPPF (pages 54-57).</p> <p>Advise moving reference to the NPPF to the introductory text of the section where relevant.</p>	<p>The policy wording has been amended in line with Historic England's comments on the plan.</p> <p>It is welcomed that the reference/source in the policy has been deleted.</p> <p>However, the LPA remains concerned that further information to justify and explain the rationale behind the policy should be provided in the supporting text to the TNP.</p>	<p>comments from the statutory advisor on Heritage Conservation.</p>
<p>Policy HT. 2 Archaeological Assessment (page 55)</p>	<p>The requirement for an archaeological assessment to be provided for all new development is onerous. Any requirement for an archaeological assessment is set out on Hampshire County Council's website - http://documents.hants.gov.uk/sold-services/sharedexpertise-capabilitystatement-Archaeology.pdf Hampshire Archaeology are notified of applications where their planning constraint maps show an archaeological alert and so are assessed on a case by case basis. It is unnecessary to include this as a policy in the TNP and as such this policy should be</p>	<p>Advise making the recommended amendments.</p>	<p>Not met -</p> <p>It is advised that the policy should be deleted or amended to meet the requirements previously commented on by the LPA during the Pre-submission consultation.</p>	<p>Comment taken up. Examiner made recommendations based on comments from the statutory advisor on Heritage Conservation.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
	<p>either be deleted or amended to meet the above requirements.</p> <p>In addition, the term 'merited' could not be applied to a planning application with precision.</p>			
<p>Tasks HT.2 – HT 5.4 (pages 56 and 57)</p> <p style="text-align: center;">Page 195</p>	<p>If the Forum wish to pursue Tasks HT2.2 and HT 5.1 it is suggested that they contact FBC. In addition, the Forum should note that any aspirations related to non-land use matters should be set out in a companion document or annex as stated in the PPG.</p> <p>Further clarification should be provided on all tasks listed within Chapter 12 – Historic Environment in terms of how these will be delivered.</p>	<p>Advise making suggested amendments.</p>	<p>Not met -</p> <p>It is advised that all community aspirations should be set out in a companion document or annex to the TNP. Also, further clarification should be provided on how these aspirations will be delivered.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>Appendix 18 – The History of Titchfield</p>	<p>There are a number of claims and statements made within this Appendix about the history of people, places and events. The Council's Conservation Officer considers that there should be rigorous evidence to support these claims.</p>	<p>Advise providing evidence to support the claims/statements in Appendix 18.</p>	<p>Not met.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>
<p>Appendix 35 – Natural Environment</p>	<p>Reference is made to the Solent and Brent Geese Strategy 2010. There is a more recent document that has been published (see comments on Task E.4 above) 'Solent Waders & Brent Goose Strategy 2019: Interim Project Report: Year one (October 2017)'. Therefore, the LPA suggest that a reference is made to inform of the Interim Report, new classification system, 2017 current use mapping and the new (draft) Mitigation Guidance which have been</p>	<p>Advise making reference to the updated Interim Project Report, classification system, current use mapping and new (draft) Mitigation Guidance.</p>	<p>Partially met -</p> <p>It is noted that Appendix 35 now provides further clarification on the Solent Waders and Brent Goose Strategy.</p> <p>It is welcomed that the reference to amphibians has been amended.</p> <p>However, the LPA advises amending the references to the types of bat species.</p>	<p>Comment not taken up. Does not relate to the basic conditions.</p>

Policy/ Section	Issue	Options/Potential Changes Required to TNP	Not met/ Partially met/Comments	Examination response
Page 196	<p>considered since March 2018 for decision making by Natural England and Fareham Borough Council.</p> <p>Page 3, Paragraph 4 of Appendix 35 refers to 'seroline' to be changed to 'serotine'. The use of 'pipistrelle' and 'long-eared' should be re-considered. Pipistrelle is a general term used and there are 3 species of pipistrelles including common, soprano and Nathusias. Similarly, long-eared is a general term and there are 2 species including brown and grey long-eared bats. Therefore, long eared and brown long-eared bats cannot be counted as two different species; similarly, pipistrelle and soprano pipistrelle cannot be counted as two types of bats.</p> <p>Page 3, Paragraph 5 of Appendix 34 refers to 'Protected amphibians and reptiles' to be changed to 'Protected/notable' as common frog and common toad do not receive the same level of protection as reptiles and great crested newts (not protected against killing/injuring or habitat destruction).</p>	<p>Advise amending 'seroline' to 'serotine'. Consider amending reference to the types of bat species.</p> <p>Advise amending 'protected amphibians and reptiles' to 'protected/notable'.</p>		

Annex 1 – General observations and suggestions

Pre-submission Titchfield Neighbourhood Plan		Not met/Partially met/Comments	Examination response
Evidence	A general issue that has been identified by the LPA is the lack of appropriate evidence which could be linked to the supporting text for the policies of the TNP.	Not met – The LPA remains concerned that there are still several policies in the TNP that are not supported by appropriate evidence.	Comment not taken up. Does not relate to the basic conditions.
Content	It is considered that the flow of the TNP could be improved to aid clarity and overcome disjointedness.	Not met.	Comment not taken up. Does not relate to the basic conditions.
Paragraph Numbering	It is recommended that for ease of reference that paragraph numbers are inserted in the TNP prior to submission. This will ensure the plan is clearer for the reader and may ensure that comments received for consultation on the plan are in relation to the relevant areas.	Not met.	Comment not taken up. Does not relate to the basic conditions.

Use of Capital Letters	There should be consistency throughout the neighbourhood plan in terms of the use of capital letters, such as Country Park.	Not met	Comment not taken up. Does not relate to the basic conditions.
The use of Aims, Objectives, Policies and Tasks	<p>The use of aims, objectives, policies and tasks within the TNP without any supporting wording to provide additional clarification is confusing.</p> <p>Policies should be positively worded to ensure accordance with paragraph 14 of the NPPF. Avoid the use of statements in policies.</p> <p>It is suggested that a short vision statement (couple of sentences) is included in the TNP, which sets out the key policies in achieving this vision, which could be used in determining planning applications and demonstrates conformity with the strategic policies of the ALP.</p> <p>The PPG sets out that those aspirations that deal with 'non-land use matters should be clearly identifiable and set out in a companion document or annex'. Therefore, the LPA advises that 'tasks' identified by orange boxes in the plan should be moved into a companion document or separate annex to</p>	<p>Partially met –</p> <p>It is noted that Chapter 6 of the TNP includes a set of vision statements and the policies relevant to the achieving these statements.</p> <p>However, the LPA still remains concerned that the aims, objectives, policies and community aspirations in the TNP lack supporting text to provide additional clarification.</p>	Comment not taken up. Does not relate to the basic conditions.

	the TNP. In terms of the tasks listed throughout the plan, further explanation could be included on the current status of these projects and/or how these will be delivered by the Forum.		
Photos, Images and Maps	<p>Improve the resolution of some of the photos, images, and maps in the Plan. In addition, all maps should have a key provided and should cover a full size of A4 to provide clarity and precision. This will aid ease of referencing. The maps should be referenced to the supporting text and explained accordingly. All maps, images and photos in the TNP should have titles to clearly define what the map is illustrating and a figure. Furthermore, these should all have sources to provide a reference as to where the photos, maps and images were obtained, and should be clearly linked to the main body of the report.</p>	Not met.	Comment not taken up. Does not relate to the basic conditions.
Typos and Grammar	<p>There are several typos throughout the neighbourhood plan, these should be reviewed and amended prior to the submission of the plan.</p> <p>In addition, several sentences within the TNP are unclear and confusing and should be revisited prior to submission of</p>	Not met – there are still typos prevalent in the TNP. It is advised that these are amended.	Comment not taken up. Does not relate to the basic conditions.

	the plan.		
Glossary of Terms	<p>The references to FBC and TVT are acronyms rather than glossary terms and should be moved to the front of the TNP.</p> <p>In addition, the Forum may wish to check some of the terms against the definitions in the NPPF.</p>	Not met.	Examiner made some recommended modifications in relation to the glossary entries.
Appendices			
Typos	There are several typos throughout the appendices, these should be reviewed and amended prior to the submission of the plan.	Not met.	Comment not taken up. Does not relate to the basic conditions.
Relevance	There are a number of appendices that do not relate to the TNP or land use matters. Further explanation should be provided as to why these appendices have been included or they should be removed from the plans evidence base.	Not met.	Comment not taken up. Does not relate to the basic conditions.