

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

Date: Tuesday, 25 May 2021

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor Mr M R Daniells (Chairman)

Councillor P J Davies (Vice-Chairman)

Councillors: T Davies, G Fazackarley, J S Forrest, N R Gregory and
N J Walker

Also Present: Mrs T L Ellis and S D Martin



1. APOLOGIES FOR ABSENCE

There were no apologies of absence received at this meeting.

2. MINUTES

It was AGREED that the Minutes of the Planning and Development Scrutiny Panel held on the 24 February 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement –

I do not have any formal announcements, but I wanted to say a few words. Firstly, I am delighted to have this appointment as Chairman of this Scrutiny Panel. Also, with regards to the main item on this evening's agenda, the Revised Publication Local Plan, can I please ask Members of the Panel to keep the comments and questions concise during discussions on this item. One final point is that if a comfort break is required please can everyone in attendance ensure they follow the protocol as set out by officers to ensure we keep everyone safe.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

Councillor J Forrest declared a personal non-pecuniary interest at item 6 – Hampshire County Council Presentation on Public Transport Schemes as he is a member of the Ramblers Association.

Councillor G Fazackarley declared a personal non-pecuniary interest at item 6 – Hampshire County Council Presentation on Public Transport Schemes as he is a consultant involved with planning bus routes in the midlands as part of his job.

5. DEPUTATIONS

There were no deputations received at this meeting.

6. HAMPSHIRE COUNTY COUNCIL PRESENTATION ON PUBLIC TRANSPORT SCHEMES

The Panel received a presentation from Graham Wright at Hampshire County Council on local public transport schemes.

A copy of the presentation is appended to these Minutes.

Councillor J Forrest declared a personal non-pecuniary interest as he is a member of the Ramblers Association.

Councillor G Fazackarley declared a personal non-pecuniary as he is a consultant involved with planning bus routes in the midlands as part of his job.

At the invitation of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.

Following the presentations Members asked several questions pertaining to various transport schemes across the Borough including the Solent East Hampshire Bus Rapid Transport and the two schemes currently proposed for A27 at the Delme Roundabout and the Portchester pedestrian and bus enhancements.

Members also asked questions around the impact that the government's housing delivery requirements for Fareham Borough may have on the Borough's highway network. Graham Wright advised that at this time it is difficult to make projections due to several factors influencing people's travel choices. These include, the increased home working and whether this will continue after the Covid restrictions have eased, the increase in non-motorised highway use, changes to the economy due to the Covid-19 pandemic and how the increased use of electric cars may have an impact.

RESOLVED that the Planning and Development Scrutiny Panel note the contents of the presentation.

7. HOUSING DELIVERY TEST ACTION PLAN

The Panel received a report from the Head of Planning Strategy and Economic Development on the Housing Delivery Test (HDT) Action Plan.

At the agreement of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.

Members asked questions providing clarity on several aspects of the Action Plan allowing for a better understanding of the contents of the Plan and how this, if approved, will assist the Council to tackle the difficulties the Borough faces in meeting the housing need for the community.

Members of the Panel shared their frustration at the lack of acknowledgement from Central Government as to the impact that the Nutrient Neutrality issue with South Hampshire has and will continue to have in future years on Fareham Borough's HDT results. Members highlighted the importance of the actions outlined in Appendix A, section 7 part 3 (Nutrient mitigation) of the report, to continue to lobby Government to consider the impact of nutrient neutrality on housing delivery within South Hampshire and revise the detailed application of the HDT for Fareham Borough appropriately.

RESOLVED that the Planning and Development Scrutiny Panel: -

- a) considered the contents of the report; and
- b) asks the Executive, at its meeting on the 07 June 2021, to consider the importance of the actions outlined in Appendix A, section 7 part

(Nutrient mitigation) of the report, to lobby Government to consider the impact of nutrient neutrality and revise the detailed application of the Housing Delivery Test for Fareham Borough appropriately.

8. LOCAL DEVELOPMENT SCHEME

The Panel received a report by the Director of Planning and Regeneration on the Council's Local Development Scheme (LDS) which the Executive will be asked to adopt at its meeting on the 07 June 2021.

RESOLVED that the Planning and Development Scrutiny Panel considered the contents of the report and were supportive of the Local Development Scheme.

9. REVISED PUBLICATION LOCAL PLAN

The Panel received a report from the Head of Planning Strategy and Economic Development on the Council's Revised Publication Local Plan before the revisions are considered by the Executive on the 07 June 2021 and then by Council on the 10 June for approval for consultation.

At the invitation of the Chairman Councillor Mrs T Ellis addressed the Panel during discussions on this item.

At the invitation of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.

Councillor G Fazackarley left the meeting during discussions on this item.

Members were asked to draw their attention to the tabled item which had been circulated prior to the meeting. The documents highlighted some amendments that officers had identified post publication. A copy of this document will be appended to these Minutes.

The Head of Planning Strategy and Economic Development took the Panel through the report and supporting documents section by section highlighting the revisions to the Draft Publication Local Plan which the Panel considered at its meeting on the 01 October 2020. Clarification was sought by the Panel after each section on the comments that would be passed to the Executive for consideration. These are set out as follows: -

- i. The amendments set out in tabled Item be passed to the Executive for inclusion within the revisions.
- ii. With regard to Policy BL1 – subject to resources and the prioritisation of the Local Plan, work is started to develop the Fareham Town Centre Masterplan Supplementary Planning Document to allow this document to be created at the earliest opportunity to support the delivery of homes in the Town Centre.
- iii. Following detailed discussions on policies HA50, HA54, HA55 and HA56 Members recommended that the Executive carefully considers the proposed allocations in these locations due to a number of planning

- considerations including traffic management, flooding, ecology, open space and, where applicable, strategic gap.
- iv. On page 249, within the Housing Policies section Members requested that the time being changed in paragraph 5.16 from 7.30am and 7.30pm to 7.30am and 6.30pm.
 - v. An amendment be made to the wording of, or supporting, Policy HP9 to include wording that applications for self and custom build homes can be brought forward by individual landowners or developer, and that the requirement for serviced plots does not apply to every self or custom build home.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the contents of the report; and
- (b) asks for the following comments to be passed to the Executive on 07 June 2021 for consideration:
 - (i) The amendments set out in the tabled Item be passed to the Executive for inclusion within the revisions;
 - (ii) With regard to Policy BL1 – subject to resources and the prioritisation of the Local Plan, work is started to develop the Fareham Town Centre Masterplan Supplementary Planning Document to allow this document to be created at the earliest opportunity to support the delivery of homes in the Town Centre.
 - (iii) Following detailed discussions on policies HA50, HA54, HA55 and HA56 Members recommended that the Executive carefully considers the proposed allocations in these locations due to a number of planning considerations including traffic management, flooding, ecology, open space and, where applicable, strategic gap.
 - (iv) On page 249, within the Housing Policies section Members requested that the time being changed in paragraph 5.16 from 7.30am and 7.30pm to 7.30am and 6.30pm.
 - (v) An amendment be made to the wording of, or supporting, Policy HP9 to include wording that applications for self and custom build homes can be brought forward by individual landowners or developer, and that the requirement for serviced plots does not apply to every self or custom build home.

10. EXECUTIVE BUSINESS

The Panel considered the tabled items of Executive Business which had been circulated prior to the meeting and which are appended to these Minutes.

11. PLANNING STRATEGY UPDATE

There were no additional Planning Strategy Updates considered at this meeting.

12. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Chairman asked the Director of Planning and Regeneration to address the Panel to confirm any items for consideration within the Planning and Development Scrutiny Priorities.

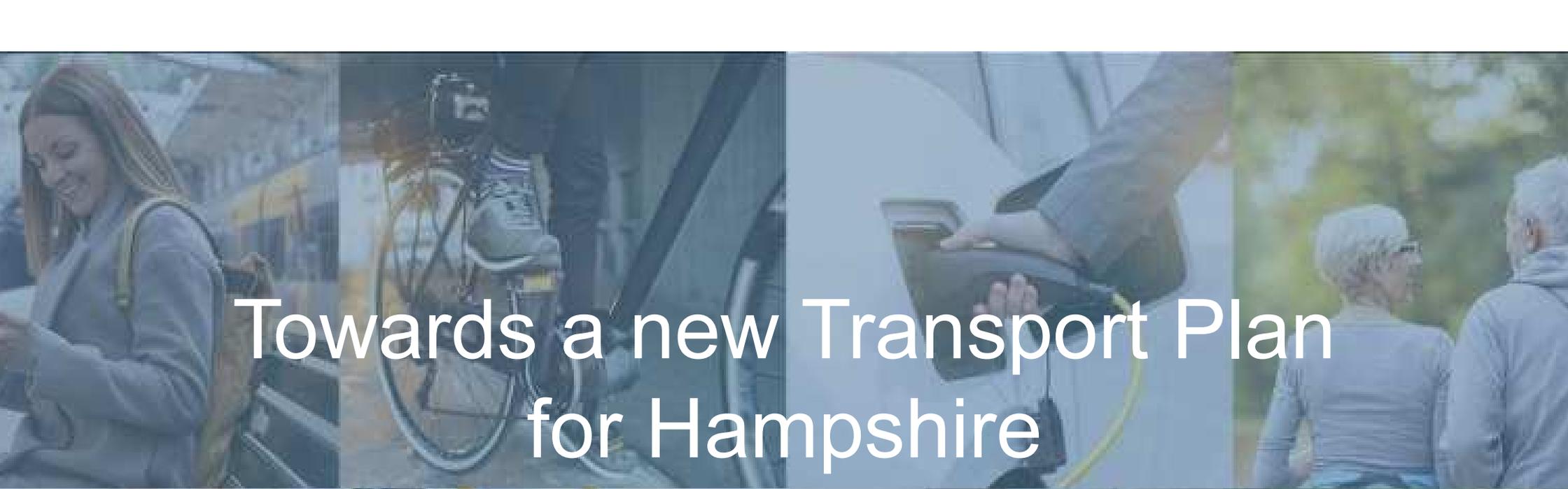
It was agreed that two items would be brought to the Panel as appropriate throughout the municipal year. Firstly, an update on the delivery of Welborne to follow on from the anticipated completion of the Section 106 planning agreement and granting of outline planning permission for Welborne in the coming months. Secondly, a report on the progression of the delivery of the Fareham Town Centre Vision, including a draft timetable for the preparation of the Fareham Town Centre Masterplan Supplementary Planning Document, newly referenced in the Revised Publication Local Plan.

Members also asked if an item could be brought forward on the prevailing projections of the impact of climate change on future sea level rise, and hence potential flood risks to the Borough's coastal areas. The Director of Planning and Regeneration advised that the Coastal Partnership may be in a position to brief the Panel on this matter. Alternatively, officers will prepare a scoping report, in consultation with the Chairman and for future Panel consideration, for the Environment Agency to be invited to address the Panel on the matters of climate change, sea level rise projections and flood risk pertaining to Fareham Borough.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the planning and development Scrutiny Priorities;
- (b) requested officers to schedule an update on the delivery of Welborne following on from the anticipated granting of outline planning permission;
- (c) requested officers to schedule an update on the delivery of the Fareham Town Centre Vision including a draft timetable for the Fareham Town Centre Masterplan Supplementary Planning Document; and
- (d) asked officers to investigate the opportunities for the Panel to be briefed on the matters of climate change, sea level rise projections and flood risk pertaining to Fareham Borough.

(The meeting started at 4.00 pm
and ended at 9.48 pm).



Towards a new Transport Plan for Hampshire

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Minute Item 6

roduction

The Local Transport Plan is an important policy document for the County Council and transport cuts across many wider policy areas.

The new Transport Plan will form the primary transport policy for HCC to 2050. It will provide a framework to guide all our future transport planning and investment.

Stakeholder input is an important part of developing the Transport Plan.

An initial engagement exercise is currently being undertaken to seek input and feedback from stakeholders on emerging aspects of the Plan.

In addition to the current engagement, the council intends to consult on a draft LTP in Summer '21.

The final Transport Plan is expected to be published by the end of 2021.



Drivers of change

The Transport Plan looks ahead to 2050 and needs to take account of key trends.

These are important for how we plan, respond and adapt in relation to the approach to transport.

Evidence and research has helped us to identify some key factors, but we are keen to learn from others what we should be taking account of, and the relative priorities.



Changing climate



Changing environment



Changing society



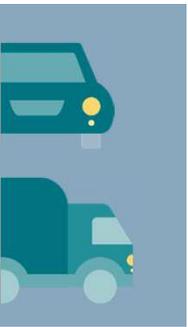
Changing economy



Changing technology

Page 2

The need for change (1)



DfT data shows that traffic on Hampshire roads grew by **+18%** between 2000 and 2019.



Car ownership in Hampshire is above average, in comparison with the South East and the rest of the UK. 45% of households have two or more cars or vans. **Hart and East Hampshire have some of the highest levels of car ownership in the country.**

... +71%

Strategic Road Network **+20%**

Locally managed roads **+16%**

D...

Traffic levels are forecast to increase by between **17% and 51%** by 2050 in England and Wales (based on 2018 DfT analysis).

Surface transport accounts for 37% of CO₂ emissions in Hampshire. **Passenger cars are the main contributor**, accounting for approx. 65% of domestic transport emissions in Hampshire.



If we carry on with existing policies and practice we will not achieve carbon neutrality from transport by 2050.

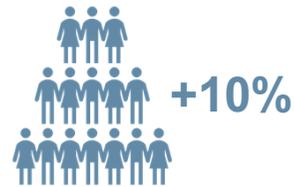
The need for change (2)

Even if we wholly switch to electric or hydrogen-fuelled vehicles, achieving carbon neutrality within the transport sector will require **at least a 10% reduction in car mileage in order to reduce energy demand.**

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The overall societal costs (health impacts) of road transport emissions in Hampshire are estimated at **£225 million** per annum. The CMAA estimates that **5.4%** of adult mortality in Hampshire is attributable to particulate air pollution.



Hampshire's population is set to increase by **10%** between 2017 and 2041, led by **net inward migration** and an **ageing population**.

19% of adults in Hampshire undertake less than 30 minutes of physical activity per week.

Only **32%** of boys and **24%** of girls (aged 5-15) do sufficient physical activity.



Bus use has increased by **3%** over the last decade, but the **number of journeys per head is below the South East average.**

The cost of running and providing public transport means that in relative terms it is becoming more expensive for users.



Emerging principles for the Transport Plan

Two key guiding principles for the Transport Plan are proposed.

We are encouraging feedback on whether these provide the right emphasis in order to align the approach with achieving the proposed outcomes.

1

Significantly reduce dependency on the private car and reduce the overall need to travel

2

Create a transport system that supports high quality, prosperous places and puts people first

Specific policies and approaches for transport delivery



Outcomes



Guiding Principle 1: Significantly reduce dependency on the private car and reduce the overall need to travel

This would place increased emphasis on approaches such as:

Prioritise walking, cycling and public transport

**Reduce the overall need to travel
'Live local, travel less'**

Own fewer cars and use them less

There is a need to decarbonise and make more efficient use of our transport system.

Major transport emission reductions are required.

Zero emission vehicles will play an important role, but we will still need to significantly reduce the number of miles driven to reduce the strain on zero carbon energy provision.

Guiding Principle 2: Create a transport system that supports high quality and prosperous places and puts people first

This would place increased emphasis on approaches such as:

Shift away from 'planning for vehicles' to 'planning for people' and 'planning for places'

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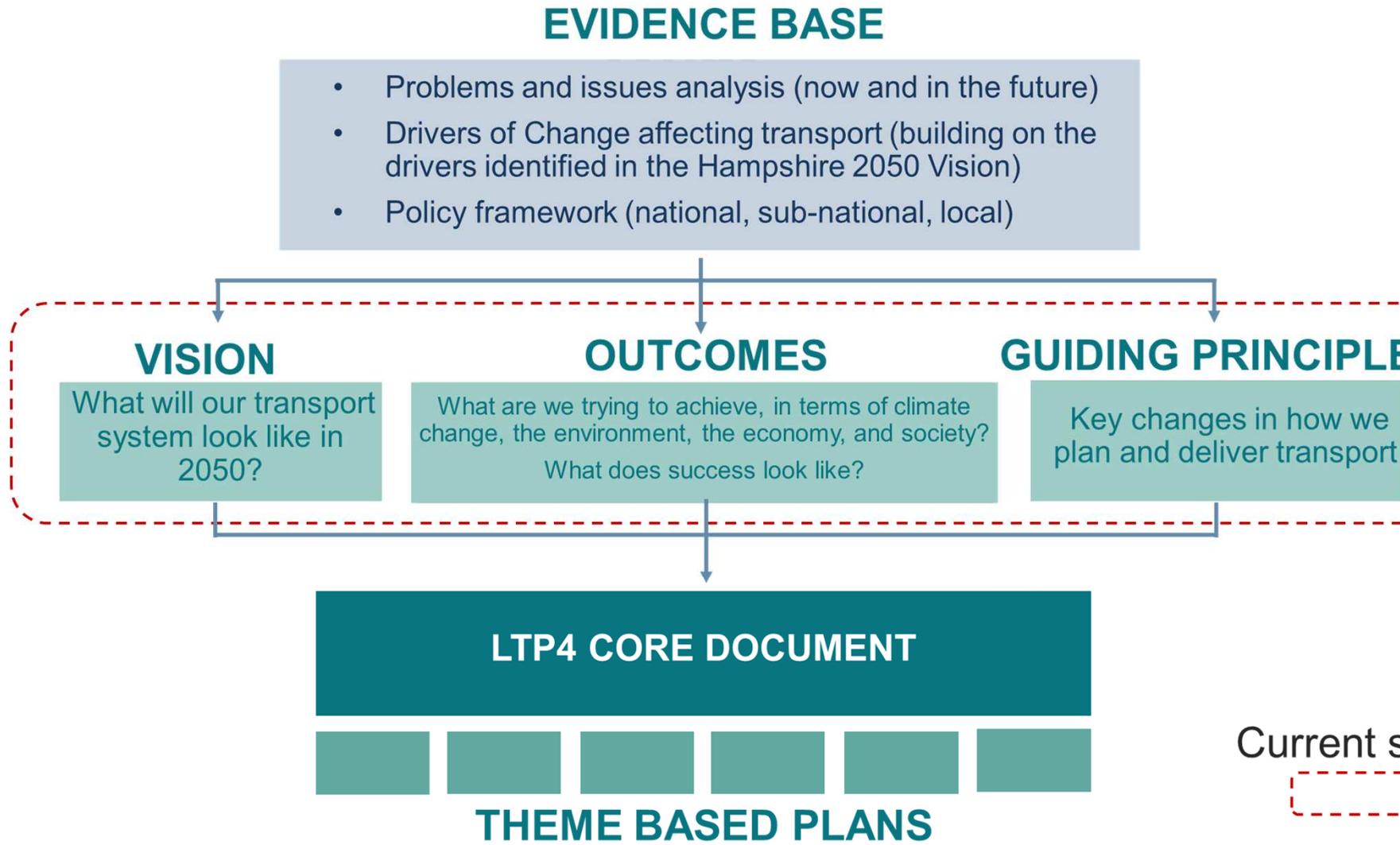
Planning our urban centres, residential areas, and other community places to prioritise and encourage active and public transport, in a way that creates better places to live, work, and visit.

In our urban areas, attractive walking, cycling and public transport options should be able to carry far more people in a more efficient manner than a car focussed approach.

Our key strategic routes will need to be designed to support the efficient movement of freight and people, to support national and sub-national economies.

There are several key elements to the Transport Plan.

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Developing the Transport Plan – how to get involved

The current engagement seeks input and feedback to further develop the Transport Plan. This is predominantly online, with a dedicated web site: <https://www.hants.gov.uk/transport/localtransportplan/>

It is also accompanied by an online questionnaire / feedback form.

The engagement exercise is due to end on 28 February but happy to take comments from Health and Wellbeing Board members after this time.

Feedback will be used to further develop the Transport Plan. Consultation on a draft LTP is currently planned to take place in the summer.

The screenshot shows the Hampshire County Council website for the Local Transport Plan consultation. The page features a navigation menu with 'About the plan', 'Context and need for change', 'Visions outcomes and principles', and 'Have your say'. The main content area includes a video player titled 'Towards a new Local Transport Plan for Hampshire' and a section titled 'Drivers of change'. Below this, there is a survey table asking users to rate the importance of various drivers of change for transport in Hampshire up to 2050. The table has five columns: 'Very unimportant', 'Unimportant', 'Neutral', 'Important', and 'Very important'. The drivers of change listed are Changing Climate, Changing Economy, Changing Society, Changing Environment, Changing Technology, and COVID-19 Pandemic. Each driver has five radio buttons corresponding to the importance levels. Below the table, there is a text box for other drivers and a character count of 1000.

	Very unimportant	Unimportant	Neutral	Important	Very important
Changing Climate	<input type="radio"/>				
Changing Economy	<input type="radio"/>				
Changing Society	<input type="radio"/>				
Changing Environment	<input type="radio"/>				
Changing Technology	<input type="radio"/>				
COVID-19 Pandemic	<input type="radio"/>				

If there are any other drivers that you feel should be considered, please outline which and why below:

Characters remaining: 1000

Additional Detail

Background to the new Transport Plan

The new Transport Plan builds upon the County Council's current Local Transport Plan 3.

The new Transport Plan:

takes account of **new / changing policies and priorities**;

keeps our approach relevant, effective and 'fit for the future';

establishes **new ways of thinking** about transport decision making, in line with our wider priorities; and

ensures that we **maximise value for money** from investment.

HAMPSHIRE 2050
VISION FOR THE FUTURE

 **TRANSPORT FOR THE South East**

**Hampshire County Council
Climate Change Strategy
2020-2025**



 Hampshire
County Council

hants.gov.uk/climatechange

**NET ZERO
EMISSIONS
BY 2050**

Carbon neutral, resilient Hampshire

Reduce transport-related carbon emissions to net zero (neutrality) by 2050

Resilient and reliable transport network

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Thriving and prosperous places

A transport system that supports a connected economy, creates successful places, and ensures Hampshire continues to prosper whilst reducing its emissions.

Support future housing, employment and generation needs sustainably

Respect and protect Hampshire's environment

A transport network that protects and enhances our natural and historic environments

Improved air quality and less noise disturbance from transport

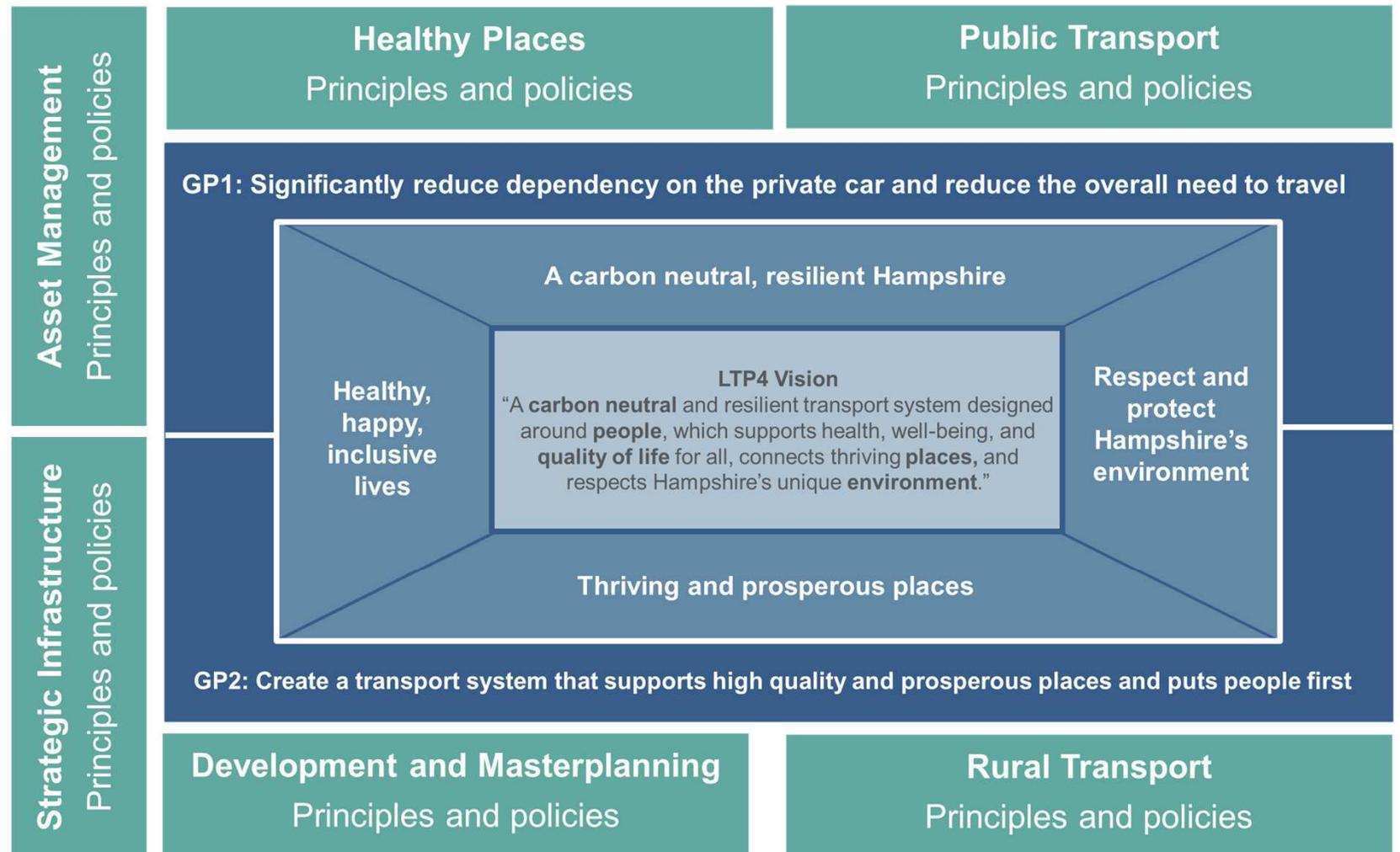
Healthy, happy, inclusive lives

A network that promotes active travel and active lifestyles to improve our health and wellbeing

A transport system that ensures that everyone has equal access to services, opportunities and life chances, delivering improved quality of life for all Hampshire.

Emerging framework for the Transport Plan

- The core content of the Transport Plan is intended to cover:
 - An overall vision
 - Key outcomes
 - Guiding principles
 - Supporting principles and policies



Developing the Transport Plan – key inputs

The development of the Transport Plan is underpinned by a wide range of technical, policy and stakeholder based activities.

Key inputs include:

Evidence based analysis and research

- Comprehensive evidence base developed around transport plus wider related issues
- Carbon analysis (co-ordinated with Climate Change Strategy)

Policy review and best practice

- Local, sub-national and national policy affecting transport
- Examples of best practice approaches to transport planning and delivery

Integrated Impacts Assessment

- Strategic Environmental Assessment
- Equalities Impact Assessment
- Health Impact Assessment

Stakeholder engagement

- Internal engagement and review
- External engagement exercise
- Consultation on the draft Transport Plan

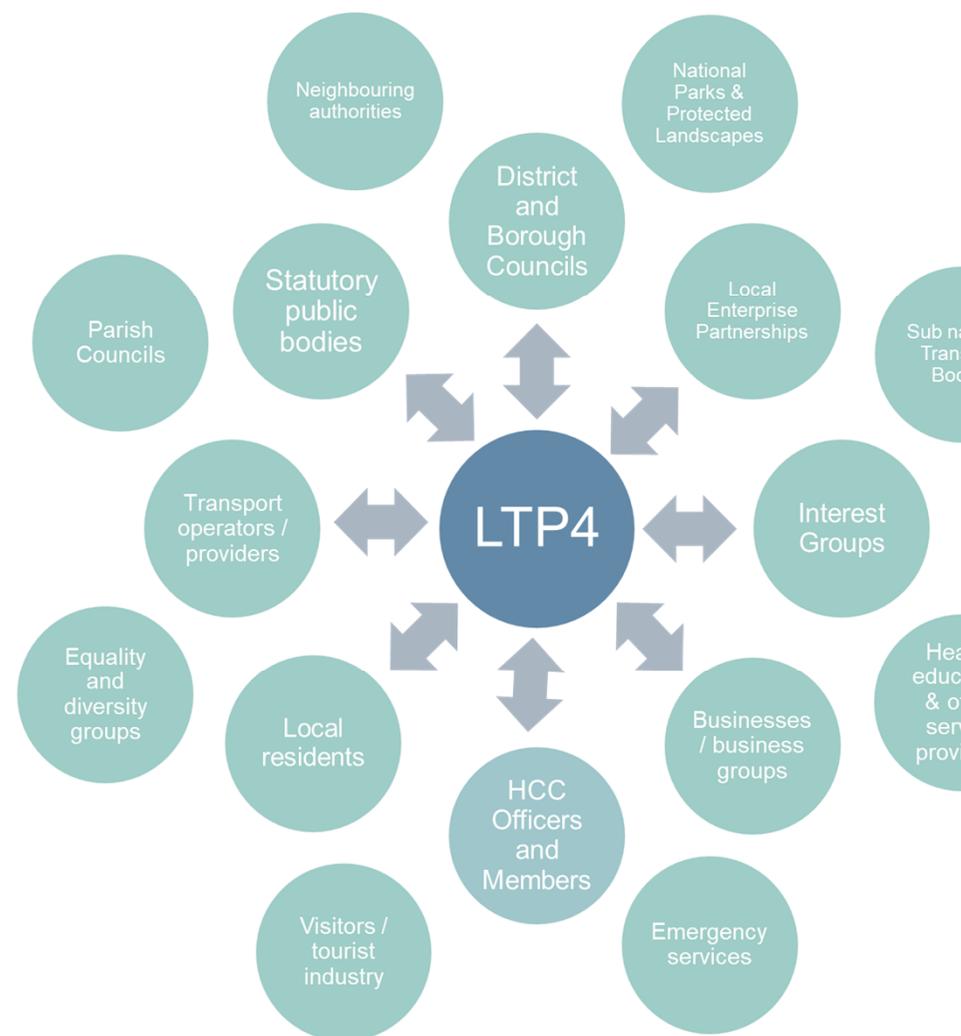
Developing the Transport Plan – stakeholder engagement

The County Council is encouraging wide participation to inform the development of the Transport Plan.

It is important that we capture a broad range of views.

This will include individuals, groups or organisations throughout Hampshire and beyond that:

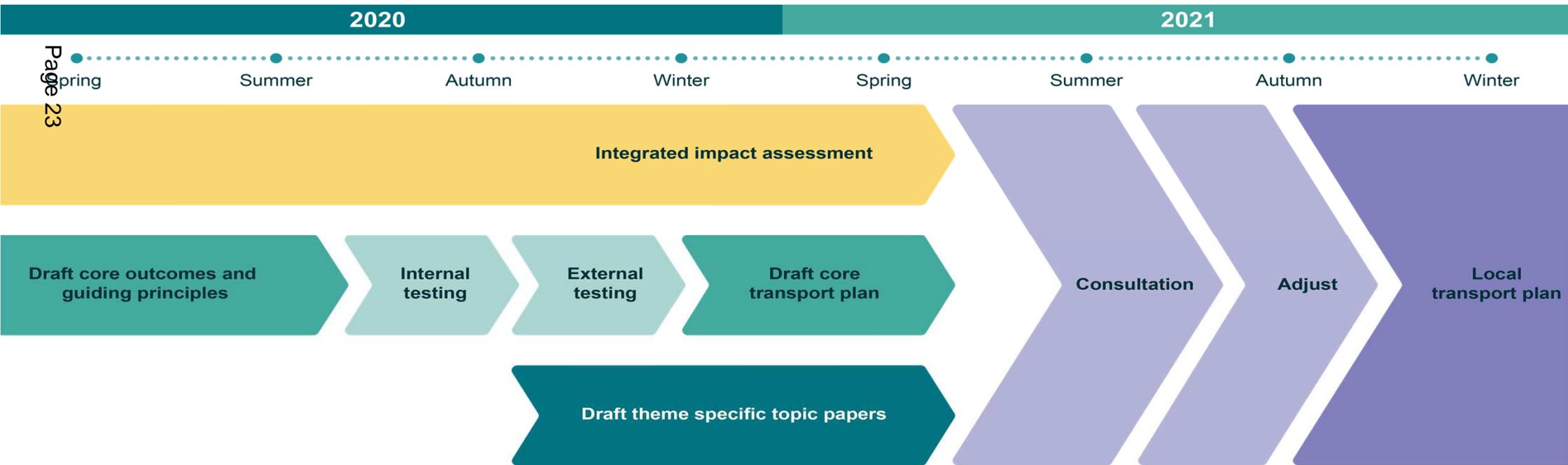
- will be impacted by the LTP
- have an interest in transport in Hampshire
- have knowledge or experience to contribute to the development of the plan
- will have a role in delivering the LTP



Developing the Transport Plan

The development of the Transport Plan follows a robust process.

Incorporating a 'test and adjust' approach has been a key determinant of the programme



Minute Item 9

Tabled Item 9 – Revised Publication Local Plan

Proposed changes to the Revised Publication Local Plan tabled for the Planning and Development Scrutiny Panel on 25/05/2021.

Changes proposed as a result of Planning & Development Scrutiny Panel

Planning and Development Scrutiny Panel (25/05/21) Minutes Reference	Chapter Page, paragraph or Policy	Change to be made
	Paragraph 3.21	Development Strategy numbers in the first bullet point to be updated for housing (at least 9,556) and employment (121,964 m2). Update third bullet point to read: Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 959 dwellings.
	Paragraph 3.22	Key diagram to be updated
	Appendix G	HA1 'removal of criterion k)' to be corrected to 'removal of criterion j)'

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2262

Record of Officer Delegated Decision

Friday, 19 March 2021

Portfolio	Planning and Development
Subject:	Nitrate Mitigation at Warnford- Legal Agreement with Mr Sellick & South Downs National Park Authority
Report of:	Head of Development Management
Corporate Priority:	Protect and Enhance the Environment

Purpose:

This report seeks authority from the Director of Planning and Regeneration for the Council to enter into a legal agreement with Mr Sellick and the South Downs National Park Authority (SDNPA) in respect of land owned by Mr Sellick at Warnford Park, Warnford, Hampshire (also known as Gawthorpe Estate and Warnford Park Estate).

In February 2019, Natural England updated its advice to local councils to reflect European case law and recommended an Appropriate Assessment is undertaken within the Borough of Fareham for every planning application for new dwellings.

Natural England has highlighted that increased levels of nitrates entering The Solent (resulting from increased amounts of wastewater from new dwellings) is likely to have a significant effect upon sites protected for their nature conservation value.

Where developers are not able to demonstrate that their proposals maintain or reduce the levels of nitrates leaving their site, mitigation measures need to be identified. The majority of residential planning applications will need to mitigate for increased levels of nitrates entering The Solent; in most instances developers are unable to provide this mitigation on their development site.

Mr Sellick proposes bringing forward agricultural land at Warnford Park, Hampshire, to be used as mitigation for nitrates arising from new residential development within the catchment area.

Authority is sought from the Director of Planning and Regeneration for the Council to enter into a legal agreement with Mr Sellick and SDNPA to secure nitrate mitigation at Warnford Park in connection with residential planning permissions granted within the Borough of Fareham.

Options Considered:

As recommendation.

Decision:

RESOLVED that authority is given by the Director of Planning and Regeneration for the Council to enter into a legal agreement with Mr Sellick and SDNPA to secure nitrate mitigation at Warnford Park in connection with residential planning permissions granted within the Borough of Fareham.

Reason:

Securing nitrate mitigation at Warnford Park will enable Fareham Borough Council to grant planning permission for a number of residential schemes within the Borough, many of which have stalled for a considerable period of time following the European Court rulings and Natural England's advice. This in turn will ensure that residential planning permissions are granted and housing can be built which will contribute to meeting the Council's housing need.

Confirmed as a true record:

Richard Jolley
Director of Planning and Regeneration
Friday, 19 March 2021

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2266

Record of Officer Delegated Decision

Tuesday, 18 May 2021

Portfolio:	Planning and Development
Subject:	Nitrate Mitigation at Coleman's Lane, Porchfield, Newport, Isle of Wight - Legal Agreement with Heaton Farms Ltd & Isle of Wight Council
Report of:	Head of Development Management
Corporate Priority:	Protect and Enhance the Environment

Purpose:

This report seeks authority from the Director of Planning and Regeneration for the Council to enter into a legal agreement with Heaton Farms Ltd and the Isle of Wight Council (IWC) in respect of land owned by Heaton Farms Ltd at Coleman's Lane Porchfield, Newport, Isle of Wight (IOW).

In February 2019, Natural England updated its advice to local councils to reflect European case law and recommended an Appropriate Assessment is undertaken within the Borough of Fareham for every planning application for new dwellings.

Natural England has highlighted that increased levels of nitrates entering The Solent (resulting from increased amounts of wastewater from new dwellings) is likely to have a significant effect upon sites protected for their nature conservation value.

Where developers are not able to demonstrate that their proposals maintain or reduce the levels of nitrates leaving their site, mitigation measures need to be identified. The majority of residential planning applications will need to mitigate for increased levels of nitrates entering The Solent; in most instances developers are unable to provide this mitigation on their development site.

Heaton Farm Ltd proposes bringing forward agricultural land at Coleman's Lane on the Isle of Wight, to be used as mitigation for nitrates arising from new residential development within The Solent Fluvial catchment area.

Authority is sought from the Director of Planning and Regeneration for the Council to enter into a legal agreement with Heaton Farms Ltd and IWC to secure nitrate mitigation at Coleman's Lane in connection with residential planning permissions granted within the Borough of Fareham.

Options Considered:

The Director of Planning and Regeneration considered the contents of the report.

Decision:

RESOLVED that authority be given by the Director of Planning and Regeneration for the Council to enter into a legal agreement with Heaton Farms Ltd and IWC to secure nitrate mitigation at Coleman's Lane in connection with residential planning permissions granted within the Borough of Fareham

Reason:

Securing nitrate mitigation at Coleman's Lane will enable Fareham Borough Council to grant planning permission for a number of residential schemes within the Borough, many of which have been stalled for a considerable period of time following the European Court rulings and Natural England's advice. This in turn will ensure that residential planning permissions are granted and housing can be built which will contribute towards meeting the Council's housing need.

Confirmed as a true record:

R Jolley (Director of Planning and Regeneration)
Tuesday, 18 May 2021

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2269

Record of Decision by Executive

Monday, 17 May 2021

Portfolio	Planning and Development
Subject:	Purchase Notice for Springfield Way Open Space, Stubbington
Report of:	Director of Planning and Regeneration
Corporate Priority:	Dynamic, prudent and progressive Council

Purpose:

For the Executive to decide whether or not to comply with the Purchase Notice served by Chambers Properties Ltd requiring the purchase by the Borough Council of two areas of open space at Springfield Way, Stubbington.

A Purchase Notice is a legal notice that the owner can serve on the local planning authority where planning permission for the development of the land has been refused, and the land has become incapable of reasonably beneficial use in its existing state. A Purchase Notice can only be served in specific circumstances.

The land the subject of the Purchase Notice was purchased by Chambers Properties Ltd in 2018. In 2019 Chambers Properties Ltd applied for planning permission for the construction of housing on the land. That application was refused, and Chambers Properties Ltd are of the view that the land has become incapable of a reasonably beneficial use in its existing state, and has submitted a Purchase Notice to the Borough Council that requires the Council to purchase the land.

The Council must determine whether the land has a restricted use by virtue of an existing planning permission and therefore whether to refer the Purchase Notice to the Secretary of State.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive agrees that:

- (a) the land the subject of the Purchase Notice has a restricted use by virtue of an existing planning permission; and
- (b) the Council declines to confirm the Purchase Notice and refers it to the Secretary of State.

Reason:

The Council is required under the Town and Country Planning Act 1990 to respond to the Purchase Notice which has been served on it.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 17 May 2021

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2268

Record of Decision by Executive

Monday, 17 May 2021

Portfolio	Planning and Development
Subject:	Withdrawal of the Warsash Neighbourhood Forum and Area
Report of:	Director of Planning and Regeneration
Corporate Priority:	Maintain and extend prosperity; Protect and enhance the environment; Providing housing choices; Strong, safe, inclusive and healthy communities

Purpose:

To note the withdrawal of the Warsash Neighbourhood Forum and agrees to withdraw the Warsash Neighbourhood Area.

On 1st July 2019 the Council formally approved an application for the Warsash Neighbourhood Forum to be established. At the same meeting an application was approved for the Warsash Neighbourhood Area for the purposes of producing a Neighbourhood Development Plan. The Council received notification from the Neighbourhood Forum on 19th October 2020 that they have withdrawn from the neighbourhood planning process.

This report briefly explains the process that the Warsash Neighbourhood Forum has undertaken to date in relation to Neighbourhood Planning, and the process for the withdrawal of a Neighbourhood Forum and Area.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) notes the Warsash Neighbourhood Forum's withdrawal for the purposes of producing a Neighbourhood Plan and notes the withdrawal statement, which meets the requirements of the relevant legislation; and
- (b) agrees to withdraw the Warsash Neighbourhood Area.

Reason:

Given that the Warsash Neighbourhood Forum notified the Council that they have withdrawn

from the Neighbourhood Planning process it is recommended that Council note this decision.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 17 May 2021