

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

**Date:** Wednesday, 19 July 2023

**Time:** 6.00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors Ms F Burgess

Mrs T L Ellis

Mrs J Needham

P Nother

Ms S Pankhurst

**Deputies:** Ms C Bainbridge

Mrs P Hayre



**1. Apologies for Absence**

**2. Minutes (Pages 5 - 8)**

To confirm as a correct record the Minutes of the Planning and Development Scrutiny Panel meeting held on the 30 March 2023.

**3. Chairman's Announcements**

**4. Declarations of Interest and Disclosures of Advice or Directions**

To receive any declarations of interest from Members in accordance with the Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Opportunities Plan (Pages 9 - 10)**

To receive a providing an overview of the Council's Opportunities Plan and how the Year 1 project proposals relate to the Planning and Development Portfolio.

**7. Coastal Partners - Presentation (Pages 11 - 16)**

To receive a presentation from the Coastal Partners on the various coastal projects and initiatives within the Fareham Borough.

**8. Planning Strategy Update (Pages 17 - 18)**

To consider an update from the Head of Planning Strategy and Economic Development on prevailing planning strategy matters.

**9. Executive Business (Pages 19 - 20)**

To consider any items of business dealt with by the Executive since the last meeting of the Panel, that falls under the remit of Planning and Development Portfolio. This will include any decisions taken by individual Members during the same time period.

**(1) Stronger Performance of Local Planning Authorities supported through an increase in Planning Fees - Planning Consultation (Pages 21 - 22)**

**(2) Adoption of the Fareham Local Plan 2037 (Pages 23 - 24)**

**(3) Biodiversity Net Gain - Supplementary Planning Document (Pages 25 - 26)**

**(4) Self Build and Custom Build SPD for Consultation (Pages 27 - 28)**

- (5) **Biodiversity Net Gains- Projects on Council owned land** (Pages 29 - 30)
- (6) **Local Development Scheme** (Pages 31 - 32)
- (7) **The payments of monitoring fees in association with planning obligations** (Pages 33 - 34)

**10. Planning and Development Scrutiny Panel Priorities**

To provide an opportunity for Members to consider the scrutiny priorities for the Planning and Development Panel.



A WANNELL  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
19 July 2023

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# FAREHAM

BOROUGH COUNCIL

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

**Date:** Thursday, 30 March 2023

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** M R Daniells (Chairman)

**Councillor** Ms S Pankhurst (Vice-Chairman)

**Councillors:** Ms F Burgess, Mrs T L Ellis, Mrs J Needham, P Nother and N J Walker

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

No apologies of absence were received at the meeting.

**2. MINUTES**

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 22 February 2023 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

No announcements were made by the Chairman.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

There were no declarations of interest made at this meeting.

**5. DEPUTATIONS**

No deputations were received at this meeting.

**8. PLANNING STRATEGY UPDATE**

*At the agreement of the Chairman this item was brought forward on the agenda.*

The Panel received a presentation from Planning Strategy officers providing a Planning Strategy Update, including an overview of the forthcoming Self and Custom Build Supplementary Planning Document and an update on the Council's emerging Local Plan. A copy of the presentation is appended to these minutes.

The Head of Planning Strategy and Economic Development presented details to the Panel on the Council's emerging Local Plan, which is to be considered for adoption by the Council on the 05 April 2023. The presentation provided information on the Inspectors' letter which had recently been received. The report concluded that the Local Plan can be found sound but only with the inclusion of the main modifications, all of which were subject to Council approval for a consultation in October 2022. The officer then explained the next steps once adopted and the implications for the Council should Members choose not to adopt the Local Plan. Members asked questions for clarification on changes to the Strategic Gap designation and the contribution to Portsmouth's unmet need.

The Senior Planner (Strategy) then went on to deliver details on the forthcoming Self and Custom Build Supplementary Planning Document (SPD). Members asked questions for clarification on new the policy and officers explained how legislation from central government has led to the development of a register of interest in Self and Custom Build and the policy in the emerging Local Plan. They also explained that the SPD has been prepared to provide

guidance to planning applicants on the information to submit alongside their applications. Officers also provided details on the local need for self and custom build plots and how this has provided the data to develop the SPD.

RESOLVED that the Panel note the contents of the presentation.

## **6. BIODIVERSITY NET GAIN SUPPLEMENTARY PLANNING DOCUMENT - FOR CONSULTATION**

The Panel received a report on the Biodiversity Net Gain Supplementary Planning Document by the Director of Planning and Regeneration. The report outlined the Supplementary Planning Document (SPD) which has been prepared to provide guidance to applicants seeking planning permission. Executive approval is to be sought to consult on the SPD at their meeting on the 04 April 2023.

The Principal Planner (Strategy) presented the Executive report to the Panel and explained the Council's approach to securing and implementing Biodiversity Net Gain (BNG) in line with Policy NE2 in the emerging Fareham Borough Local Plan 2037.

Members of the Panel discussed the report in detail and asked questions for clarification on how the measures implemented by developers to achieve BNG will be monitored and if necessary, enforced by the over the 30-year period required and asked if costs would be incurred by the Council. Officers explained that the policy would be implemented and enforced in line with all other planning policies. The management of this new policy will incur costs but it was agreed by Members of the Panel that costs incurred are necessary to secure Borough's biodiversity for future generations.

Members of the Panel expressed support the Biodiversity Net Gain consultation and look forward to seeing how both residents and developers respond to the details within the SPD. Officers confirmed that the results of the consultation will be brought to a future meeting of the Panel.

RESOLVED that the Planning and Development Scrutiny Panel:-

- a) note the contents of the Executive report at Appendix 1; and
- b) ask that to the Executive to consider the Panels comments at their meeting on the 03 April 2023.

## **7. EXECUTIVE BUSINESS**

Members of the Panel were asked to note the Executive decisions made since the last meeting of the Panel, that fall under the remit of the Planning and Development Portfolio.

### **(1) Provision of Tree Maintenance Services within the Borough of Fareham**

No comments were received.

**(2) Community Infrastructure Levy - Consultation**

No comments were received.

**(3) Planning Obligations SPD Review**

No comments were received.

**9. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES**

The Panel considered the priorities for the Planning and Development Scrutiny Panel.

Members requested that the Coastal Partners be invited to a future meeting of the Panel to provide details of projects within the Borough. The Director of Planning and Regeneration addressed the Panel to advise that there are several local projects that the Coastal Partners are working on that they can update the Panel on. It was agreed that an item would be brought to the Panel within the 2023/24 meeting cycle.

RESOLVED that the Panel considered the Scrutiny Priorities.

(The meeting started at 6.00 pm  
and ended at 7.55 pm).



# FAREHAM

## BOROUGH COUNCIL

### **Presentation to Planning & Development Scrutiny Panel**

**Date:** 19 July 2023  
**Report of:** CHIEF EXECUTIVE OFFICER  
**Subject:** OPPORTUNITIES PLAN 2023-2027

#### **SUMMARY**

The Executive Leader delivered the Budget presentation for 2023/2024 at the full Council meeting on 24 February 2023. During the presentation it was acknowledged that the Medium-Term Financial Strategy forecast a future funding gap of £2.4m by 2026/27.

Since this time, there has been considerable activity to develop a new Opportunities Plan of projects to close the gap.

This presentation provides an overview of the way in which the Opportunities Plan has been developed and the significant Year 1 project proposals that relate to the Scrutiny Panel area.

An update on the full Opportunities Plan and finalised Year 1 project proposals will be presented at the Executive on 4 September 2023 for their agreement.

#### **RECOMMENDATION**

Members are invited to note the contents of the presentation and make any comments or further proposals for consideration as part of the Opportunities Plan.



# FAREHAM

## BOROUGH COUNCIL

### **Presentation to Planning and Development Scrutiny Panel**

**Date:** 19<sup>th</sup> July 2023

**Report of:** Director of Planning and Regeneration

**Subject:** Coastal Partners Update

#### **SUMMARY**

The Panel will receive a presentation from the Coastal Service which will include an update on the service, maintenance of the day-to day FBC coastal assets, climate change and information on current projects.

#### **RECOMMENDATION**

Members are invited to note the contents of the presentation.

## COASTAL PARTNERS UPDATE AND PROGRESS

1. Fareham Borough Council coastal officers are working collaboratively in a Partnership providing a shared coastal flood and erosion risk management service with our neighbouring local authorities of Portsmouth CC, Gosport BC, Havant BC and as of June 2022 welcomed their fifth partner, Chichester District Council to Coastal Partners. Providing a stronger more resilient partnership, increasing the knowledge and skillsets and increasing future work opportunities and income.
2. The Partnership has grown with staff roles increasing to sixty-seven and a 2023/24 budget of £4.3m. With now five partners and a Capital Investment Plan exceeding £286m over the next ten years benefiting from Grant in Aid from Defra / Environment Agency funding, the future looks exciting and robust.
3. Delivering services more efficiently has led to lower costs to the Partner Authorities, with Fareham's current savings standing at £295,000 (£396,000 including inflation) against pre- partnership budgets. With overall savings of more than £2.4million across all Partners (3.2million including inflation) in revenue since its inception in April 2012.
4. Overall including Fareham there has been a saving of £7.7million of project efficiencies to date.
5. The partnership continues to be committed to its vision, *"To manage coastlines, improve community resilience and enhance the natural environment"*.

## OUR APPROACH TO ASSET MANAGEMENT AT THE COAST

6. Asset management and maintenance is provided for all of FBC's owned and maintained coastal assets, covering 15.5 km of coastline. These are routinely inspected using a risk-based approach and an asset maintenance plan is kept live, highlighting remedial works required to those needing attention. Professional guidance continues to be provided to owners of private sea defences along the Fareham coastline (for example Chilling Foreshore), who are responsible for upkeep of these assets.
7. Repairs to FBC assets are prioritised based on risk and available budget. A framework of contractors provides a competitive and efficient route to market for FBC to deliver these works. Recent examples include repairs to the seawall at Portchester Sailing Club and works to manage safe beach levels at Monks Hill.
8. In the last financial year, 2022-23 completed projects included Portchester Sailing Club, where maintenance was carried out to the concrete bagwork wall fronting the coastal path to reduce erosion risk in the area. Five of the groynes at Monks Hill Beach were repaired following reports from members of the Fareham Beach Hut Association of a depleting beach and damaged groynes near the beach huts. A 25m section of seawall at Salterns Recreation Ground was designed, consented and reinstated following collapse in December 2021. A study into longer term replacement of these aging defences is ongoing.
9. Our Geomatics Team continue to offer topographic survey services to our partner authorities, and other local authorities. These include coastal, highway and building

surveys. We operate a small fleet of UAVs and have licensed UAV pilots for film, photography and building inspection work.

## **CLIMATE CHANGE – ADAPTATION**

10. The Environment Agency national FCERM strategy 2020, includes core ambitions to: make climate resilient places; ensure infrastructure resilience and to create a nation ready to respond and adapt to flooding and coastal change. In developing our projects, we carefully consider these ambitions and follow guidance provided by the Environment Agency regarding sea level rise and climate change predictions. This ensures our option appraisals and designs are robust to future impacts. Coastal Partners work closely with research initiatives as part of the Southern Coastal Group and the Standing Conference on Problems Associated with the Coastline (SCOPAC). These are showing concerning trends in sea level rise, wave height and storms along the south coast of England.

## **PROJECTS AND WIDER PLANS:**

### Hook Lake Habitat Creation Study

- This study received Executive approval in July 2020 and is fully funded by FCERM-GiA.
- The study aims to present outline designs for an intertidal habitat creation scheme at Hook Lake, Fareham.
- The project type is identified as ‘Legal Obligation’; for projects whose main purpose is to fulfil legal obligations. In this instance, the legal obligation is to create compensatory intertidal habitat, and contribute to the Environment Agency’s Habitat Compensation & Restoration Programme mechanism for offsetting habitat losses occurring through implementation of Shoreline Management Plan (SMP) policies.
- To date, the project team have undertaken preliminary investigations, and appraised a longlist of options against the project objectives to identify three feasible shortlisted options. An appraisal (which identifies the least-cost option which meets the objectives) using Cost Effective Analysis (CEA) has been undertaken, alongside multivariate analysis of the impact of each shortlist option.
- Outline designs for a cost-effective solution to deliver intertidal habitats are being prepared and the team are currently working with stakeholders to assess the economic viability and deliverability of the leading solution.
- The study is due to conclude later in 2023, and the project team will be undertaking wider engagement to communicate the project findings.
- Any future phases of work will rely heavily on the affordability of the scheme and how its impacts on features such as footpaths, the road bridge and freshwater habitats are mitigated. There is no guarantee the project will progress to the next stage.

### Fareham Quay and Alton Grove to Cadour Drive Flood & Coastal Erosion Risk Management Studies

- These studies received executive approval in February 2022 and appointed the consultant ‘AECOM’ via direct award in July 2022.
- The studies secured £457,500 in funding over 2 years from Southern RFCC Local Levy (including risk), with an additional £30k contribution from FBC.

- The project commenced in October 2022 and will be delivered over 18 months, with completion currently programmed for May 2024.
- The studies will identify long-term, sustainable options to address climate change, coastal flood & erosion risk to properties and historic coastal landfill, increasing costs of maintaining defences in poor condition and reaching the end of their serviceable life, and the public safety risks posed by these.
- At Fareham Quay, present day, there are 29 properties at risk of flooding (1:100 year), increasing to 163 in 100 years + 5 at risk of erosion
- At Alton Grove to Cadour Drive, there are 20 properties at present day risk of flooding, increasing to 237 properties in 100 years + 1 at risk of erosion
- Between October 2022 and April 2023, the project team concluded Stage 1 (Baseline Assessment & Data Review) of the Studies, which included preliminary investigations such as Defence Condition Assessments for each frontage, a Preliminary Ecological Appraisal and hydraulic flood modelling.
- The project is currently in Stage 2 (Options Appraisal), which commenced in May 2023 to begin to develop a Long List of potential future coastal management options for each frontage. This will be appraised against the project objectives to develop a Short List of options and eventually a Leading Option.
- A meeting is programmed with FBC's Environmental Health and Contaminated Land officers on the 14<sup>th</sup> July to seek advice on the historic landfill at each frontage, to help inform the options appraisal.
- Public engagement will take place throughout the studies via webpage and social media updates and e-newsletters where relevant. Meetings with stakeholder and resident group representatives will take place from September 2023, with two public exhibitions (one at each frontage) in early 2024 (dates TBC) to showcase the Draft Leading Options.

### **Hill Head to Portsmouth Harbour Beach Management Plan (BMP)**

- As recommended by the River Hamble to Portchester Strategy (2016) the BMP will consider a 10km frontage of open coastline between Hill Head Harbour in the west and Portsmouth Harbour Entrance in the east, taking a holistic approach to beach management across two Local Authorities (Fareham Borough Council & Gosport Borough Council). It will look to rebalance beach levels between areas of erosion and accretion alongside potential import of additional material: providing a healthy beach, reducing flood and erosion risk to properties, people, infrastructure, and coastal structures, whilst continuing to provide good amenity space for local residents and beach users.
- In February 2023 Coastal Partners began the development of the BMP documentation and Outline Business Case for submission to the Environment Agency (EA). The project has a total of £561,994 allocated from Other Government Department funding through the EA, which can be unlocked subject to approval of the Outline Business Case (OBC) by the Environment Agency. Alongside submission of the OBC, Coastal Partners will look for additional funding sources to supplement the existing funding to enable the full BMP to be delivered.
- The current programme is for the Outline Business Case to be submitted in the Autumn 2023, with licences and consents application during early 2024. Construction is programmed for the 24/25 and 25/26 financial years and is subject to the approval of required funds and necessary consent approval. This will be updated as the project progresses through each stage.







# FAREHAM

## BOROUGH COUNCIL

### **Presentation to Planning and Development Scrutiny Panel**

**Date:** 19 July 2023  
**Report of:** Director of Planning and Regeneration  
**Subject:** PLANNING STRATEGY UPDATES

#### **SUMMARY**

The presentation will provide an opportunity to communicate to members of the Panel any relevant updates pertaining to Planning Strategy matters, including an update on the progress of the Community Infrastructure Levy and the Local Development Scheme.

#### **RECOMMENDATION**

It is RECOMMENDED that Members note the contents of the presentation.



# FAREHAM

## BOROUGH COUNCIL

### **Report to Planning and Development Scrutiny Panel**

**Date:** 19 July 2023  
**Report of:** Director of Planning and Regeneration  
**Subject:** EXECUTIVE BUSINESS

#### **SUMMARY**

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and senior Officers to account in delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Planning and Development Portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

#### **RECOMMENDATION**

It is recommended that Members consider the items of business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.



# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2432

### Record of Decision by Executive

Monday, 3 April 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Stronger Performance of Local Planning Authorities supported through an increase in Planning Fees - Planning Consultation</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Dynamic, prudent and progressive Council; Protect and enhance the environment

**Purpose:**  
To provide the Executive with an overview of the proposals contained within the consultation on the stronger performance of local planning authorities through an increase in planning fees, and to seek approval for the submission of the consultation response, at Appendix A.

The Government has launched a consultation entitled ‘Stronger Performance of Local Planning Authorities supported through an increase in Planning Fees’. The consultation invites comments on proposals to increase planning application fees; how Local Authority capacity and capability in Development Management can be made more robust; future measures for assessing the performance of the Development Management service within Councils.

The consultation closes on 25 April 2023 and the report considers the implications of the proposals for this Council.

**Options Considered:**  
As recommendation.

**Decision:**  
RESOLVED that the Executive:

- (a) considered the content of the report and approves the suggested approach to the Council’s response set out at Appendix A to the report; and
- (b) delegates authority for the final consultation response to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development.

**Reason:**

To respond to the Government's consultation on Stronger Performance of Local Planning Authorities supported through an increase in Planning Fees, expressing the views of the Council.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 April 2023

# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2435

### Record of Decision by Executive

Monday, 3 April 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Adoption of the Fareham Local Plan 2037</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Maintain and extend prosperity; Protect and enhance the environment; Providing housing choices; Strong, safe, inclusive and healthy communities

**Purpose:**

To seek endorsement and a recommendation to Council to resolve to adopt the Fareham Local Plan 2037, with the Main Modifications recommended by the Inspector and Additional Modifications.

The Fareham Borough Local Plan 2037 ('the plan') seeks to meet housing and employment needs for the borough on a range of sites whilst adopting a sound development strategy which protects important landscapes and settlement gaps. Policies within the plan aim to enhance biodiversity through development, ensure high quality design and provide housing choices through promoting the opportunity for residents to build their own homes. The plan, once adopted, would replace two parts of the extant development plan for the borough, namely Local Plan Part 1 Core Strategy and Local Plan Part 2 Development Sites and Policies. Local Plan Part 3 the Welborne Plan would not be replaced and would still form part of the development plan for the borough.

The Local Plan was submitted to the Secretary of State in September 2021 with a Planning Inspector appointed shortly after to conduct the examination. There are three possible findings that an Inspector can make as a result of an examination; an unsound plan, a sound plan, or recommendations to make main modifications such that the plan could be found sound. Main modifications are changes that materially affect one or more of the plan's policies.

During the examination, the Inspector requested a number of main modifications to the plan where she felt they were needed to make the plan sound. These main modifications were the subject to public consultation from 31st October until 12th December 2022 as part of the Examination process. The responses to the consultation have been shared with the Inspector as part of the examination process.

The Council received the Planning Inspector's report on 23<sup>rd</sup> March 2023 on the Local Plan which concludes the examination process (see Appendix 1). In the report, the Inspector has concluded that the Fareham Local Plan 2037 provides an appropriate basis for planning of the Borough, subject to the inclusion of the main modifications identified and consulted upon, the plan in her view is sound and capable of adoption.

Now that the examination into the plan has concluded, the Council is able to consider adopting the Fareham Local Plan 2037 in accordance with the Inspector's recommendations.

**Options Considered:**

The comments of the Planning & Development Scrutiny Panel were taken into account in considering this item.

As recommendation.

**Decision:**

It is recommended that the Executive notes the Planning Inspector's report on the examination of the Local Plan and recommends to Council that:

- (a) Council resolves to adopt the adoption version of the Fareham Local Plan 2037 (see Appendix 2) which incorporates:
  - the Main Modifications recommended by the Inspector (as set out in Appendix 1), and
  - the Additional Modifications (see Appendix 3 Part 1), and a list of further minor changes since October 2022 (see Appendix 3 Part 2);
- (b) Council adopts the Policies Map as set out in Appendix 4;
- (c) the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, be authorised to publish and circulate in accordance with the statutory requirements, an Adoption Notice, a Sustainability Appraisal Adoption Statement (see Appendix 5) and the adopted version of the Fareham Local Plan 2037, as soon as reasonably practicable after adoption.

**Reason:**

To conclude the examination and adopt the Fareham Local Plan 2037.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 April 2023



# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2431

### Record of Decision by Executive

Monday, 3 April 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Biodiversity Net Gain - Supplementary Planning Document</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Dynamic, prudent and progressive Council; Leisure opportunities for health and fun; Protect and enhance the environment; Strong, safe, inclusive and healthy communities

**Purpose:**  
To seek approval to consult on a Biodiversity Net Gain Supplementary Planning Document – setting out the Council’s approach to securing and implementing Biodiversity Net Gain in line with policy NE2 in the emerging Fareham Borough Local Plan 2037.

Biodiversity Net Gain (BNG) is a relatively new concept for development proposals that aims to leave the natural environment in a measurably better state than it was before the development took place.

The concept first appeared in the National Planning Policy Framework (NPPF) in 2012 and has been included and strengthened within subsequent reviews. The emerging Fareham Local Plan 2037, which is reaching the end of the examination process and will soon be before the Council for adoption, contains Policy NE2 Biodiversity Net Gain with which states that *‘development of one or more dwellings or a new commercial/leisure building should provide at least 10% net gains for biodiversity from the existing baseline value of the site.*

The Biodiversity Net Gain SPD will provide supplementary planning guidance to developers, planning applicants and borough residents as to how the Council will implement policy NE2 with regards to relevant planning applications in Fareham.

The document sets out the core concepts of BNG and the associated ‘Biodiversity Metrics’ and provides additional details as to the steps applicants need to take to submit the correct information alongside their planning applications. It also provides guidance on meeting the BNG requirements, and possible solutions when encountering issues in achieving BNG.

**Options Considered:**

The comments of the Planning & Development Scrutiny Panel were taken into account in considering this item.

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) approves the Draft Biodiversity Net Gain Supplementary Planning Document, as set out at Appendix A to the report, for public consultation; and
- (b) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make any minor amendments to the document following consideration by the Executive, prior to the consultation.

**Reason:**

To consult on a Biodiversity Net Gain SPD which sets out the approach taken to BNG in the Borough.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 April 2023

# FAREHAM

## BOROUGH COUNCIL

2022/23  
Decision No.  
2444

### Record of Decision by Executive

Monday, 15 May 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Self Build and Custom Build SPD for consultation</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Dynamic, prudent and progressive Council; Providing housing choices

**Purpose:**

To seek approval to consult on the draft Self and Custom Build Housing Supplementary Planning Document (SPD) – setting out the Council’s approach to planning for and supporting the delivery of self and custom build homes in the Borough.

Self and custom build housing encompasses a wide spectrum of projects from an individual physically designing and building their own home to developer/enablers custom-building homes to individuals’ specifications.

The Council has a duty to grant suitable development permission for enough serviced plots of land to match demand on their self-build and custom build register. The adopted Fareham Local Plan 2037 provides policy to support the delivery of self and custom build homes.

The draft Self and Custom Build Housing SPD has been produced to provide guidance and advice to the local planning authority, developers, landowners, aspiring self and custom builders and the community, to enable the delivery of self-build and custom homes through successful planning applications.

The report provides a draft of the Self and Custom Build Housing SPD and seeks approval to progress the draft document to statutory public consultation. It is the intention to consult over a six-week period from Friday 27 May 2023 following which the approval to adopt the SPD will be sought.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive:

- (a) approves the Draft Self and Custom Build Supplementary Planning Document, as set out at Appendix A to the report, for public consultation; and
- (b) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make any minor amendments to the document following consideration by the Executive, prior to the consultation.

**Reason:**

To consult on a Self and Custom build Housing SPD which sets out the approach to self and custom housebuilding in the Borough.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 15 May 2023

# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2460

### Record of Decision by Executive

Monday, 3 July 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Biodiversity Net Gains: Projects on Council owned land</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Dynamic, prudent and progressive Council; Leisure opportunities for health and fun; Protect and enhance the environment; Strong, safe, inclusive and healthy communities

**Purpose:**  
To consider the provision of Biodiversity Net Gain projects on land owned and maintained by Fareham Borough Council.

The recently adopted Fareham Local Plan 2037 Policy NE2 sets out a requirement for new development to provide, as a minimum, 10% biodiversity net gain. It is recognised the challenges which some applicants, particularly small to medium developers and the Council's own development schemes, may face in achieving this and this report proposes a solution in which the Council develops a series of Biodiversity Net Gain projects on its land to enable the permission of suitable, sustainable development whilst securing valued biodiversity improvements within the borough.

**Options Considered:**  
As recommendation.

**Decision:**  
RESOLVED that the Executive agrees:

- (a) to the principle of using the Council's land assets for the creation of Biodiversity Net Gain (BNG) Units through the delivery of a range of habitat related projects;

(b) that, following consultation with the Executive Member for Policy & Resources, authority be delegated to the Director of Planning and Regeneration to agree an annual programme of Council sites to be used for the purposes of securing Biodiversity Net Gains Units; and

(c) that, following consultation with the Executive Member for Policy & Resources, authority be delegated to the Director of Planning and Regeneration to enter into unilateral undertakings given by the Council as landowner to the Local Planning Authority to commit Council owned land for a minimum period of 30 years for the purposes of securing Biodiversity Net Gain projects

**Reason:**

To ensure the implementation of the Fareham Local Plan 2037 via the delivery of off-site Biodiversity Net Gain units on Council land and to realise commercial opportunities on Council assets.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 July 2023

# FAREHAM

## BOROUGH COUNCIL

**2023/24**  
**Decision No.**  
**2458**

**Record of Decision by Executive**  
**Monday, 3 July 2023**

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Local Development Scheme</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	(All Corporate Priorities)

**Purpose:**  
To approve the Local Development Scheme (2023) for adoption.

Local Planning Authorities are required by legislation to prepare and maintain a Local Development Scheme (LDS). The purpose of the Fareham Borough LDS is to set out the planning strategy work programme for the year ahead including the production of the Supplementary Planning Documents (SPDs), the Community Infrastructure Levy (CIL) Charging Schedule and the Statement of Community Involvement. An up-to-date LDS ensures that the community and other interested parties are aware of the planning documents that the Council will produce and the timescale for their production.

**Options Considered:**  
As recommendation.

**Decision:**  
RESOLVED that the Executive agrees:

- (a) to adopt the Fareham Borough Local Development Scheme (July 2023) as set out in Appendix A to the report; and
- (b) that the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, is authorised to make any necessary minor changes to the Local Development Scheme, providing that these do not change the overall direction, shape or emphasis of the document, prior to the document being published on the Council’s website.

**Reason:**

To meet the Council's statutory responsibility for setting out an up-to-date timetable for the production of development plan documents.

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 July 2023



# FAREHAM

## BOROUGH COUNCIL

2023/24  
Decision No.  
2457

### Record of Decision by Executive

Monday, 3 July 2023

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>The payment of monitoring fees in association with planning obligations</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Dynamic, prudent and progressive Council

**Purpose:**

The report sets out a proposal for developers to pay a fee to the Council for monitoring obligations contained within planning obligations (Section 106 legal agreements).

When planning permission is granted, especially for larger developments, they are often subject to a planning obligation. A planning obligation is a legal agreement, typically between the Council and a landowner. Planning obligations secure a wide range of matters which include requiring the payment of financial contributions or requiring the provision of facilities or infrastructure on and/or off-site.

The Council monitors the requirements of all planning obligations to ensure that the obligations contained therein are fulfilled to required timescales. There is an ongoing requirement on the Council to monitor all financial contributions collected, how they are spent and to publish an Annual Statement setting out this information.

The cost of monitoring planning obligations is borne by Fareham Borough Council at the present time. The Government advice is clear that Councils can charge a fee to cover their costs of monitoring planning obligations. Many local authorities in South Hampshire charge a fee to carry out such monitoring.

The report sets out proposals for charging a monitoring fee for planning obligations.

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive approves the introduction of a monitoring fee of £500 for:

- (a) each type of obligation (i.e. head of term, financial and non-financial); and
- (b) each obligation (i.e. covenant, restriction or requirement) contained within the planning obligation, as set out in paragraphs 14 -16 of the Executive Briefing Paper, with effect from 01 August 2023.

**Reason:**

The proposal will enable the Council to recover its costs of monitoring planning obligations. This approach is consistent with Government guidance

**Confirmed as a true record:**

Councillor SDT Woodward (Executive Leader)

Monday, 3 July 2023