

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

Date: Wednesday, 1 November 2023

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors Ms S Pankhurst

Ms F Burgess

Mrs T L Ellis

Mrs J Needham

P Nother

Deputies: Ms C Bainbridge

N R Gregory

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 19 July 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. Authority Monitoring Report (Pages 9 - 50)

To receive a report from the Director of Planning and Regeneration on the Council's annual Authority Monitoring Report 2022/23.

7. Planning Strategy Update (Pages 51 - 52)

To consider an update from the Director of Planning and Regeneration on prevailing planning strategy matters.

8. Executive Business (Pages 53 - 54)

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) Self and Custom Build Housing Supplementary Planning document for adoption (Pages 55 - 56)

9. 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
24 October 2023

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FAREHAM

BOROUGH COUNCIL

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

Date: Wednesday, 19 July 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors: Ms F Burgess, Mrs T L Ellis, P Nother, Ms S Pankhurst and Mrs P Hayre (deputising for Mrs J Needham)

Also Present: Councillor S D Martin (Executive Member for Planning and Development)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Mrs J Needham.

2. MINUTES

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 30 March 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.

6. OPPORTUNITIES PLAN

The Panel received a presentation from the Policy, Research and Engagement Manager providing an overview of the Council's Opportunities Plan which is currently under development. The presentation focused on the Planning and Development Portfolio and the significant Year 1 project proposals which will be considered by the Executive on the 04 September 2023. A copy of the presentation is appended to these Minutes.

Members of the Panel asked several questions with regards to the Section 106 contributions and Community Infrastructure Levy (CIL) received from developers, which are a key focus within the Year 1 proposals for the Planning and Development Portfolio. Members enquired about how and when these monies are collected and whether the charges are set nationally. Officers confirmed that CIL charges are paid in phases throughout a development with the first payments made on commencement. Section 106 contributions will be paid dependent on their purpose and this would be agreed and set out during the application process. It was confirmed to the Panel that the charges are set by the Council and that they are inline with other local authorities in the region.

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

7. COASTAL PARTNERS - PRESENTATION

The Panel received a presentation from the Coastal Partners which included an update on the service, maintenance of the day-to day Fareham Borough Council coastal assets, climate change and information on current projects. The presentation outlined to Members the key benefits of the partnership,

highlighting that over £2.4m savings across the Partnership since April 2012. A copy of the presentation is appended to these Minutes.

A broad discussion took place with Members asking a variety of questions for clarification. One of the key focuses was around the funding for the projects outlined in the presentation and why more work isn't focussed around protecting important footpaths and former landfill sites around the Solent. The Coastal Partners explained the challenges faced in securing central government funding, as the focus is primarily to protect property. Although the Borough is fortunate that a limited number of properties are at flood and erosion risk in the short term, this does limit the funding opportunities available. That said, a significant amount of work is carried out by the Coastal Partners to maximise all the funding streams available.

Members asked for further details on the staffing of the partnership, enquiring about the use of consultants and apprenticeships. The Coastal Partners explained that on occasion consultants are required to carry out complex technical studies such as flood modelling, but the use of consultants had decreased over the years as the skills within the team has developed. The partnership currently has 3 apprentice posts which are being recruited to, two student placements each year and also supports experience appointments.

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

8. PLANNING STRATEGY UPDATE

The Panel received a presentation from Planning Strategy officers providing a Planning Strategy Update, including an update on the and Local Development Schemes, an overview of the Council's latest Authority Monitoring report and an overview of the Community Infrastructure Levy and Self Build and Custom Build Supplementary Planning Document, consultations which have recently completed. A copy of the presentation is appended to these Minutes.

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

9. EXECUTIVE BUSINESS

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

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

No comments were received.

(2) Adoption of the Fareham Local Plan 2037

No comments were received.

(3) Biodiversity Net Gain - Supplementary Planning Document

No comments were received.

(4) Self Build and Custom Build SPD for Consultation

No comments were received.

(5) Biodiversity Net Gains- Projects on Council owned land

No comments were received.

(6) Local Development Scheme

No comments were received.

(7) The payments of monitoring fees in association with planning obligations

No comments were received.

10. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

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

The Director of Planning and Regeneration addressed the Panel to confirm that the following items are currently scheduled to be brought to the next meeting: -

- Welborne Delivery Update
- Draft Affordable Housing SPD
- Authority Monitoring Report 2022/23

Members enquired about when an update on the Opportunities Plan would be brought to the Panel for consideration. The Director of Planning and Regeneration explained that the plan will be monitored annually and details on how this will be updated to the Scrutiny Panels will be confirmed once the plan has been approved by the Executive in September.

RESOLVED that the Panel considered the Scrutiny Priorities.

(The meeting started at 6.00 pm
and ended at 8.00 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date **01 November 2023**

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

Subject: **AUTHORITY MONITORING REPORT**

SUMMARY

Planning authorities are required to produce and publish an Authority Monitoring Report (AMR) on an annual basis. The purpose of an AMR is to scrutinise and report on the implementation and performance of the Council's planning policies as set out in the adopted Local Plan and to review and report on the implementation of the timetable set out in the Council's Local Development Scheme. The Council have prepared the 17th AMR, covering the period of April 2022 to March 2023.

RECOMMENDATION

It is RECOMMENDED that the panel to note the contents of the Authority Monitoring Report at Appendix A.

INTRODUCTION

1. An Authority Monitoring Report (AMR) is a report that monitors the implementation and effectiveness of policies contained in the Local Plan. It is used to demonstrate progress in document preparation against the Local Development Scheme timetable and also reports on the delivery of housing, employment and retail floorspace.
2. Local planning authorities are required to produce an AMR on an annual basis in accordance with regulation 34 of the Town & Country Planning (Local Planning) (England) Regulations 2012.
3. The Council have prepared the 17th AMR, reporting on the period from April 2022 to March 2023.

ADOPTED LOCAL PLAN

4. On 5th April 2023 the Council adopted the Fareham Local Plan 2037. The plan was adopted immediately after the period covered by the AMR, however as the new Local Plan adopts a baseline of 2021/22, the 2022/23 AMR therefore measures housing delivery and employment and retail land supply against the Local Plan 2037. Whilst the Fareham Local Plan 2037 has been used for measuring delivery, the Development Management decisions taken in the monitoring period were made in consideration of the policies contained in the previous Local Plan, the Core Strategy Part 1 and Development Sites and Policies Part 2. As such it is the monitoring framework for the Local Plan Parts 1 and 2 and the effectiveness of the policies they contain which is being assessed for effectiveness in the AMR.

SUCCESSSES AND CHALLENGES

5. Analysis in the AMR reveals that the Local Plan has been successful in achieving sustainable development in the borough, protecting the borough's valued landscapes and countryside, with development focussed on brownfield sites and urban areas, with 48% of completions on brownfield land. In addition, new developments are contributing to mitigating environmental pressures, through the Solent Recreation and New Forest mitigation schemes.
6. Although not required to do so for this monitoring period, the AMR also provides monitoring information on the Local Plan 2037 policies relating to the Council's Development Strategy. This demonstrates that where residential development has been permitted, they are in accordance with the Local Plan 2037, being either allocated sites (HA4 & HA8) or small sites adjacent to the urban area, in accordance with Policy HP2.
7. The AMR also identifies the challenges which the Council face in delivery, particularly in housing, where during the reporting period, 144 dwellings were completed, against a Local Plan target of 331. While the Council has limited ability to directly influence delivery by developers, Officers undertake regular engagement to understand estimated delivery timeframes. The shortfall of 187 dwellings is due to the lack of availability of labour and materials, which has led to delays in housing delivery. It is significant to note that of the 144 dwellings, 53 were affordable homes, 11 of which were delivered directly by the Council.
8. However, the AMR reports that the Council had permitted 351 new homes during the monitoring period, and at the end of 2022/23 there were a total of 8,335 new homes

permitted, but not yet built, of which 399 were under construction.

9. A further area of challenge for the Council identified by the AMR is the increase in retail vacancies, particularly in the Town Centre. It is noted that these increases are not as a result of Local Plan policy failures or issues with implementation, with only 2 planning applications permitted which resulted in a loss of retail floorspace, but rather the changes in shopping habits and national trends. The Local Plan 2037 recognises these issues, identifying the Town Centre as a Broad Location of Growth. To support the regeneration of Fareham Town Centre, the Council has recently purchased the Shopping Centre and a significant programme of technical work is currently being developed.

RISK ASSESSMENT

10. There are no significant risk considerations in relation to this report.

CONCLUSION

11. The Council's 17th AMR demonstrates that the policies contained in the Local Plan were robust and successfully implemented, delivering planning permissions for sustainable development to meet the borough's needs. Future AMRs will provide scrutiny and analysis of the Fareham Local Plan 2037.

Appendices: **Appendix A:** Fareham Borough Council Authority Monitoring Report (AMR) 2022-23

Background Papers:

Reference Papers:

Enquiries:

For further information on this report please contact Kirstin Clow. (Tel: 01329 824368)



Fareham Borough Council Authority Monitoring Report (AMR) 2022-23

October 2023

Further Information

Information on the progress of Fareham's Local Development Documents and details of consultations are available at the following website www.fareham.gov.uk/planning/local_plan

If you have any questions on the Fareham Borough Local Plan, please contact a member of the Planning Strategy Team at Fareham Borough Council.

Telephone: 01329 236100

Email: planningpolicy@fareham.gov.uk

Address: Planning Strategy Team
Department of Planning and Regeneration
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For more detailed information and guidance on the planning system, visit the Ministry for Housing, Communities and Local Government website at www.communities.gov.uk.

If you require this document in large print, or help with translation into other languages, please call 01329 236100 for further information.

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1.0 Introduction

Purpose and Aim of the Authority Monitoring Report

- 1.1 Local Planning Authorities (LPAs) are required to produce an Authority Monitoring Report (AMR) as set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the 17th Authority Monitoring Report (AMR) and covers the period 1 April 2022 to 31 March 2023.
- 1.2 Monitoring of policies enables officers to assess the effectiveness of existing policies and to implement any proposed changes to key policy shortcomings. Policies also need to be updated or revised where relevant legislation, policies or guidance has changed or been updated.
- 1.3 The current system of plan making is designed to be a continuous process, with the Local Planning Authority regularly preparing, adopting, and reviewing Local Development Documents to take account of changing national and local circumstances. Keeping plans up to date is assessed by the AMR, the principal objectives of which is to report on the Delivery and implementation of the policies in the Local Plan and progress against the milestones set out in the Council's Local Development Scheme (LDS) timetable;
- 1.4 This AMR provides monitoring and delivery information across the themes contained within the Local Plan, including those for which the Council's partner organisations have responsibility for delivery including:
 - **Housing Delivery** – reporting on housing completions during the monitoring period, including affordable housing and self and custom build housing;
 - **Employment Floorspace Delivery** – reporting on employment floorspace gains and losses during 2022/23, including any losses to residential;
 - **Retail and Leisure Floorspace Delivery** – reporting on retail and leisure floorspace developments during the monitoring period and identifying progress in relation to the assessed needs for retail floorspace.
 - **Transport and Movement** - Reporting on highways and public transport related improvements that have been announced, progressed or completed during and following the 2022/23 monitoring period;
 - **Flood Risk and Coastal Management** - Reporting on any residential applications approved against Environmental Agency advice and on projects impacting upon the coastline within the Borough during 2022/23;
 - **Biodiversity and the Natural Environment** - Reporting on priority habitats and nature conservation designations, including the condition of these where such information is available during 2022/23.
 - **Contributions from Development** – reporting on CIL and S106 receipts collected by the Council through planning applications during 2022/23;

2.0 Delivery and Implementation

Local Development Scheme

- 2.1 The Council's Local Development Scheme (LDS) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against the LDS timetable and milestones.
- 2.2 The Council's June 2021 LDS set out the timetable to produce the new Fareham Local Plan 2037.
- 2.3 In accordance with the LDS timetable, the Council submitted the Fareham Local Plan 2037 to the Secretary of State for Examination on 30th September 2021. The LDS sets out the timetable for Examination and Adoption of the plan, however these timeframes could only be estimated as they are determined by the Planning Inspectorate who undertake the Examination on behalf of the Secretary of State. The LDS timetable estimated that Examination would occur in Winter/Spring 2021/22 and this took place in March/April 2022. Adoption of the Local Plan was anticipated in Autumn/Winter 2022, however the Inspector's final report was received in March 2023 and the plan was adopted in April 2023.

Adopted Local Plan

- 2.4 On 5th April 2023 the Council adopted the Fareham Local Plan 2037 (henceforth referred to as the Local Plan 2037), in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 and Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan 2037 supersedes the Local Plan Part 1: Core Strategy and Local Plan Part 2: Development Sites and Policies.
- 2.5 For this monitoring period (2022/23) housing delivery and employment and retail land supply will be measured against the Local Plan 2037, as the new Local Plan adopts a baseline of 2021/22. However, as the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. As such it is the monitoring framework for the Local Plan Parts 1 and 2 and the effectiveness of the policies they contain which is being assessed for effectiveness in this AMR.
- 2.6 In addition to the Local Plan 2037, the Fareham development plan also includes The Welborne Plan, adopted in 2015, to deliver a new community of homes, employment areas, schools and local services. The Council acknowledge that the timeframes set out in the monitoring indicators of The Welborne Plan have been delayed, whilst additional land assembly and unforeseen infrastructure planning was undertaken, however the Council have been working with Buckland Development Ltd to progress development, with the Outline Application for the entire community being approved in 2021.

- 2.7 During this 2022/23 reporting period, the Council have approved the reserved matters application for the access, appearance, landscaping and construction of roads related to the delivery of phase 1 of Welborne. Future AMRs will include reviews of the implementation of The Welborne Plan policies in accordance with its monitoring framework as applications are received and the development progresses.

3.0 Housing Need and Supply

Number of New Homes Permitted

- 3.1 The monitoring of housing delivery in Fareham Borough is undertaken in partnership with Hampshire County Council in order to ensure that the housing completion count is accurate and robust.
- 3.2 The Council has undertaken a review of the permissions granted to ensure that only additional new homes are counted. As such, the data exclude annexes and any replacement dwellings from the count and any losses are considered to achieve a figure of net gain housing permissions. These figures in table 1 below include outline applications, change of use and prior approval (permitted development) applications but not reserved matters applications to avoid double counting. The figure for 2021-2022 includes the outline application for 6,000 homes at Welborne Garden Village.

Year	Net new homes permitted
2016-2017	302
2017-2018	306
2018-2019	219
2019-2020	45
2020-2021	523
2021-2022	7,559
2022-2023	351

Table 1: Net new homes permitted.

Housing Completions

- 3.3 For the monitoring year 2022/23 a total of 144 net new dwellings (C2 & C3) were completed in Fareham Borough (Appendix 1). There were 6 C2 units gained and 6 lost, resulting in a net gain of 0 C2 units.

Year	C3 Completions	C3 Loss	C2 Completions	C2 Loss	Total Net Completions
2016-2017	350	13	12	0	349
2017-2018	311	20	0	0	291
2018-2019	300	10	0	0	290
2019-2020	297	12	0	0	285
2020-2021	133	16	0	0	117
2021-2022	100	14	150*	6*	213
2022-2023	153	9	6	6	144

Table 2: Housing Completions

*A ratio is applied to C2 delivery in accordance with the HDT.

- 3.4 The projected completions for 2022/23 in the Local Plan 2037 is 331 dwellings. Therefore, there is a shortfall of 187 dwellings from the projected figures. This shortfall is due to a number of sites taking longer to deliver than anticipated.

The Council liaises with developers to gather information on estimated completion timeframes to inform the Local Plan projections, however the availability of labour and materials has had an impact on housing delivery. The sites which make up this shortfall are continuing to progress, as seen in the outstanding permissions under construction, with delivery anticipated in 2023/34.

Outstanding Permissions

- 3.5 The following table shows the net number of dwellings with permission as of 31st March 2023, and of those how many are under construction. The outstanding net permissions includes 6,000 dwellings at Welborne.

Year	Outstanding Net Permissions	Under Construction
2022-2023	8,335	399

Table 3: Outstanding Net Permissions

Five-year Housing Land Supply

- 3.6 The National Planning Policy Framework (NPPF) requires LPAs to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 3.7 The latest Five-Year Housing Land Supply report went to Planning Committee on 25th January 2023 where it was reported that the Council has 5.49 years of housing supply against the 5YHLS requirements. A full breakdown of the methodology used to calculate the 5YHLS and the updated position can be found in the 5YHLS position report on the Council's website¹.

Housing Delivery Test

- 3.8 Housing delivery is also measured through the Housing Delivery Test (HDT) which was introduced by the 2018 NPPF. The test provides a percentage measurement of the number of homes that have been built over the previous three financial years (i.e. April-March) against the number of homes required during that three-year period. The HDT results are reported by Government each year.
- 3.9 The result of the HDT 2022, covering the period from April 2019-March 2022, has not yet been published. The consultation on the reforms to national planning policy published on 22nd December 2022 indicate that the government are considering removing the 20% buffer consequence for not meeting the HDT, as well as taking into account deliverable permissions granted in calculation the HDT.

¹ <https://modern.gov.fareham.gov.uk/documents/s33591/Planning-5%20Year%20Housing%20Land%20Supply%20Position.pdf>

- 3.10 However, as no response to the consultation has been published, it is unclear whether this will take effect. In the interim, the last HDT published in January 2022 (covering April 18 to March 21) is still in effect and resulted in a measurement of 62%.

Table 4: HDT 2022 result

Number of Homes Required			Total Homes Required	Number of Homes Delivered			Total Homes Delivered	HDT 2021 Measurement
2018/19	2019/20	2020/21		2018/19	2019/20	2020/21		
347	428	342	1,117	290	285	117	692	62%

- 3.11 Whilst there has been no 2022 result, it is anticipated that the outcome would remain below 75%. In the absence of any further update, in accordance with the HDT requirements, the Council applies a 20% buffer to the 5-year housing land supply calculation.
- 3.12 The Housing Delivery Test Action Plan can be viewed on the Council's website².

² https://www.fareham.gov.uk/PDF/planning/local_plan/FINAL_HDT_ActionPlanAmended.pdf

4.0 Employment

- 4.1 Fareham has a strong economy with a good number and mix of businesses and approximately 87% of the Borough's population classed as Economically Active People. There are a number of successful business parks in the borough, with the largest concentration around junction 9 of the M27.
- 4.2 South of the motorway the Segensworth Employment area has developed in phases over the last 25 years. Titchfield Park between Segensworth Road and the A27 contains Office for National Statistics and Eaton Aerospace. Kites Croft lies south of the A27 close to St Margarets roundabout. North of Junction 9 is Solent Business Park. South of the M27 between Junctions 10 and 11 are Fareham Industrial Park, Fareham Heights and Fort Wallington, while along the A32, the Wickham Road business area includes Furzehall Farm and The Potteries. The modern business park and golf course at the Cams Estate is south of the A27 at Delme roundabout. Newgate Lane, a mile to the south of the town centre, provides a range of industrial and commercial uses. Portchester Park and the Murrills Estate lie to the south and north of the A27 close to the Borough boundary.
- 4.3 Traditional B-class employment (office, industrial and warehousing/logistics) completions and losses are monitored annually to assess floorspace delivery against identified need.
- 4.4 On the 1st September 2020, the government amended the use class order to include a new 'E' class which combines all commercial, business and services uses including shops, financial and professional services, cafes, offices, research and development, industrial, clinics and health centres, day centres and gyms.
- 4.5 This means that categorising land for 'B class' employment uses is no longer appropriate. However, we are still reporting completions for traditional B1 Office, B2 Industry/Manufacturing and B8 Warehousing in this report.

Employment Floorspace Completions (gains and losses)

- 4.6 Unusually for the borough, there were no recorded employment floorspace completions recorded in 2022/23. The last few years have seen consistent floorspace delivery at Daedalus, which has not continued during this monitoring period, as the focus shifts to the next phase of development.
- 4.7 Figure 1 presents the past ten years of employment floorspace completions within the borough. It can be clearly seen that completions of employment floorspace, particularly B2/B8 (manufacturing, industry, and warehousing) have been relatively consistent over the previous six years. This is largely due to the ongoing development taking place at Faraday Business Park, Daedalus.

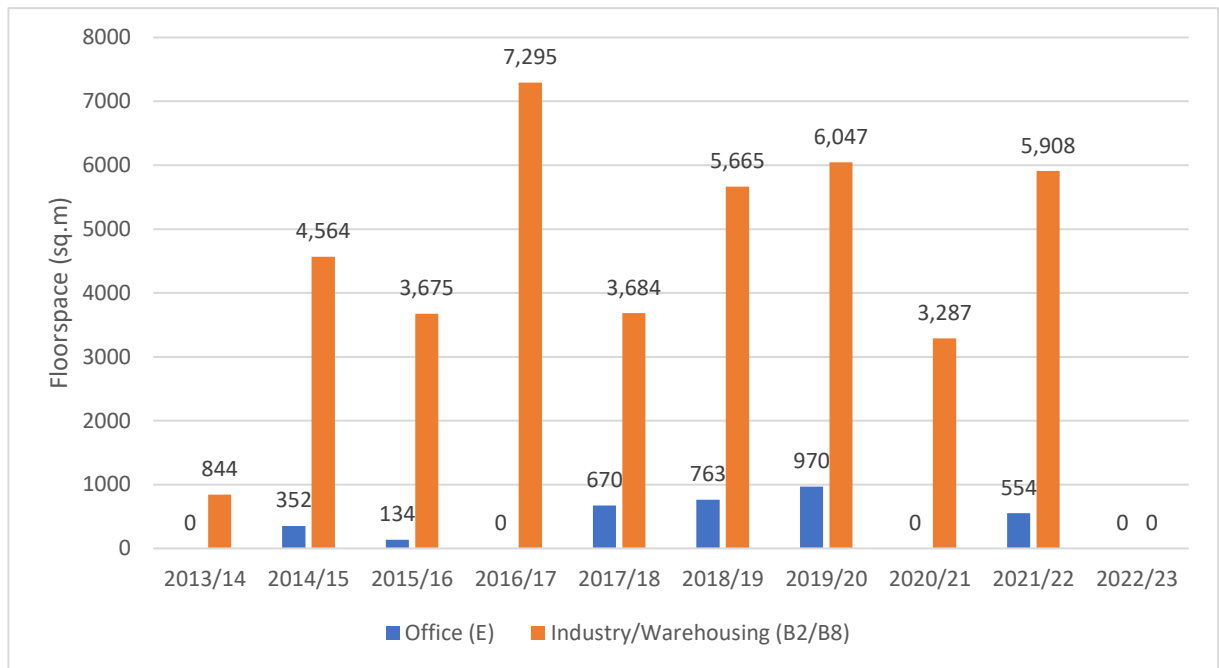


Figure 1: Employment Floorspace Completions

4.8 There was a total loss of 1,959 sqm of employment floorspace during the monitoring period. These losses are all entirely to residential (C class).

Address	Description	Use class	Completed Loss 2022-23
September Cottage, Land to the rear of Brook Avenue, Warsash	Demolition of existing industrial and storage buildings and construction of four detached dwellings	B8	705
Wates House, Wallington Hill, Fareham	Change of use from B1 to C3	B1(a)	1050
201 West Street, Fareham	Demolition of existing building, erection of two commercial units, 5 x 1 bed and flats and 4 x2 bed maisonettes	B1(a)	204

Table 5: Employment Floorspace Losses

4.9 There has been a fairly consistent loss of employment floorspace to other uses over the past 10 years, predominantly office to residential, but also some industrial and storage to residential as well as can be seen in table 6.

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Office (E) to Resi (C3)	-856	-4,104	-1,846	0	0	0	-451	-3,599	-1,141	-1,254
Office (E) to Retail (E)/ Leisure (D2)	-260	0	0	0	0	0	0	0	0	0

Industrial/ Warehouse (B2-8) to Resi (C3)	0	-2,450	0	0	0	-203	-751	-589	0	-705
Industrial/ Warehouse (B2-8) to Retail (E)/ Leisure (D2)	0	-860	0	0	-485	0	0	0	0	0
Total	-1,116	-7,414	-1,846	0	-485	-203	-1,202	-4,188	-1,141	-1,959

Table 6: Long term employment losses

Permitted Employment Floorspace

4.10 Permission was granted for the following applications which will lead to a gain or loss of employment floorspace in future monitoring periods.

Address	Application Description	Gain (sq.m)	Loss (sq.m)
174 Bridge Road Sarisbury Green Southampton SO31 7EH	Proposed erection of a building to provide a builder's workshop, store and office	190	
26 Brunel Way Fareham PO15 5SD	Erection of Side Extension to Warehouse & Provision of Car Parking on Site Frontage	357	
Down Barn Farm Boarhunt Road Fareham PO17 6AJ	Winery and machinery store	343.25	
24 Brunel Way Fareham PO15 5SD	Retrospective application for the construction of a Warehouse Unit	151	
Eastlands Boatyard Coal Park Lane Swanwick Southampton SO31 7GW	Construction Of New 2 Storey Business Unit - Unit C	143	
Bursledon Brickworks Coal Park Lane Swanwick Southampton SO31 7GW	Conservation And Alteration Works To Sheds 1 & 2 To Create Office Space	1,061	

Table 7: New Employment Permissions

Change of use

4.11 Table 8 shows Prior Approval Change of Use applications which result again in either a loss or gain to floorspace. All of the permissions listed in the table show a loss to class E(g) Office use.

Site Address	Description	Gain (sq.m)	Loss (sq.m)
Maincrest House 1 Union Street Fareham PO16 7XX	Change Of Use To Dwelling. Minor Internal And External Alterations, Including New Double Timber Doors To Underpass With Remote Control.		105
76 Botley Road Park Gate Southampton SO31 1BA	Part 3, Class O Change Of Use: Office (B1a) Use To 4X Two-Bedroom Dwellings (C3)		269

Table 8: Change of use

Employment floorspace stock

4.12 Table 9 shows the employment floorspace available through existing allocations and planning permissions (as of 1st April 2023). A significant proportion of this availability is permitted floorspace at Faraday and Swordfish Business Parks at Daedalus, and allocated floorspace at Welborne.

Site Address	Proposal	Permitted Floorspace (Sqm)
Area 12, Phase 2, Solent Business Park, Rookery Avenue	Business Park Development. Vacant Land	23,526
Land At 'U-Drive', Newgate Lane	Development For 10 B1c/B2/B8 Units	1,345
Daedalus, Hangers East (<i>now known as Faraday</i>)	Development for B1/B2/B8/Aerospace Use	5,449
Daedalus, Hangers West (<i>now known as Swordfish</i>)	Development for B1/B2/B8/Aerospace Use	21,912
Park View House, Wickham Road	Replacement office with 7 flats over	803
Welborne	Outline permission for mixed use development	76,140 ³
Bursledon Brickworks, Coal Park Lane	Conversion and Alteration to Form B1a Offices	1,061
Swanwick Marina, Bridge Road	Redevelopment for A2/B1a Boat Sales and A3 Restaurant	1,545
4 Brunel Way	3 Storey Offices	285
Basaire Ltd, Duncan Road	Redevelopment for replacement office unit	550
174 Bridge Road Sarisbury Green Southampton SO31 7EH	Proposed erection of a building to provide a builder's workshop, store and office	190
26 Brunel Way Fareham PO15 5SD	Erection of Side Extension to Warehouse & Provision of Car Parking on Site Frontage	357

³ 90,000 m2 in Plan period and excludes loss of 13,860 at Dean Farm

Down Barn Farm Boarhunt Road Fareham PO17 6AJ	Winery and machinery store	343.25
24 Brunel Way Fareham PO15 5SD	Retrospective application for the construction of a Warehouse Unit	151
Eastlands Boatyard Coal Park Lane Swanwick Southampton SO31 7GW	Construction Of New 2 Storey Business Unit - Unit C	143
Outstanding Permissions		133,800

Table 9: Employment Floorspace Permissions

4.13 For the monitoring period concerned, the Council is monitoring employment floorspace delivery against the Local Plan 2037. The Local Plan 2037 set out a requirement for employment floorspace in the Borough over the period from 2021 to 2037 of 121,964 square metres. Table 10 below shows progress against this requirement and demonstrates that with the permission at Welborne, and the additional allocation at Daedalus, there is a significant surplus in in terms of overall supply of employment floorspace in the Borough.

Employment Floorspace	Total (sqm)
<i>Local Plan 2037 Target</i>	121,964
Outstanding Gains as 1 st April 2023	49,122
Outstanding Losses as 1 st April 2023	-3,496
Potential Floorspace delivery from identified sites	133,800
Remaining Local Plan Part 2 Allocated Sites	99,850
Total	279,276
Surplus(Deficit)	157,312

Table 10: Local Plan Delivery

5.0 Retail and Community Facilities

- 5.1 The Fareham Retail and Commercial Leisure Study (2017) and subsequent 2020 update, produced to inform and support the Local Plan 2037, demonstrated that broadly, the retail hierarchy and policies contained in the Local Plan parts 1 and 2 remained relevant and appropriate.
- 5.2 The report identified a total need of 4,600 sq.m retail floorspace for the period of the Local Plan 2037. Vacant floorspace levels have the capacity to support the need up until 2027 but it is acknowledged that the need for additional floorspace increases in the period 2027-2037. Findings from the Fareham Retail and Commercial Leisure Study Update (2020) recognise that projections beyond 2027 are less reliable and are based on broad directions of growth. Therefore, the Local Plan 2037 does not identify specific retail allocations, as it is considered more appropriate to reconsider the future projected need at the next Local Plan review.

Town and centres activity

- 5.3 The Council produces a Retail Health Check⁴ (RHC) annually to measure the vitality and viability of Fareham Town Centre and all the district and local centres within the Borough. The study measures:
- Diversity of main town centre uses (by number, type and amount);
 - The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations;
 - Proportion of vacant street level property; and
 - Pedestrian flows.
- 5.4 Fareham Town Centre, being the top of the retail hierarchy, has continued to see units become vacant and in the summer 2022 RHC recorded that the overall vacancy rate in the town increased from 13,181 sq.m to 14,756 sq.m. Providing additional floorspace when there are both large and small vacancies could undermine the function of the Primary Shopping Area and as such this approach is not considered necessary or appropriate at this time.
- 5.5 Fareham Town Centre has seen an increase of 10 vacant units since the 2021 RHC, these vacancies are predominantly located in Fareham Shopping Centre.
- 5.6 It is of note that the local centres, which provide a different offer to that of the town centre, being predominantly used for convenience shopping, have performed well, with a number seeing a reduction in vacancy rates as detailed in the tables below.

OVERALL	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	659	2		132,112
Occupied	589	-2	95.7	114,788
Vacant	70	4	43	16,324

Table 11: Retail units across the borough

⁴ https://www.fareham.gov.uk/planning/local_plan/retailhealthcheck.aspx

Fareham Town Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	371	1		87,680
Occupied	313	-9	84	72,924
Vacant	58	10	16	14,756
Use Class	No. of units	Change since 2021	% occupied units	Floorspace (sqm)
E(all)	249	-9	79	56,880
E(a)	115		36	34,366
E(b)	34		11	5,708
E(c)	73		23	11,719
E(d)	6		2	1,193
E(e)	19		6	3,643
E(f)	1		1	104
E(g)	1		1	147
B2	6	4	2	746
C1	1	0	1	564
F1	7	0	2	4,049
Suis Generis	50	-5	16	10,685

Table 12: Retail units and their uses in Fareham Town Centre

Portchester District Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	73	2		10,335
Occupied	69	3	95	9,818
Vacant	4	-1	5	517
Locks Heath	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	30	0		9,364
Occupied	26	-2	86	8,815
Vacant	4	2	14	549
Stubbington Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	44	0		5,578
Occupied	44	3	100	5,578
Vacant	0	-3	0	0
Park Gate Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	58	-1		7,741
Occupied	56	2	96	6,455
Vacant	2	-3	4	286
Broadlaw Walk Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	8	0		1,633
Occupied	8	1	100	1,633
Vacant	0	-1	0	0

Highlands Road Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	19	0		2,543
Occupied	19	0	100	2,543
Vacant	0	0	0	0
Gull Coppice Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	9	0		1,955
Occupied	8	-1	100	1,855
Vacant	1	1	0	100
Titchfield Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	24	0		2,266
Occupied	24	1	100	2,266
Vacant	0	-1	0	0
Warsash Local Centre	No. of units	Change since 2021	% of total units	Floorspace (sqm)
Total	23			3,017
Occupied	22	0	96	2,901
Vacant	1	0	4	116

Table 13: Retail units in other centres

5.7 A full breakdown of the retail health of the Borough’s main centres is set out in the Retail Health Check (Summer 2022). This can be found on the Council’s website.

Retail floorspace gains and losses

5.8 There were no retail gains in 2022/23. Only a small number of planning applications led to a loss of retail floorspace as detailed in table 14 below. Of these, the application at 76 Botley Road is in accordance with the Local Plan 2037 Housing Allocation Policy HA48 (of which this application forms part), which recognised the contraction of retail requirement around Park Gate and allocated the site for a mixed use residential and retail.

Planning Ref	Site Address	Proposal	Existing Use Class	Proposed Use Class	Retail Floorspace (sq.m)
P/22/0484/CU	181 Hunts Pond Road, Titchfield Common	Change Of Use To Single Dwellinghouse (Retrospective Application)	E & C3	C3	-74.3
P/22/1749/PC	76 Botley Road, Park Gate	"Part 3, Class O Change of Use: Office Use to 4 X Two-bedroom dwellings (C3)	E	C3	-269

Table 14: Retail floorspace gains and losses

Change of use of retail

- 5.9 There were a small number of changes within retail uses in 2022/23. These were to wellness, services and eating out retail groups, in line with national changes to high streets. These changes maintain the vitality of centres in line with Local Plan policy.

Planning Ref	Site Address	Proposal	Existing Use Class	Proposed Use Class	Floorspace (sq.m)
P/22/0467/CU	122-124 West Street Fareham	Change of use from Class E, to ground floor thai massage parlour (Sui Generis) and Class E use	E	Sui Generis & E	59
P/22/0736/CU	6 Shore Road, Warsash	Change of use from retail to dog grooming studio	E(a)	Sui Generis	12.88
P/22/0842/CU	12 Shore Road, Katie's Beauty Bubble, Warsash	Change of use from Retail (Class E) to Beauty Salon	E	Sui Generis	92
P/22/0907/CU	48 Botley Road, Park Gate,	Change of use to a mixed use as cafe and wine bar (Class E(b)/Sui Generis)	E(g)	E(b) Sui Generis	50.5

Table 15: Retail Change of Use

Community and Leisure

- 5.9 An application for an indoor swimming pool was permitted in 2022/23 which since 1992, has been the subject of a number of expired permissions, but to date has not been implemented.

Planning Ref	Site Address	Proposal	Existing Use Class	Proposed Use Class	Floorspace (sq.m)
P/22/1357/FP	Cams Hall Estate Golf Club, Portchester Road	Extension of golf clubhouse to provide indoor swimming pool	NA	F2	434.8

Table 16: Community and Leisure Permissions

6.0 Development Strategy

6.1 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in line with the policies contained in the previous Local Plan Parts 1 and 2. However, monitoring data relating to new policies in the Local Plan 2037, has been included for information. The following section looks at the Development Strategy in the Local Plan 2037 and considers development that has been permitted outside the urban area, in Strategic Gaps and in Areas of Special Landscape Quality (ASLQs).

Development in the countryside

6.2 Strategic Policy DS1 (Development in the Countryside) of the Local Plan 2037, seeks to protect the Borough's countryside from unplanned and large-scale development that would change its nature.

6.3 The Development Strategy of the Local Plan aims to focus development within the existing urban area and within specific allocations that have been determined taking into account their sustainable merits (individually and cumulatively). To support this approach, development outside of the urban areas is managed to resist encroachment of development into non-urban unsustainable areas through Policy DS1.

6.4 The monitoring framework sets out that this policy will be monitored by the number of additional dwellings/commercial floorspace/infrastructure schemes permitted in the countryside (land outside the urban area boundary). Tables 17 and 18 shows that 20 applications were permitted for development outside of the urban area, 14 residential and 6 commercial totalling over 27 hectares.

App Ref	Address	Details	Site Area
P/18/0520/FP	Coldeast Mansion	Erection of Two Storey Rear Extension to Contain 18 Apart-hotel Rooms & Two Storey Freestanding Annexe Block to contain 4 Duplex Apartments & Extension to Car Park	0.035
P/18/1396/FP	44 Thornton Avenue	2-Bed Dwelling	0.03
P/21/1301/FP	Former Egmont Nursery Brook Avenue	Eight detached houses	2
P/21/1321/FP	Fairways School	16 modular units to provide temporary accommodation for the school	NA
P/21/1503/FP	176 Funtley Road	Single storey side/rear extension to existing dwelling & erection of detached two storey dwelling adjacent to existing dwelling	0.054
P/21/2048/RM	Land to the East Of Downend Road	180 residential dwellings	9.91

P/22/0153/FP	Gingerbread Cottage Wickham Road	2 no. three bedroom chalet style bungalows,	0.087
P/22/0424/FP	20a Riverside Avenue	Conversion and Extension of Existing Outbuilding to Form 3-Bed Dwelling	0.13
P/22/0429/FP	Gate House 69c Brook Lane	Erection of 1-Bed Dwelling (As Alternative to Permitted Car Port)	1.04
P/22/0630/FP	Land To Rear Of 248-250 Botley Road	Detached 3-Bed Chalet Bungalow with Attached Carport	0.8
P/22/0840/LB	River Bank House Mill Lane	Rear single storey extension,	NA
P/22/1518/FP	Conifer Rise The Avenue	Demolition of existing dwelling and construction of two detached dwellings	0.1956
P/23/0194/FP	Plot 7, Bye Road	Construction of Self-Build Dwelling- Plot 7	0.0564
P/23/0206/FP	Plot 4, Bye Road	Construction of Self Build Dwelling - Plot 4	0.0695

Table 17: Residential Permissions Outside of Urban Area

App Ref	Address	Details	Site Area
P/21/1864/CU	Land South Of Funtley Road	Change of use of land from equestrian/paddock to community park	10.22
P/22/0664/FP	Bursledon Brickworks	Conservation and alteration works to sheds 1 & 2 to create office space.	0.6052
P/22/0785/FP	Land West Of Posbrook Lane	Retention Stables, Demolition of Storage Outbuildings and Proposed Replacement Barn.	0.59
P/22/1104/FP	155 Fareham Park Road	Use of Land for Storage of Scaffolding Equipment on Two Scaffold Racks; Erection of 4.0m High Fencing with Planting together with Vehicle Parking	0.113
P/22/0267/FP	174 Bridge Road	Proposed erection of a building to provide a builder's workshop, store and office	0.049
P/22/1253/FP	Cams Hill School	Construction of 3G Sports Pitch with associated features including; 6no 12m high LED floodlights, fencing and alterations to pedestrian and vehicular access within school site.	0.6533

Table 18: Commercial and Leisure Permissions Outside of Urban Area

6.5 One large residential development was permitted outside of the urban area. However, this site is an allocation in the Local Plan (HA4 Downend Road East).

6.6

6.7 Of the commercial and leisure proposals permitted outside the urban area, they are mostly largely small scale alterations or replacement buildings, that will not have a significant effect on the nature of the countryside in the Borough. The only

major incursion is the change of use of land at South of Funtley Road, changing from countryside to community park.

Maintaining Settlement Identity

- 6.7 Strategic Policy DS2 (Development in Strategic Gaps) seeks to prevent the coalescence of separate settlements and help maintain distinct community identities. This is achieved through the identification of Strategic Gaps.

Tables 19 and 20 show both residential and commercial/leisure schemes that have been permitted in a Strategic Gap during the monitoring period. These equate to an area of 13.17 hectares.

App Ref	Address	Details	Site Area
P/21/1961/CU	Land to West of Car Boot Field, Titchfield	occupation of a mobile home for an essential equine worker.	2
P/23/0185/FP	325 Southampton Road	Construction of Annexe	NA
P/22/1518/FP	Conifer Rise, The Avenue	Construction of two detached dwellings	0.1956
P/21/1503/FP	176 Funtley Road,	Single storey side/rear extension to existing dwelling & erection of detached two storey dwelling adjacent to existing dwelling	0.054

Table 19: Residential Permissions in Strategic Gap

App Ref	Address	Details	Site Area
P/21/1864/CU	Land South of Funtley Road	Change of use of land from equestrian/paddock to community park following demolition of existing buildings	10.22
P/22/0785/FP	Land West of Posbrook Lane	Retention Stables, Demolition of Storage Outbuildings and Proposed Replacement Barn.	0.59
P/22/1104/FP	155 Fareham Park Road	Use of Land for Storage of Scaffolding	0.113

Table 20: Commercial and Leisure Permissions in Strategic Gap

- 6.8 The tables demonstrate that there have been no planning permissions granted within a Strategic Gap that significantly affects the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters. The only notable permission, land south of Funtley road, is for community park use that will maintain the characteristics of the gap at that location.

Protecting valued landscapes

- 6.9 The Borough of Fareham contains landscapes of mixed character ranging from areas of unspoilt countryside, transitional landscapes on the fringes of built-up

areas and along roads, to the true urban landscapes, or townscapes, of the Borough's towns and settlements.

- 6.10 In recognition of the intrinsic character and quality of some of the Borough's undeveloped areas, the Local Plan 2037 designates Areas of Special Landscape Quality (ASLQs). Strategic Policy DS3 (Landscape) seeks to manage development in these areas. Tables 21 and 22 show planning permissions that have been granted within ASLQs during the monitoring period. There are 5 residential and 10 Commercial/Leisure.

App Ref	Address	Details	Site Area Ha
P/22/0172/FP	Former White Hart Public House Castle Street	Conversion to form residential care home for people with disabilities (Class C2) including single storey rear extension and associated alterations.	0.13
P/18/1396/FP	44 Thornton Avenue	Subdivision of Plot and Change of Use of Garage to Separate 2-Bed Dwelling	0.03
P/22/1640/LU	The Annexe Hook Park Road	Lawful Development Certificate for Use of Building as a Dwellinghouse	
P/21/1503/FP	176 Funtley Road	Single storey side/rear extension to existing dwelling & erection of detached two storey dwelling adjacent to existing dwelling	0.054
P/22/1518/FP	Conifer Rise The Avenue	Demolition of existing dwelling and construction of two detached dwellings including landscaping and parking	0.1956

Table 21: Residential Permissions within ASLQs

App Ref	Address	Details	Site Area m ²
P/22/0267/FP	174 Bridge Road	Proposed erection of a building to provide a builder's workshop, store and office	190
P/22/0664/FP	Bursledon Brickworks	Conservation and alteration works to sheds 1 & 2 to create office space.	1061
P/22/1053/FP	Eastlands Boatyard	Construction of new 2 storey business unit - Unit C	143
P/22/1104/FP	155 Fareham Park Road	Use of Land for Storage of Scaffolding Equipment	0
P/22/1253/FP	Cams Hill School	Construction of 3G Sports Pitch with associated features	6533
P/22/1357/FP	Cams Hall Estate Golf Club	Extension of golf clubhouse to provide indoor swimming pool	434.8
P/22/1522/PA	Down Barn Farm	Winery and machinery store	343.25
P/22/1709/FP	Cams Hall Golf Club	Single-storey extensions to Clubhouse to provide orangery and associated additional floorspace	257

P/21/1864/CU	Land South Of Funtley Road	Change of use of land from equestrian/paddock to community	-730
P/22/1374/CU	Mariners Quay Shore Road	Change of use from Estate Agency (Class E) to mixed use Restaurant (Class E)/Wine Bar (Sui Generis)	88

Table 22: Commercial and Leisure Permissions within ASLQs

7.0 Housing Policies

Permissions for small scale development outside urban areas

- 7.1 Small housing development sites can make a significant contribution to the supply of new dwellings within the Borough, they also help to support small and medium sized housebuilder and those seeking self-build plots.
- 7.2 Therefore, the Local Plan 2037 includes Policy HP2 (New Small-Scale Residential Development Outside the Urban Areas) to allow suitable small sites within or adjacent to existing sustainably located housing settlement in the Borough. Table 22 below shows that there number of 11 dwellings that have been permitted on small scale sites outside the urban area.

App Ref	Address	Details	Dwellings
P/18/1396/FP	44 Thornton Avenue	2-Bed Dwelling	1
P/21/1503/FP	176 Funtley Road	Single storey side/rear extension to existing dwelling & erection of detached two storey dwelling adjacent to existing dwelling	1
P/22/0153/FP	Gingerbread Cottage Wickham Road	2 no. three bedroom chalet style bungalows,	2
P/22/0424/FP	20a Riverside Avenue	Conversion and Extension of Existing Outbuilding to Form 3-Bed Dwelling	1
P/22/0429/FP	Gate House 69c Brook Lane	Erection of 1-Bed Dwelling (As Alternative to Permitted Car Port)	1
P/22/0630/FP	Land To Rear Of 248-250 Botley Road	Detached 3-Bed Chalet Bungalow with Attached Carport	1
P/22/1518/FP	Conifer Rise The Avenue	Demolition of existing dwelling and construction of two detached dwellings	2
P/23/0194/FP	Plot 7, Bye Road	Construction of Self-Build Dwelling- Plot 7	1
P/23/0206/FP	Plot 4, Bye Road	Construction of Self Build Dwelling - Plot 4	1

Table 22: Small Scale Residential Permissions Outside Urban Areas

Change of use to Garden Land

- 7.3 The Local Plan 2037 sets out that there is a need to define an appropriate dwelling curtilage as the change of use of land to domestic gardens can have a profound visual impact on the immediate settings and potential on the wider landscape, depending on the location of the site. Policy HP3 (Change of Use to Residential Garden Land) seeks to manage such changes and ensure any changes to garden land are in keeping with the surrounding area. There was no change of use of land to garden land outside of the urban area during the monitoring period.

Affordable housing completions

7.4 In 2022/23 53 out of all the completions in the Borough were for affordable homes. Table 4 shows the overall number of affordable dwellings completed since 2016/17.

Year	Housing Completions	Affordable Completions
2016-2017	349	98
2017-2018	291	54
2018-2019	290	15
2019-2020	285	27
2020-2021	117	29
2021-2022	86	41
2022-2023	144	53

Table 23: Affordable Housing completions

7.5 Overall, the number of affordable homes rose in this monitoring year in comparison with previous years. This can largely be attributed to the completion of 11 units on a 100% affordable housing scheme at Stubbington Lane (19/0915/FP). In addition, some larger developments have delivered affordable units such as the 14 units completed at Land East of Brook Lane and North Warsash Road and the 9 units at Land at Moraunt Drive (18/0654/FP).

7.6 Many Registered Providers remain keen to provide new affordable housing in the Borough; many have Strategic Partnership status with Homes England and are therefore actively seeking (and delivering on) opportunities for additional affordable housing (i.e. not just that provided via Section 106 planning agreements).

7.7 11 of the 53 homes delivered in the monitoring period were directly delivered by the Council's Fareham Housing team. All of these homes were made available as shared ownership.

Exception sites

7.8 Policy HP6 (Exception Sites) allows for Rural Exception Sites and Entry-Level Exception Sites which enable certain sites to come forward outside urban areas for affordable housing. There were no exception sites permitted during the monitoring period.

Older Persons and Specialist Housing

7.10 There were two applications granted permission for older persons/specialist housing use within the monitoring period. There were no completions.

Planning App	Address	Details	Dwellings
P/22/0172/FP	Former White Hart Public House Castle Street	Conversion to form residential care home for people with disabilities (Class C2) including single storey rear extension	6
P/22/0709/FP	Admiral House & Nicholson Gate High Street	Demolition of existing buildings and erection of a 75-bedroom care home in C2 use with associated car parking, landscaping and access	75

Table 24: Older Persons and Specialist Housing completions

Self-Build and Custom Build

- 7.11 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on LPAs to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area.
- 7.12 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised on the website. To be entered on the register applicants must be aged 18 years or older, a British Citizen, a citizen of a European Economic Area (EEA) country other than the United Kingdom or national of Switzerland and seeking to acquire a serviced plot of land in the Borough to build a house to occupy as that individual's sole or main residence. The register collects information on individual's preferences such as the types, sizes and locations of the plots sought. This information is set out in the Council's Self and Custom Build Need Background Paper, which supports the Local Plan 2037.
- 7.13 On 1 August 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the Council introduced a local connection test for all applicants wishing to join the register and individuals already registered wishing to remain on the register. The introduction of a local connection test ensures that the Council can more accurately understand and plan for the level of demand for self and custom-build housing of people living or working in the Borough. There is no charge for those wishing to join the Self and Custom Build Register.
- 7.14 As a result of the changes highlighted above, the register was split into two parts:
- Part 1 comprises any individuals who joined the register prior to August 2017 who wished to remain, as well as individuals and associations who joined the register from August 2017 onwards and meet the connection test (either live or work within the Borough for 2 years); and
 - Part 2 for all other individuals and associations.

Base Period	No. of individuals joining register (part 1)	No. of groups joining register (part 1)	No. of permissions granted

as at 30 Oct 2016	36	0	7
31/10/16-30/10/17	62	0	17
31/10/2017-30/10/2018	31	0	18
31/10/2018-30/10/2019	52	0	17
31/10/2019-30/10/2020	36	0	15
31/10/2020-30/10/2021	40	0	16
31/10/2021-30/10/2022	47	0	20

Table 25: Number of people joining the Self and Custom Build Register and Relevant Permissions Granted

- 7.15 The Council is required to provide suitable development permission for serviced plots of land to meet the need on part 1 of the register as recorded at the end of each base period which runs to 30th October each year. The need identified in each base period must be met within three years of the conclusion of that period. The Council are required to consider both part 1 and 2 of the register in preparing planning policy but the Planning Practice Guidance is clear that entries on part 2 of the register do not count towards demand for the purposes of the 2015 Act.
- 7.16 To meet the need identified in base period 4, the Council were required to provide 52 suitable permissions by 30th October 2022. Of the permissions granted in the three-year period to 30th October 2022, only 20 dwellings contributed towards the need of base period 4 as the other permissions granted during this period were counted towards base periods 2 & 3. Local Plan Parts 1 and 2 do not include a specific Self and Custom Build policy and as such, developments are not required to make this a consideration.

Gypsy, Travellers and Travelling Showpeople Accommodation

- 7.17 There was one application approved on an existing Gypsy and Traveller site, P/23/0506/FP, approved on 25/05/2023. This was for two additional single storey dayroom buildings and revisions to previously approved site layout which is providing a total of four residential Gypsy Traveller Pitches (each with space for the siting of one mobile home, one dayroom building and parking for vehicles and a single touring caravan).

8.0 Climate Change

Resource use

- 8.1 During the monitoring period, 73 dwellings were built on brownfield land. This equates to 48% of the completions for the year. The number of dwellings built on brownfield land does not necessarily include those sites listed on the Brownfield Land Register.

	Dwellings built on brownfield land	Percent
2022-23	73	48%

Table 26: Percent of dwellings built on brownfield land

Permissions in Flood Zone

- 8.2 The two main sources of flood risk in Fareham come from tidal and fluvial sources. Coastal Partners, is a partnership of five local authorities, set up to jointly oversee coastal flood and erosion risk across a 246km coastline from the River Hamble in the west to Pagham Harbour in the east. Fareham's coastline is covered by two coastal defence strategies:
- River Hamble to Portchester Castle coastal flood and erosion risk management strategy
 - Portchester Castle to Emsworth coastal flood and erosion risk management strategy
- 8.3 The majority of the four main river systems in Fareham (the Hamble, Meon, Alver and Wallington) are lined by embankments or high ground on either side. Nevertheless, there still remains a risk of flooding as evidenced by the river Wallington floods in 2014.
- 8.4 The table below shows the number of residential applications (and their use class either C2 or C3 or an Annexe) granted that are situated in Flood Zones 2 &3. In total, 150 residential units were permitted within identified flood zones.

Application Ref	Address	Details	Dwellings in Flood Zone 2 and 3	Dwellings in Flood Zone 2 only
P/21/0992/FP	107 Newtown Road	Demolition Of Existing Dwelling And Erection Of Three Detached Dwellings	3	
P/22/0172/FP	Former White Hart Public House Castle Street	Conversion To Form Residential Care Home For People With Disabilities	6	
P/22/1012/FP	Assheton Court Castle Street	Demolition Of Existing Building And	60	

		Construction Of 60 One And Two Bedroom Flats		
P/22/0936/FP	Land to West of Titchfield Park Road	Erection Of Six Detached Bungalows	6	
P/22/0709/FP	Admiral House & Nicholson Gate High Street	Demolition Of Existing Buildings And Erection Of A 75-Bedroom Care Home		75

Table 27: Residential Permissions in Flood Zone

8.5 Table 28 provides the justification for why the planning applications within identified flood zones were granted permission.

Application Ref	Justification for Planning Approval
P/21/0992/FP	Despite parts of the redline boundary falling within FZs 2 & 3, the site layout demonstrated that the proposed development will be located in Flood Zone 1 only. Therefore, no mitigation for flood risk required.
P/22/0172/FP	Despite parts of the redline boundary falling within FZs 2 & 3, the site layout demonstrated that the proposed development will be located in Flood Zone 1 only. Therefore, no mitigation for flood risk required.
P/22/1012/FP	Development permitted subject to condition that it is carried out in accordance with the accompanying Flood Risk Assessment and the mitigation measures contain within it. To ensure the development is safe from flooding throughout the lifetime of the development.
P/22/0936/FP	Development permitted subject to condition that it is carried out in accordance with the accompanying Flood Risk Assessment and the mitigation measures contain within it. To ensure the development is safe from flooding throughout the lifetime of the development.
P/22/0709/FP	Despite parts of the redline boundary falling within FZ 2, the site layout demonstrated that the proposed development will be located in Flood Zone 1 only. Therefore, no mitigation for flood risk required.

Table 28: Justification for planning approval in Flood Zone

Coastal Change

- 8.6 Two Coastal Change Management Areas are identified within Fareham Borough. These are:
- Hook Spit to Workman’s Lane
 - Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs)
- 8.7 There was one permission granted within the CCMA during the monitoring period, (P/21/1043/FP) at Solent Breezes, Chilling, for the demolition of existing building and use of land for the stationing of static holiday caravans and associated facilities. This area is designated for this use and so was deemed acceptable.

Renewable and Low Carbon Technology

- 8.8 There were no proposals for renewable energy generation schemes within the monitoring period. There were five permissions for either electric vehicle charging points or small scale energy generation schemes.

Planning App Ref	Site Address	Details
P/22/0340/FP	4 Poinsettia Close, Fareham	Electric Vehicle Charging Point
P/22/0405/FP	The Walled Garden, Cams Hall Estate, Fareham	Installation of 100kW/p low elevation ground mount photovoltaic solar energy system
P/22/0730/FP	The Old Post Office, 2 Fishers Hill, Fareham	Installation of an Electrical Charging Point within the curtilage of a Grade II listed building.
P/22/1246/FP	Bus Depot, Gosport Road, Fareham	Construction of Electrification works to power electric buses
P/23/0031/LB	The Granary, Cams Hall Estate, Fareham	Installation of one EV Charger

Table 29: Renewable and Low Carbon Technology schemes

9.0 Natural Environment

Biodiversity Net Gain

- 9.1 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. The Policy relating to Biodiversity Net Gain is contained within in the Adopted Fareham Local Plan 2037 and as such the policy falls outside of the scope of the monitoring framework in this AMR.

Solent recreation

- 9.2 Bird Aware Solent is the public face of the Solent Recreation Mitigation Partnership (SRMP). It is made up of 15 local councils, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. It raises public awareness of over-wintering birds on the Solent by employing a team of rangers, dog initiative and communications officers who help visitors and communities on the coast and promote awareness ensuring members of the public understand the importance of the diverse species and the impact of recreational disturbance.
- 9.3 The specific measures within the Bird Aware Solent Strategy which aim to reduce the impact on birds' habitat from new housing developments include:
- Coastal rangers providing advice on how to avoid bird disturbance, liaising with landowners, host school visits etc.;
 - Communications, marketing and education initiatives;
 - Initiatives to encourage responsible dog walking;
 - The preparation of codes of conduct for a variety of coastal activities;
 - Site-specific projects to help manage recreation at the coast and provide secure habitats for the birds;
 - The provision of new/enhanced greenspaces as alternatives to visiting the coast.
- 9.4 Bird Aware Solent also undertake comprehensive monitoring and surveys in relation to visitors and bird numbers and distribution. Details of this can be found on their website. The work Bird Aware Solent undertakes is funded in part by the SRMP contributions raised from planning permissions for new dwellings in the Borough.
- 9.5 Financial contributions per new dwelling (based upon a sliding scale of bedroom numbers and indexed annually) are collected from developments to fund the Bird Aware Solent Strategy. This is payable in addition to any CIL liability or other S106 contributions. From the 1st of April 2022 until the end of March 2023 the developer contribution levels were:
- 1 bedroom property £390
 - 2 bedroom property £563
 - 3 bedroom property £735
 - 4 bedroom property £864
 - 5 bedroom property £1014

- Flat Rate property £652

9.6 In the 2022/23 monitoring period £251,488 was collected by Fareham Borough Council from the development of new dwellings in the Borough and paid to the partnership.

New Forest Mitigation

9.7 Upon the advice of Natural England which stated that all residential development in Fareham that is within a 13.8km Zone of Influence (ZOI) could result in adverse recreational impacts on the New Forest SPA/SAC and Ramsar, the Council produced an Interim Mitigation Solution which took effect from 7th December 2021.

9.8 The Interim Solution provides mitigation for the recreational impacts to the New Forest SPA/SAC and Ramsar site. The mitigation measures set out in the Interim Solution are directed towards:

- Providing alternative recreational opportunities in the Borough (to deflect potential visits away from the New Forest protected sites),
- A contribution to the New Forest National Park Authority towards the provision of Strategic Access Management and Monitoring measures in the New Forest protected sites themselves
- Accompanied monitoring of the impacts and effectiveness of mitigation measures (to provide a better understanding of the impacts of recreation on the New Forest protected sites and enabling future refinements of mitigation policies and measures)

9.9 Financial contributions per new dwelling (indexed annually) are collected from developments within the 13.8km ZOI. This is payable in addition to any CIL liability or other S106 contributions. For the period 1st April 2022 to the end of March 2023 the developer contribution was £253.23p per dwelling.

9.10 In the 2022/23 monitoring period £115,742 was collected by Fareham Borough Council from the development of new dwellings in the 13.8km zone of influence in the Borough.

Impact on water quality

- 9.11 The Council has worked with neighbouring local authorities, organisations, and private landowners to devise a mitigation solution to the nutrient issue affecting the Solent designated sites. At present, one of the main mitigation mechanisms is to take nutrient intensive agricultural land out of production to offset the nutrient loading being produced by new development. There are other mitigation solutions coming forward such as the creation of wetlands and improvement upgrades to Wastewater Treatment Works.
- 9.12 The following are some of the potential nutrient mitigation schemes available for use by developments in Fareham. The number of kilos of total nitrogen per year available for each mitigation site/solution changes frequently with the demand from development. However, the Partnership for South Hampshire (PfSH) Strategic Environmental Planning Team (SEPO) regularly monitors the supply of nutrient credits against the demand coming from house building in the Solent. The PfSH website provides more details on the supply and demand for nutrient mitigation in the Solent which includes the Borough of Fareham⁵.
- Eastleigh Borough Council Scheme (Botley)
 - Hampshire and Isle of Wight Wildlife Trust (Isle of Wight Schemes)
 - Warnford Park Estate
 - Whitewool Stream Wetland (Meon Springs)
 - Heaton Farms (Isle of Wight)
- 9.13 As shown, there are currently five mitigation schemes available for use to mitigate development in Fareham. Authority has been given from the Council's Director of Planning and Regeneration for the Council to enter into legal agreements to secure nitrate mitigation with the following schemes:
- Hampshire and Isle of Wight Wildlife Trust (Isle of Wight Schemes)
 - Warnford Park Estate
 - Heaton Farms
 - Whitewool Stream Wetland (Meon Springs)
- 9.14 It has not been necessary to secure a legal agreement with the Eastleigh Borough Council scheme. This is because no developer has approached the Council stating their intention to use this scheme as their mitigation option and therefore, no decision has been required to secure and enter a legal agreement with that particular mitigation provider.
- 9.15 A planning application for a wetland mitigation scheme in Titchfield, along the river Meon was approved by the Council in July 2022. Once complete, this mitigation scheme can also be used as a further option to mitigate development in Fareham.

⁵ [Potential Nutrient Mitigation Schemes - Partnership for South Hampshire \(push.gov.uk\)](https://www.push.gov.uk)

Solent Wader and Brent Geese

- 9.17 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. The Policy relating to Solent Waders and Brent Geese is contained within in the Adopted Fareham Local Plan 2037 and as such the policy falls outside of the scope of the monitoring framework in this AMR.

Protection of trees

- 9.18 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. The Policy relating to Trees Woodland and Hedgerows (NE6) is contained within in the Adopted Fareham Local plan 2037 and as such the policy falls outside of the scope of the monitoring framework in this AMR.

Green Infrastructure

- 9.19 Green Infrastructure and Open Space are often interlinked. Green Infrastructure can be defined as a 'network of integrated spaces and features, that it is multi-functional providing multiple benefits simultaneously. It includes parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils.
- 9.20 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. The Policy relating to Trees Woodland and Hedgerows (NE6) is contained within in the Adopted Fareham Local plan 2037 and as such the policy falls outside of the scope of the monitoring framework in this AMR.

Local Green Space

- 9.21 As the Local Plan 2037 was adopted after this AMR monitoring period, Development Management decisions were made in consideration of the policies contained in the Local Plan Parts 1 and 2. The Policy relating to Local Greenspace (NE11) is contained within in the Adopted Fareham Local plan 2037 and as such the policy falls outside of the scope of the monitoring framework in this AMR.

10.0 Infrastructure

Community Infrastructure Levy and Planning Obligations

- 10.1 Fareham Borough Council adopted the Community Infrastructure Levy on 1 May 2013. On 15 June 2021 the Council adopted a Revised Community Infrastructure Levy (CIL) Charging Schedule. Development permitted since 1 May 2013 has been required to pay the Levy as per the charges set out in the schedule, from the point when construction of that development starts. Alongside the CIL Charging Schedule, a guide and calculator were published by the Council to help inform developers and calculate their liability.
- 10.2 In line with Regulation 121A of the Community Infrastructure Levy (Amendment) Regulations 2019, the Council produces an annual Infrastructure Funding Statement which sets out the amount of CIL receipts collected during the monitoring year, items on which CIL has been spent on and the amount of CIL retained at the end of the monitoring year. The report is available on the Council's website: https://www.fareham.gov.uk/planning/local_plan/ifs.aspx
- 10.3 The Infrastructure Funding Statement also sets the income and expenditure associated with Section 106 Planning Obligations. Section 106 (S106) agreements are legal agreements between the Council and a developer, made at the point when planning permission is granted whereby the developer agrees to provide contributions to make the development acceptable in planning terms. Obligations are commonly made to secure highway improvements, to provide community open space, on-site affordable housing provision or off-site affordable housing contributions.

11.0 Historic Environment

- 11.1 As set out in paragraph 2.4, this AMR is considering the effectiveness of Local Plan policies in effect during 2022/23 (Local Plan Parts 1 & 2).
- 11.2 The Local Plan Part 2 Policy DSP5, Protecting and Enhancing the Historic Environment monitoring target is to limit development permitted contrary to advice from Historic England and to limit the loss of designated heritage assets.
- 11.3 There were no applications permitted in 2022/23 where the decision was made contrary to Historic England Advice and no applications permitted which resulted in the loss of a designated heritage asset.

FAREHAM

BOROUGH COUNCIL

Presentation to Planning and Development Scrutiny Panel

Date: 01 November 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, focusing on the progress of Supplementary Planning Documents and Environmental Mitigation Projects.

RECOMMENDATION

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

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 01 November 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

2023/24
Decision No.
2482

Record of Decision by Executive

Monday, 9 October 2023

Portfolio	Planning and Development
Subject:	Self and Custom Build Housing Supplementary Planning document for adoption
Report of:	Director of Planning and Regeneration
Corporate Priority:	Dynamic, prudent and progressive Council; Providing housing choices

Purpose:
To approve the Self and Custom Build Housing Supplementary Planning Document for adoption.

The Self and Custom Housebuilding Act 2015 places a number of duties on the Council to record and address self and custom build need in the Borough.

The recently adopted Fareham Local Plan 2037 seeks to deliver homes to meet this need through Policy HP9 – Self and Custom build Homes.

The Self and Custom Build Supplementary Planning Document (SPD) is a new document which has been prepared to support the implementation of Policy HP9 by providing information, guidance and advice to the local planning authority, developers, landowners, aspiring self and custom builders and the community.

The draft SPD was subject to six weeks of public consultation. The final version has been amended where necessary and appropriate in response to the points raised in the representations received during the consultation.

Options Considered:
As recommendation.

Decision:

RESOLVED that the Executive:

- (a) notes the consultation comments received on the Draft Supplementary Planning Document together with the Council's responses to the representations as set out in the Post Consultation Statement at Appendix A to the report: and
- (b) agrees to adopt the Self and Custom Build Supplementary Planning Document as set out in Appendix B to the report.

Reason:

To enable the Self and Custom Build Supplementary Planning Document to be adopted and afforded due weight as a material consideration in the determination of planning applications.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 9 October 2023