

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

**Date:** Wednesday, 6 November 2024

**Time:** 6.00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor Mrs T L Ellis (Chairman)

Councillor S Dugan (Vice-Chairman)

Councillors Mrs L M Birkett

Mrs P K Hayre

A M J Murphy

P M Nother

P W Whittle

**Deputies:** Mrs J Needham

C A Bainbridge



**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 18 September 2024.

**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. Infrastructure Funding Statement (Pages 9 - 26)**

To receive a report by the Director of Planning and Regeneration on the Council's Infrastructure Funding Statement (IFS) 2023/24.

**7. Authority Monitoring Report (Pages 27 - 74)**

To receive a report by the Director of Planning and Regeneration on the Council's Annual Authority Monitoring Report (AMR) 2023/24.

**8. Planning Strategy Update (Pages 75 - 76)**

To consider an update from the Head of Planning on prevailing planning strategy matters.

**9. Executive Business (Pages 77 - 78)**

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) Hook Lake Coastal Management Study (Pages 79 - 80)**

**(2) Consultation response on proposed change to the National Planning Policy Framework (Pages 81 - 82)**

**10. Planning and Development Scrutiny Panel Priorities (Pages 83 - 84)**

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)  
07 November 2024

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# FAREHAM

BOROUGH COUNCIL

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

**Date:** Wednesday, 18 September 2024

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** Mrs T L Ellis (Chairman)

**Councillor** S Dugan (Vice-Chairman)

**Councillors:** Mrs L M Birkett, Mrs P K Hayre, A M J Murphy, P M Nother and P W Whittle

**Also Present:** M R Daniells (Executive Member for Planning and Development)



**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 05 June 2024 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements at the meeting.

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

No declarations of interest were made at the meeting.

**5. DEPUTATIONS**

No deputations were received at the meeting.

**6. CONSULTATION RESPONSE ON PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK**

The Panel received an Executive report from the Head of Planning on the Council's suggested consultation response to the Government's proposed changes to the National Planning Policy Framework (NPPF). Since the consultation on the proposed reforms to the NPPF began on the 30 July 2024, officers have worked to fully understand the implications of the proposals for this Borough and have prepared the Council's response.

The Team Leader (Planning Strategy), supported by the Principal Planner (Strategy) presented the Executive report to the Panel highlighting the key areas of change and the potential implications of these changes for this Borough.

Members raised considerable concern about the proposed changes to the standard method, which would substantially increase the number of houses the Borough will need to accommodate and would effectively impose the minimum number of houses the Borough must plan for.

Members of the Panel were also very concerned at the requirement for all Council's to demonstrate a five year housing land supply, irrespective of whether they have an up-to-date local plan or not. Such an approach would significantly undermine the plan-led system, which is the appropriate mechanism for determining the number of houses the Council needs to plan for, and the location for new development.

In addition to submitting a formal response to the consultation, it was recommended by the Panel that a letter should be sent by the Council to the

Deputy Prime Minister, setting out the Council's key observations on the proposed changes to the NPPF.

Members then discussed the suggested consultation response in detail. Members unanimously agreed with the responses, and suggested a small number of changes to them, elaborating further on the Council's concerns (along with some minor typographical amendments). Table 1 below highlights these proposed changes:

<b>Table 1</b>	
<b>Question number</b>	<b>Proposed Change</b>
Q4	Answer should be reworded to 'disagree' and reworded accordingly.
Q5	Typo – replace 'at a detailed levels' with 'at a detailed level'.
Q9	Include 'and concerned' following 'extremely disappointed' in the first sentence of paragraph 4.
Q19	Strengthen wording in paragraph two around tackling directly with developers and stalled sites particularly around what could be done with council tax.
Q59	Typo – replace 'fitting' with 'keeping'
Q79	Reword second sentence to provide a positive slant from Council's perspective
Q80	Strengthen this to identify the role of funding and push for further local authority funding
Q81	Include positive support for the role of existing/managed wild hedgerows and the biodiversity benefits they provide
Q84	Add wording identifying the challenges the Borough is currently facing in regard to sewage and waste water infrastructure and impacts on the solent such as leakage and spills
Q96	Typo – 'Yes' missing from text

RESOLVED that the Planning and Development Scrutiny Panel: -

- a) note the contents of the Executive report attached at Appendix 1;
- c) ask the Executive Member for Planning and Development to consider the proposed changes in table 1 at the Executive Member Decision meeting on the 19 September 2024; and
- b) Suggest to the Executive Member for Planning and Development that a letter be sent from the Council to the Deputy Prime Minister setting out the Council's key observations on the proposed changes to the NPPF.

## **7. EXECUTIVE BUSINESS**

The Panel received the item of Executive Business that had been taken since the last meeting.

### **(1) Self and Custom Build Housing Action Plan Review**

No questions or comments were received for this item.

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

Members were asked to consider the Scrutiny Priorities for the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to explain that the priorities set out at the last meeting had not changed, although the NPPF consultation had impacted upon staff resource, and that the timescales for these work streams had been impacted.

It was agreed that officers would seek to confirm which items would be brought to the future meetings within this municipal year and that this would be circulated to Members of the Panel as soon as possible.

RESOLVED that the Panel considered the Scrutiny Priorities for the Planning and Development Scrutiny Panel.

(The meeting started at 6.00 pm  
and ended at 7.52 pm).

..... Chairman

..... Date



# FAREHAM

## BOROUGH COUNCIL

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

**Date:** 06 November 2024

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

**Subject:** INFRASTRUCTURE FUNDING STATEMENT

#### **SUMMARY**

Planning authorities are required to produce and publish an Infrastructure Funding Statement (IFS) on an annual basis. The purpose of an IFS is to report the collection and use of developer contributions collected by the authority. The Council have prepared the IFS covering the period of April 2023 to March 2024.

#### **RECOMMENDATION**

It is RECOMMENDED that the Planning and Development Scrutiny Panel to note the contents of the Infrastructure Funding Statement at Appendix A.

## **INTRODUCTION**

1. Local Planning Authorities (LPAs) are required to produce and publish an Infrastructure Funding Statement annually which sets out the individual items of infrastructure that are provided through developer contributions and the amount spent on each.
2. An Infrastructure funding statement must set out:
  - a report relating to the previous financial year on the Community Infrastructure Levy;
  - a report relating to the previous financial year on section 106 planning obligations;
  - a report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).
3. The legislation requires local planning authorities to publish their statement covering both CIL and section 106 contributions on or before the 31st December of each year and for it to include information on the preceding financial year.
4. The information in this IFS covers the period 1st April 2023 to 31st March 2024. The information that must be provided is set out in Schedule 2 of the CIL regulations 2010 (as amended) and relates to all the activity in the relevant financial year as well as requiring information on unspent money collected in previous years.

## **REPORTING**

5. The purpose of the Infrastructure Funding Statement is to provide communities a better understanding of the level of developer contributions that are being collected by the authority and how they have been used to deliver infrastructure in the area.
6. The County Council, which enters into section 106 agreements for highways and education, is required to produce and publish its own Infrastructure Funding Statement. Contributions for those purposes secured from developments within Fareham are covered by the County Council in its Infrastructure Funding Statement.
7. CIL was introduced in 2010 and has been charged in Fareham since May 2013. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. The CIL charging schedule, setting out our CIL charging rates, is available on our website<sup>1</sup>.
8. The regulations state that local planning authorities must use CIL to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. The IFS sets out the projects that have been funded by CIL, and the future allocation of CIL money.

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<sup>1</sup> [http://www.fareham.gov.uk/planning/local\\_plan/cil.aspx](http://www.fareham.gov.uk/planning/local_plan/cil.aspx)

9. The Council uses section 106 agreements (a negotiated agreement under section 106 of the Town and Country Planning Act 1990) to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. The IFS sets out all section 106 obligations that were signed for new planning permissions within the reporting year, as well as the collection of obligations that became due during the period. Finally, it sets out what section 106 money has been spent by the Council during the period.

### **RISK ASSESSMENT**

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

### **CONCLUSION**

11. The Council's IFS demonstrates that developer contributions, both CIL and section 106, are being agreed and collected by the Council to fund necessary infrastructure required to mitigate the impact of new development within the Borough.

**APPENDICES:** Appendix A: Fareham Borough Council Infrastructure Funding Statement (IFS) 2023-24

**Background Papers:**

**Reference Papers:**

**Enquiries:**

For further information on this report please contact Peter Drake. (Tel: 01329 824551)



# **Fareham Borough Council Annual Infrastructure Funding Statement**

## **Community Infrastructure Levy and Section 106**

**Reported Period:  
From 1 April 2023 to 31 March 2024**

## Contents

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## Introduction

1. This report provides information on the monetary and non-monetary contributions sought and received from developers for the provision of infrastructure to support development in Fareham, and the subsequent use of those contributions by Fareham Borough Council, in line with the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (shown in Annex A). The report covers the financial year 1 April 2023 – 31 March 2024.
2. Fareham seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”).

### Community Infrastructure Levy

3. CIL was introduced in 2010 and has been charged in Fareham since May 2013. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL charging schedule, setting out our CIL charging rates, is available on our website<sup>1</sup>.
4. Local planning authorities must use CIL to fund ‘the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area’.

### Section 106 Planning Obligations

5. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

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<sup>1</sup> [http://www.fareham.gov.uk/planning/local\\_plan/cil.aspx](http://www.fareham.gov.uk/planning/local_plan/cil.aspx)

## Community Infrastructure Levy Matters

### ***Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1***

#### Income

6. Once a commencement notice (signifying the start of development) has been received, the Council will issue a demand notice and invoice. The demand notice sets out the date that CIL must be paid by. The total value of demand notices issued in the reported period was **£2,306,466.13**. Of this amount £12,042.33 is from surcharges imposed due to breaches of the CIL Regulations.
7. The total amount of CIL receipts collected in accordance with our installment policy within the reported period totals **£1,225,251.49**.
8. The total amount of CIL demand notices issued up to the end of the reported period (i.e. from May 2013-March 2024) is **£20,329,281.47**.

#### Expenditure

9. The total CIL expenditure recorded for the reported period is **£9,199,690.84**.
10. The items of infrastructure on which CIL has been spent within the reported year, and the amount of CIL spent on each item is as follows:

***Table 1: CIL expenditure on projects 2023/24***

<b>Infrastructure</b>	<b>Amount</b>	<b>Description</b>
Fareham Live	£8,529,175.88	Capital expenditure to deliver the new arts and entertainment facility in Fareham
Car Park	£664,774.96	Osborn Road Multi Storey Car Park
Bus Shelters	£5,740	Bus shelter improvement

11. The total amount of CIL spent up to the end of the reported period (i.e. from May 2013-March 2024) is **£17,228,876.41**.
12. Regarding future CIL expenditure, the Council's Executive agreed in July 2018 to commit future CIL receipts to the future development of Ferneham Hall. The Council's Executive further agreed on 30 September 2021 to continue to allocate future CIL receipts to the same project, now known as Fareham Live.
13. The Council's CIL reserve balance earmarked for Fareham Live currently stands at £3.11m, meaning the remaining £4.52m project cost will require the Council to commit future CIL receipts of £1.41m to the project (considering the amount of £12.17m already spent). Based on development projections within the Borough, it will take one year to receive sufficient CIL receipts to repay the borrowing.
14. The total amount of CIL passed to a neighbourhood zone under Regulation 59A, cash collected and allocated towards a Neighbourhood CIL, and 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have



received on a payment in kind is £0. There are no Parish Councils within Fareham Borough Council and no Neighbourhood Development Plans.

15. The amount of CIL passed to any local council under regulation 59A or 59B is £0.

16. The amount of CIL passed to any person under regulation 59(4) is £0.

17. The total amount of CIL funding retained at the end of the reported period is **£3,110,405.06**. This figure is based on demand notices and so includes unpaid invoices as of 31st March 2024 in relation to CIL.

## Section 106 Matters

### **Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3**

#### Income

18. During the reported year 1 April 2023 to 31 March 2024 there were 24 Section 106 agreements signed. The total amount of money secured under the planning obligations entered during the reported year (excluding Highways and Education) is **£218,854.00**. This figure does not include Highways and Education contributions which are secured on behalf of Hampshire County Council as Highway Authority and Education Authority respectively and reported within Hampshire County Council's Infrastructure Funding Statement. The figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

**Table 2: Section 106 financial obligations in agreements signed in 2023/24.**

<b>Decision Date</b>	<b>Application No</b>	<b>Address</b>	<b>Type</b>	<b>Financial Obligation</b>
11/04/2023	P/22/1121/FP	213 Swanwick Lane Swanwick Southampton SO31 7GY	Solent Recreation Mitigation (Bird Aware)	£834.00
05/05/2023	P/22/1865/D3	Solent Airport Daedalus Drive Lee- on-the-Solent PO13 9FZ	Solent Recreation Mitigation (Bird Aware)	£600.00
02/06/2023	P/23/0389/VC	Land to the rear of 82 The Avenue Fareham PO14 1PB	Solent Recreation Mitigation (Bird Aware)	£99.00
02/06/2023	P/23/0644/VC	246 Botley Road BurrIDGE SO31 1BL	Solent Recreation Mitigation (Bird Aware)	£116.00
27/07/2023	P/22/1842/OA	Land to rear of 33 and 35 Warsash Road Warsash Southampton SO31 9HW	Solent Recreation Mitigation (Bird Aware)	£2,940.00
27/07/2023	P/23/0346/FP	The White Hart Castle Street Portchester Fareham PO16 9QQ	Solent Recreation Mitigation (Bird Aware)	£1,278.00
25/08/2023	P/22/1121/FP	213 Swanwick Lane Swanwick Southampton SO31 7GY	New Forest Contribution	£1,000.00
22/09/2023	P/23/0809/FP	50 Brook Lane Warsash Southampton SO31 9FG	Solent Recreation Mitigation (Bird Aware)	£2,940.00
02/10/2023	P/22/0078/FP	Locks Heath Memorial Hall 122 Locks Heath Park Road Locks	Solent Recreation Mitigation (Bird Aware)	£1,599.00

		Heath Southampton SO31 6LZ		
10/10/2023	P/23/0767/FP	15 Warsash Road Warsash Southampton SO31 9HW	Solent Recreation Mitigation (Bird Aware)	£3,336.00
16/10/2023	P/22/0841/RM	Land East of Newgate Lane East Fareham	Solent Recreation Mitigation (Bird Aware)	£66,515.00
20/10/2023	P/22/0078/FP	Locks Heath Memorial Hall 122 Locks Heath Park Road Locks Heath Southampton SO31 6LZ	New Forest Contribution	£507.00
23/10/2023	P/23/0250/OA	Abshot Country Club Little Abshot Road Fareham PO14 4LN	Solent Recreation Mitigation (Bird Aware)	£2,360.00
20/11/2023	P/21/1334/OA	Land West of Lockwood Road Warsash Southampton	Reptile Translocation	£3,000.00
20/11/2023	P/21/1335/OA	Land West of Lockwood Road Warsash Southampton	Reptile Translocation	£3,000.00
05/12/2023	P/22/1772/FP	Coldeast Veterinary Centre Coldeast Way Sarisbury Green Southampton SO31 7AT	Solent Recreation Mitigation (Bird Aware)	£1,668.00
05/12/2023	P/23/1063/FP	36 Holly Hill Lane Sarisbury Green Southampton SO31 7AD	Solent Recreation Mitigation (Bird Aware)	£834.00
05/01/2024	P/22/0679/FP	22 Osborne Road Warsash SO31 9GG	New Forest Contribution	£1,334.00
05/01/2024	P/22/0679/FP	22 Osborne Road Warsash SO31 9GG	Solent Recreation Mitigation (Bird Aware)	£2,256.00
11/01/2024	P/23/0541/FP	Vero Ltd 61a Brook Lane Great Brook Farm Southampton SO31 9FF	Solent Recreation Mitigation (Bird Aware)	£443.00
02/02/2024	P/23/0178/FP	97-99 West Street Fareham PO16 0AS	Solent Recreation Mitigation (Bird Aware)	£443.00
07/02/2024	P/19/0870/FP	Land off Rookery Avenue Whiteley Fareham	Affordable Housing Contribution	£43,560.00
07/02/2024	P/19/0870/FP	Land off Rookery Avenue Whiteley Fareham	Solent Recreation Mitigation (Bird Aware)	£26,778.00
07/02/2024	P/19/0870/FP	Land off Rookery Avenue Whiteley Fareham	Reptile Translocation	£34,625.00

07/02/2024	P/19/0870/FP	Land off Rookery Avenue Whiteley Fareham	Monitoring Charge	£8,000.00
20/02/2024	P/23/0790/FP	178 Ranvilles Lane Fareham PO14 3EZ	Solent Recreation Mitigation (Bird Aware)	£443.00
20/02/2024	P/23/1341/OA	Land West of Fareham Park Road Fareham	Solent Recreation Mitigation (Bird Aware)	£5,399.00
13/03/2024	P/23/1411/FP	Red House 43 Brook Lane Warsash Southampton SO31 9FF	Solent Recreation Mitigation (Bird Aware)	£1,960.00
19/03/2024	P/23/0195/FP	65 Old Street Fareham PO14 3HQ	Solent Recreation Mitigation (Bird Aware)	£639.00
20/03/2024	P/23/1632/VC	Sweethill Farm 260 Botley Road Burridge SO31 1BL	Solent Recreation Mitigation (Bird Aware)	£348.00

19. During the reported year, the following non-monetary contributions have been agreed under planning obligations:

- i. The total number of affordable housing units to be delivered, agreed in the reporting year is 86.
- ii. The total number of new education places agreed to be provided is 0. Details of financial contributions secured towards education provision which is paid directly to Hampshire County Council as Local Education Authority, is reported through their own Infrastructure Funding Statement available on their [website](#).

20. The Council is responsible for collecting contributions due to both the Solent Recreation Mitigation Partnership (Bird Aware) and the New Forest Mitigation Strategy. The breakdown in what has been collected and spent on these projects can be found in Appendix B and C. The contributions collected for these are from both Section 106 agreements and Section 111 agreements (used where there are no other mitigation requirements to warrant a Section 106). The following amounts have been agreed during the reporting year:

- i. Solent Recreation Mitigation Strategy 2023/24: **£308,678.62**
- ii. New Forest Recreation Mitigation Strategy 2023/24: **£57,670.56**

21. The total amount of money received (paid to the Council) from planning obligations during the reported year excluding Solent Recreation & New Forest Recreation Mitigation Strategy payments was **£529,457.49**.

**Table 3: Section 106 obligations agreements received in 2023/24 excluding Solent Recreation Mitigation and New Forest Contributions**

<b>Application No</b>	<b>Address</b>	<b>Type</b>	<b>Financial Obligation</b>
P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash	Affordable Housing	£40,920.00
P/18/0107/OA	Land to the East & West of 79 Greenaway Lane Warsash	Affordable Housing	£122,760.00
P/18/0484/FP	Land to Southwest of Sovereign Crescent Locks Heath	Affordable Housing	£12,420.00
P/18/0484/FP	Land to Southwest of Sovereign Crescent Locks Heath	Maintenance Open Space	£6,000.00
P/18/1261/OA	Former Magistrates Court Trinity Street	Affordable Housing	£104,467.62
P/18/1413/OA	Land to the East of 246 Botley Road	Affordable Housing	£30,000.00
P/18/1413/OA	Land to the East of 246 Botley Road	Affordable Housing	£30,000.00
P/18/1413/OA	Land to the East of 246 Botley Road	Affordable Housing	£30,000.00
P/18/1413/OA	Land to the East of 246 Botley Road	Affordable Housing	£16,000.00
P/18/1413/OA	Land to the East of 246 Botley Road	Affordable Housing	£537.00
P/18/1413/OA	Land to the East of 246 Botley Road	Maintenance Open Space	£12,224.87
P/19/0643/FP	69 Botley Road	Affordable Housing	£52,551.00
P/21/1301/FP	Former Egmont Nursery Brook Avenue	Affordable Housing	£35,788.50
P/21/1301/FP	Former Egmont Nursery Brook Avenue	Affordable Housing	£35,788.50

## Expenditure

22. The following section reports on money from Section 106 agreements spent or allocated to a project during the reported year. This relates to any money from any agreements, irrespective of what year the agreement was signed. Within any reported period, projects either have money spent on them or allocated to them (if they are larger projects that require contributions from several developments).

23. In relation to the money that has been spent during the reported year, the following projects have been funded:

**Table 5: Section 106 money spent in 2023-24.**

<b>Infrastructure</b>	<b>Spent in year</b>	<b>Spend Description</b>
Play Area Improvement Programme	£92,061.00	Maintenance of open space
Public Spaces Technicians (x2)	£61,528.44	Temporary posts
Portchester Town Centre	£38,865.00	Car Park Improvements
Holly Hill – New Forest S106	£73,301.00	Consultancy Fees
Abbey Meadows Open Space Contribution	£42,927.14	Maintenance of open space
Affordable Housing	£695,297.50	Delivery of affordable housing
Solent Enterprise Zone development	£123,209.10	Site development
Daedalus service charges draw down from National Grid	£51,273.56	Contribution to annual service charge
Daedalus Common Open Space Contribution	£20,700.00	Maintenance of Open Spaces
Daedalus QEII Jubilee Park Open Space Contribution	£7,534.24	Maintenance of Open Spaces
<b>Total Spend 23/24</b>	<b>£1,206,696.98</b>	

24. There was no planning obligation money spent on repaying money borrowed in the reported year.
25. There was no planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations.
26. The total amount of S106 money retained at the end of the reported year is **£6,441,746.**

## **Annex A: The Regulatory Requirements for Infrastructure Funding Statements**

### **The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019**

Regulation 121A states:

(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

- a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);
- b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
- c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

## **Annex B: Solent Recreational Mitigation Partnership (SRMP) Contributions**

### Background

The Solent is internationally important for its wildlife and three Special Protection Areas (SPAs) have been designated by the Government to protect over-wintering birds. The Solent's species are protected under national and international law.

Research undertaken during 2009 - 2013 assessed the impact of recreational activity on wintering birds on the Solent. The research highlighted that planned new housing in South Hampshire would result in a large increase in coastal visits, with a likely impact on the birds unless mitigation measures were put in place. The research showed that mitigation would be required from all new dwellings built within 5.6 kilometres of the boundaries of the SPAs (this is the zone from which 75% of coastal visits originate within). Planning authorities must therefore ensure that necessary mitigation measures are in place before they grant permission for new development.

The Solent Recreation Mitigation Partnership was established to co-ordinate the use of developer contributions from planning authorities to fund strategic mitigation measures. Now known as 'Bird Aware Solent', the partnership comprises the fourteen Solent local planning authorities, Hampshire County Council, Natural England, the RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. Governance is provided by the Joint Committee of the Partnership for South Hampshire (PfSH) with the involvement of the representatives of the non-PfSH authorities. Further information is available at [Home - Bird Aware Solent](#) and a useful Frequently Asked Questions document can be viewed [here](#).

### Solent Recreation Mitigation Strategy (December 2017)

Based on the research undertaken, the [Solent Recreation Mitigation Strategy](#) sets out a package of agreed mitigation measures to ensure that new residential development does not impact on the integrity of the Solent's protected sites. The Strategy enables developments within the 5.6km catchment area to opt into the scheme and make a financial contribution towards the strategic mitigation of recreational pressures. Developer contributions are pooled from across the planning authorities to fund a range of strategic habitat mitigation measures. Developers also have the option of providing their own mitigation if they have the ability to do so, but it is usually simpler, quicker and less costly to make a contribution towards the joint Strategy.

### The use of developer contributions towards the Solent mitigation strategy

[Developer contributions](#) are paid to the local planning authorities from new residential and visitor accommodation development and it is a decision for each authority which legal mechanism is used to secure the contributions. The contributions are transferred quarterly to the partnership, where they are pooled to implement mitigation measures.

The partnership sets a budget for each year. The value of the developer contributions received by the partnership each year, and details of all expenditure, are set out in an



annual report. These [annual reports](#) are produced each summer, describing progress during the preceding year; how the developer contributions were spent; and setting out the plans and budget for the following year. The Solent Recreation Mitigation Strategy Annual Report 2024 can be found [here](#).

## **Annex C: New Forest Recreation Mitigation Strategy Contributions**

### Background

Parts of the New Forest are designated as a Special Area of Conservation (SAC), an SPA, and a Ramsar site. Evidence has identified that recreational activity has the potential to impact on these areas and to address this the Council developed an interim mitigation framework<sup>2</sup>.

The interim mitigation solution covers the borough of Fareham as per Natural England's advice. It deals specifically with recreational impact on the New Forest protected sites (SAC/SPA and Ramsar). The Local Plan 2037 estimates that, by the end of March 2025, 1,530 net new homes will be built in the 13.8km zone of influence, creating a total additional 23,455 visits to the New Forest protected sites. This is the level of additional recreational pressure that needs to be mitigated.

Where suitable on-site recreation mitigation is not provided, a financial contribution will be sought towards the provision of new green spaces or the enhancement of existing green spaces including provision for their long-term maintenance and management costs. These enhancements are designed to deter people from visiting the New Forest and any adverse effect on integrity of the protected sites in that location. To ensure that the programme of projects is responsive to changing circumstances and opportunities, the programme of specific projects will be maintained separately and reviewed on a regular basis to ensure that they are deliverable in the agreed timeframe.

### The use of developer contributions towards the Solent mitigation strategy

The Council has produced a costed list of projects totaling £300,000 over three years and including new features at flagship country parks, such as Holly Hill Woodland Park, Abbey Meadows, Park Lane recreation ground and measures such as tree planting, wildflower meadow creation and interpretation panels at sites throughout the Borough. With the addition of £20,000 a year for monitoring, and £6,000 for access management/wardening in the New Forest, the total annual cost of the mitigation scheme is £126,000.

The balance at the end of 23-24 was £125,520.35.

No money was spent during the financial year 2023-24.

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<sup>2</sup> [Report to the Executive for Decision - \(Director of Planning and Development\) - 7 December 2021 \(fareham.gov.uk\)](#)

# FAREHAM

## BOROUGH COUNCIL

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

**Date:** 06 November 2024

**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 18th AMR, covering the period of April 2023 to March 2024.

#### **RECOMMENDATION**

It is RECOMMENDED that the Planning and Development Scrutiny Panel note the contents of the Authority Monitoring Report at Appendix A.

## **INTRODUCTION**

1. Local Planning Authorities (LPAs) are required to produce an Authority Monitoring Report (AMR) on an annual basis. This information should be made available publicly.
2. This Authority Monitoring Report shows progress with local plan preparation, reports activity relating to the duty to cooperate, any information collected which relates to indicators in the plan.
3. The Authority Monitoring Report covers the period 1 April 2023 to 31 March 2024 and is set out to reflect the themes contained within the Local Plan, including those for which the Council's partner organisations have responsibility for delivery including:
  - Local Development Scheme, Duty to Cooperate and Neighbourhood Plans
  - Housing Delivery
  - Employment Delivery
  - Landscape, Design & Environment
  - Climate Change and Heritage
  - Transport and Infrastructure
  - Retail and Community.

## **SUCCESS AND CHALLENGES**

4. The Authority Monitoring Report demonstrates that all policies within the Plan are being implemented as intended, and that the only policies not being used in decision making are generally related to site specific allocations which have yet to be subject to a planning application.
5. Of particular note, the AMR demonstrates shows that whilst housing delivery (dwellings built/completed) is significantly short of the Local Plan requirement, the number of permissions granted, and the progress of Local Plan allocated sites demonstrates that the Council is doing everything it can to deliver housing in the Borough and that whilst Councils play a substantial role in ensuring sufficient land is identified for new housing, it is the private sector that is responsible for the delivery of the vast majority of houses.
6. The AMR reveals that 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.

## **RISK ASSESSMENT**

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

## **CONCLUSION**

8. The Council's 18th 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.

**APPENDICES:** Appendix A: Fareham Borough Council Authority Monitoring Report (AMR) 2023-24

**Background Papers:**

**Reference Papers:**

**Enquiries:**

For further information on this report please contact Peter Drake. (Tel: 01329 824551)





# Fareham Borough Council Authority Monitoring Report (AMR) 2023-24

## 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](http://www.fareham.gov.uk/planning/local_plan)

If you have any questions on the Fareham Local Plan 2037, please contact a member of the Planning Strategy Team at Fareham Borough Council.

Telephone: 01329 236100

Email: [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)

Address: Planning Strategy Team  
Department of Planning and Regeneration  
Fareham Borough Council  
Civic Offices, Civic Way  
Fareham  
PO16 7AZ

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](http://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 & Country Planning (Local Planning) (England) Regulations 2012. This is the 18th Authority Monitoring Report (AMR) and covers the period **1 April 2023 to 31 March 2024**.
- 1.2 The monitoring of policies enables the effectiveness of existing policies to be assessed and identify any potential 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.
- 1.4 The process of keeping the Local Plan up to date is undertaken using the information presented within the AMR, the principal objective 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.
- 1.5 Authority Monitoring Reports must include:
  - The title of the local plans or supplementary planning documents specified in the local planning authority's Local Development Scheme.
  - Progress documents against the timetable in the Local Development Scheme.
  - Details of any neighbourhood plans or neighbourhood development orders being progressed.
  - Details on Community Infrastructure Levy receipts.
  - Actions taken under the Duty to Co-operate.
  - Details of any policies not being implemented, reasons and intended actions; and,
  - Details of any policy requiring an annual number, including net additional dwellings and affordable housing dwellings completed in the monitoring year and since the policy was first adopted.
- 1.6 This AMR is set out to reflect the themes contained within the Local Plan, including those for which the Council's partner organisations have responsibility for delivery including:
  - **Local Development Scheme, Duty to Cooperate and Neighbourhood Plans** – reporting on progress of the Local Plan and other supporting documents as well as the Council's actions in regard to the Duty to Cooperate and neighbourhood plans.

- **Housing Delivery** – reporting on housing completions and permissions, progress of local plan allocations, affordable housing, and self and custom build housing delivery.
- **Employment Delivery** – reporting on employment floorspace gains and losses, sites in the pipeline and existing employment areas.
- **Landscape, Design & Environment** – reporting on the loss of countryside & strategic gap, priority habitats and nature conservation designations.
- **Climate Change and Heritage** - reporting on permissions granted in flood zones, impacting upon the coastline within the borough, impact on heritage assets and listed buildings.
- **Transport and Infrastructure** - reporting on highways and public transport related improvements and CIL and S106 receipts collected.
- **Retail and Community** – reporting on retail and leisure floorspace gains and losses and the health status of local centres.

### Local Plan Monitoring - Vision and Strategic Priorities

- 1.7 The Fareham Local Plan 2037 sets out the development strategy and associated development management policies to support the vision for the borough. It is the vision that describes the sort of place residents want Fareham Borough to be in 2037 and it is the policies within the Plan that will help to achieve this.
- 1.8 The Local Plan aims to deliver housing choices by providing new homes, sites for new jobs, new schools, and new leisure facilities. It aims to contribute to the protection and enhancement of the environment by recognising the importance of land designated for nature conservation purposes, providing open space as part of new developments, and continuing to protect existing areas of open space.
- 1.9 The Local Plan will contribute to maintaining and extending prosperity by allocating land for economic growth that will provide jobs for local people and support the local economy. Its policies aim to promote attractive and vibrant district and town centres, and support and protect businesses.
- 1.10 It is this vision that the following sections of this document will measure policies against. The Local Plan should be assessed in terms of its effectiveness and needs to demonstrate that any new growth is being delivered in accordance with the policies of the Plan.
- 1.11 For that reason, the following sections of this AMR identify the vision and priorities within the Local Plan, provide background on the purpose of the policy, and set out the key measurement indicators to test the effectiveness of the policies.
- 1.12 All policies within the Plan are being implemented as intended with the exception of Policy NE2: Biodiversity Net Gain, which has now been superseded by national legislation. A review of permissions issued since the adoption of the Local Plans shows that the policies not being used in decision making are generally related to site specific allocations which have yet to be subject to a planning application.

## 2.0 Summary Key statistics

2.1 This document sets out information and data for the monitoring year for housing, employment, retail and town centres, climate change, design, and the natural and historic environments and provides an assessment on how the local plan policies are performing.

2.2 The key headlines for the 2023-24 reporting year were:

Key Indicator	Value
Number of homes built	244
Affordable homes completed	90
Older people's homes completed	1
Number of homes permitted	206
Additional employment floorspace	-109 sqm
Occupancy levels in existing employment areas	94%
Number of applications in countryside	37
Number of applications in strategic gaps	13
Number of applications in areas of special landscape quality	23
Contributions collected for Recreational disturbance mitigation	£366,349.18
Permissions granted in flood risk areas	6
Permissions granted in Coastal Change Management Areas	0
Number of renewable energy schemes permitted	1
Planning obligations received	£1,754,708.98

### 3.0 Borough profile

3.1 Fareham Borough is located on the south coast of Hampshire, sharing a boundary with four other Local Authorities, Gosport Borough Council, Portsmouth City Council, Eastleigh Borough Council & Winchester City Council.



Figure 1: Map of Fareham Borough

- 3.2 The borough is approximately 30 square miles in size and contains the main town Fareham and several other secondary settlements at Warsash, Portchester, Swanwick, Whiteley, Stubbington and Hill Head, Funtley and Titchfield.
- 3.3 The borough has a rich countryside and varied pattern of landscape with well-established visual and physical separation between settlements, ensuring a sense of place and reinforcing local distinctiveness. These varied landscapes provide space for nature and biodiversity as well as leisure and recreation opportunities for people in the borough, contributing to the quality of life and health of residents.
- 3.4 Data from the Office of National Statistics<sup>1</sup> shows that the borough has a population of just over 115,000 of which 48% are Males and 52% are Females. Of Fareham’s population, 59% are aged 16-64 with 84.9% of those in employment which is above the Southeast (82.3%) and the Great Britain (78.6%) average. Unemployment levels within the borough are therefore considered low. There are 57,000 jobs in the borough covering a wide range of sectors. The key sectors are identified in table 1:

<sup>1</sup> [2021 Census Profile for areas in England and Wales - Nomis](#)



Sector	Number of jobs
Manufacturing	4,500
Construction	3,000
Wholesale and retail trade; repair of motor vehicles and motorcycles	7,000
Transportation and storage	3,000
Accommodation and food service activities	3,000
Professional, scientific and technical activities	4,000
Administrative and support service activities	4,500
Public administration and defence; compulsory social security	4,500
Education	4,000
Human health and social work activities	5,000

Table 1: Employment sectors within the borough (NOMIS)

- 3.5 The borough’s natural environment is highly valued by residents and visitors. The value is reflected in the borough’s areas of special landscape quality, three main rivers, the woodlands and parks, six Sites of Special Scientific Interest (SSSIs), six Nature Reserves and the coastline.
- 3.6 The borough benefits from several designated and non-designated heritage assets which contribute to the built character. The borough’s historic environment includes 5 Scheduled Monuments, 13 Conservation Areas, more than 400 statutory Listed Buildings, 200 locally listed buildings, 8 historic parks and gardens which have been identified as having local importance and several archaeological sites of local importance.
- 3.7 Residents and visitors have access to a wide range of community and leisure facilities around the borough. The availability of such facilities is a benefit to the borough’s residents and the Council is looking to improve the range of facilities on offer, with a focus on Fareham Town Centre. This has included the recent redevelopment of Ferneham Hall into Fareham Live.

## 4.0 Delivery and Implementation

- 4.1 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.

### Local Development Scheme

- 4.2 The Fareham Local Plan 2037 (henceforth referred to as the Local Plan 2037) was adopted on 5 April 2023 and supersedes the Local Plan Part 1: Core Strategy and Local Plan Part 2: Development Sites and Policies. This is the first AMR to report wholly on the period covered by the new Local Plan.
- 4.3 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.
- 4.4 As the Local Plan is recently adopted the Council’s July 2023 LDS no longer includes the Local Plan timeframe, however it set out the timetable to produce the following Supplementary Planning Documents (SPD):
- CIL Charging Schedule – to be complete Nov 2023
  - Planning Obligations Supplementary Planning Document (SPD) – to be complete Oct 2023
  - Self and Custom Build Housing SPD – to be complete Nov 2023
  - Biodiversity Net Gain SPD – to be complete April 2024
  - Affordable Housing SPD – to be complete March 2024
  - Fareham Town Centre Regeneration SPD – to be complete Dec 2024
  - Statement of Community Involvement – to be complete Aug 2024
- 4.5 Table 2 shows the progress of these various documents as at the end of the monitoring period, March 2024:

<b>CIL Charging Schedule</b>	The charging schedule was approved by Fareham Borough Council on 9 April 2024 and took effect on 1 May 2024 (just outside of this monitoring period).
<b>Planning Obligations SPD</b>	This SPD document was published and adopted during this monitoring period in Feb 2024
<b>Self and Custom Build Housing SPD</b>	This SPD document was published and adopted during this monitoring period in Oct 2023
<b>Biodiversity Net Gain SPD</b>	The Mandatory requirements for BNG came into effect in February and April 2024 and the draft SPD has not been progressed.
<b>Affordable Housing SPD</b>	This SPD was completed outside of the monitoring period and adopted 23 June 2024.
<b>Fareham Town Centre Regeneration SPD</b>	Outside of the monitoring period
<b>Statement of Community Involvement</b>	Outside of the monitoring period

Table 2: Progress of Planning documents during the Plan Period



## Duty to Cooperate

- 4.6 The 'Duty to Co-operate' is a legal requirement under the provisions of the Localism Act, which came into force in November 2011. Local planning authorities and county councils are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Local Planning Authorities (LPA's), County Councils and public bodies are expected to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 4.7 Fareham Borough Council shares administrative boundaries with Gosport, Eastleigh, Portsmouth and Winchester. Fareham is a lower-tier authority and forms a two-tier system with Hampshire County Council forming the upper tier and providing public services including education, highways, libraries and social services.
- 4.8 The Council published a Statement of Compliance with the Duty to Co-operate in support of the submission of the adopted Local Plan. That document can be found here: [Duty to co-operate statement \(fareham.gov.uk\)](https://www.fareham.gov.uk/duty-to-co-operate-statement)
- 4.9 In the period covered by this AMR the Council has continued in its duty to cooperate, liaising with Winchester City Council and Portsmouth City Council in support of their Local Plans, and contributing to the development of the Partnership for South Hampshire Spatial Position Statement.

## Neighbourhood Plans

- 4.10 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided in the monitoring report on any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 4.11 There are currently no designated neighbourhood plans within the borough. However, any information on the Neighbourhood Plan process can be found on the Council's website:  
<https://www.fareham.gov.uk/planning/neighbourhoodplanning.aspx>

## 5.0 Housing

### Vision and Strategic Priorities

- 5.1 The Local Plan aims to accommodate development to address the need for new homes and employment space within the borough. The new housing will address the particular needs in the borough, such as our growing housing need and an ageing population and creating attractive, locally distinctive places to live. It aims to:
1. Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate.
  2. Provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all, this includes addressing the specific needs of different groups in the community, including the elderly and people with disabilities.

### What the Local Plan says about Housing:

- 5.2 The Housing Need & Supply policies set out the identified housing requirement for the borough of at least 9,560 net new homes during the plan period 2021-2037 (policy H1). The Local Plan focuses development within the existing urban areas and on specific allocated sites (policy HP1 & HP2). The Council is committed to meeting its housing requirement, and consequently also protects against unforeseen problems in the delivery of both allocations and/ or commitments by providing the opportunity for housing against the requirements through additional housing sites outside of the Urban Area boundary in certain circumstances (policy HP4).
- 5.3 One of the main issues within the borough is the unaffordability of homes to either rent or buy, therefore the delivery of affordable homes is a priority (policy HP5 & HP6). The Council aims is to provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all, this includes addressing the specific needs of different groups in the community, including the elderly and people with disabilities and those wishing to build their own homes (policy HP7, HP8 & HP9). The Council also plans to meet the need for Gypsy & Traveller pitches as identified in the Gypsy & Traveller assessment (HP11).

### How many new homes are needed & how many new homes have been built?

- 5.4 Policy H1 states during the period 2021/23 and 2036/37 at least 9,556 new dwellings should be built, averaging 653 per annum. During the monitoring period 244 dwellings were built/completed at 40 different sites within the borough. This is compared against a Local Plan requirement for 653 to be completed for the same period.

5.5 Figure 2 shows how the completions were distributed around the borough. The largest single development completed was for 39 homes at Moraunt Drive.

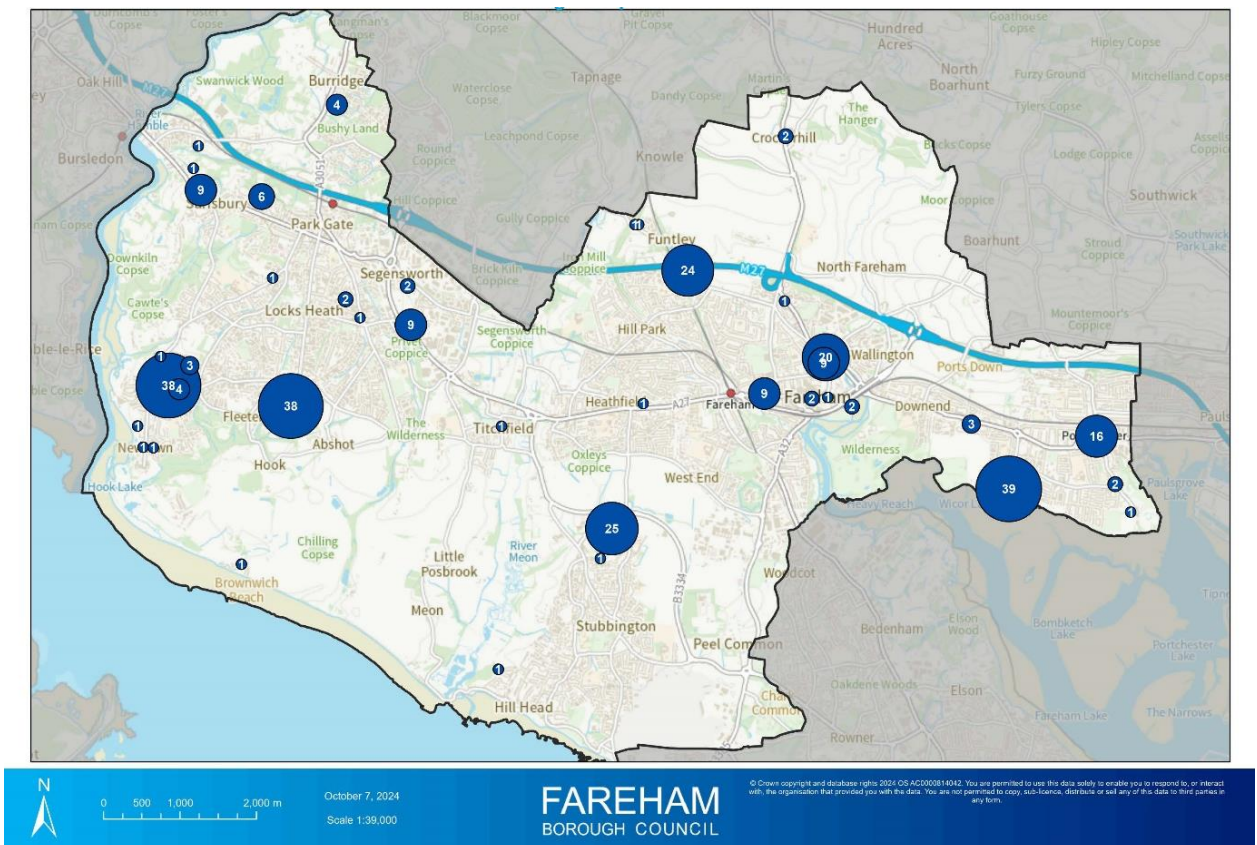


Figure 2: Housing completions around the borough

5.6 Table 3 shows how the number of completions for the monitoring period compares with previous years (plan period denoted by thick black line). The table shows how prior to 2020, around 300 completions a year was the average. Recent years have seen a reduction in the number of completions.

Year	C3 Completions	C3 Loss	C2 Completions <sup>2</sup>	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	166
2022-2023	153	9	6	6	144
2023-2024	286	9	0	33	244

Table 3: Number of completions during this monitoring period

5.7 In adopting the Local Plan, the Council decided to adopt a stepped trajectory. This was because the Council recognised that that most of the housing sites identified within the Plan are expected to deliver in the medium to long term, rather than in the first few years.

<sup>2</sup> A ratio is applied to C2 delivery in accordance with the HDT.

5.8 Therefore, in line with paragraph 73 of the NPPF, the Council considered a stepped housing requirement, and trajectory, to be appropriate reflecting that housing delivery will be lower in the first 0-5 years, particularly the first two years.

5.9 Figure 3 below shows the number of completions over the last three years compared against the stepped trajectory to allow comparison of delivery rates.

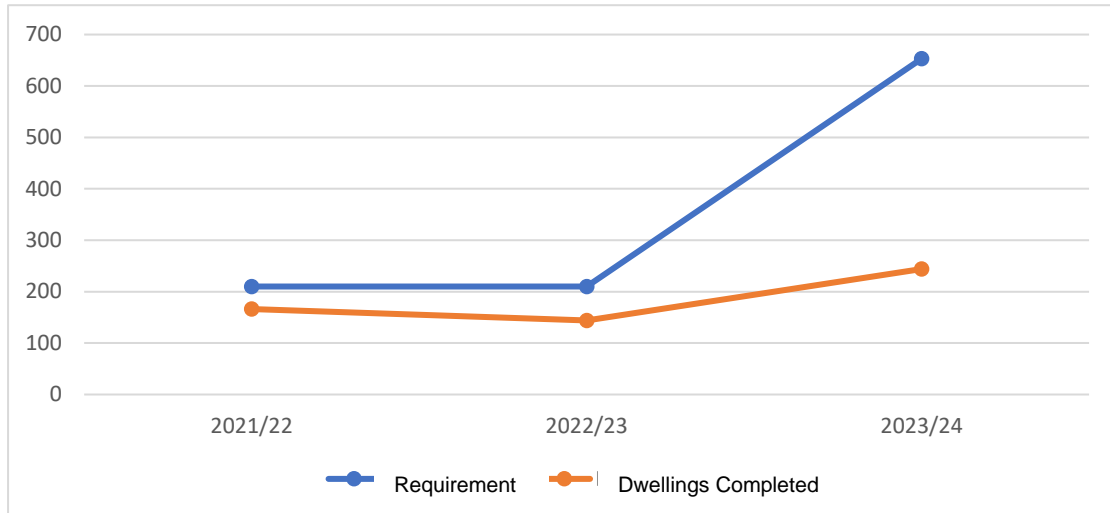


Figure 3: Number of completions over the last 3 years (FBC monitoring)

5.10 The data shows that for the Plan period, the number of completions is significantly below the requirement set out in the Local Plan. The Council is measured on this through the Housing Delivery Test.

**How is housing development monitored? – The Housing Delivery Test**

5.11 Housing delivery is 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.

5.12 The result of the HDT covering the period from April 2021- March 2024 (this AMR monitoring period), has not yet been published. In the interim, the last HDT published in December 2023 (covering April 2019 to March 2022) is still in effect and resulted in a measurement of 55%.

	2019-20	2020-21	2021-22	Total	2019-2022 HDT result
<b>Housing Requirement</b>	476	342	210	1,028	55%
<b>No. of Homes Delivered</b>	285	117	166	568	

Table 4:HDT results April 2019 – March 2022



5.13 As a consequence of this result, the Council are required to publish an Action Plan setting out what steps will be taken to address the under-delivery and the presumption in favour of sustainable development must be applied in decision making. The Action Plan can be found on the website: [Housing Delivery Test \(fareham.gov.uk\)](https://www.fareham.gov.uk)

**How many new homes have been permitted?**

5.14 The Council has granted permission for 206 net new dwellings<sup>3</sup> in the period 2023-24. Of note, 141 of those permissions were for major schemes of 10 or more dwellings and the remaining 65 dwellings were on sites of 9 or less dwellings. This represents 31% of permitted dwellings for the period being on small sites, compared to a Plan target of 11%.

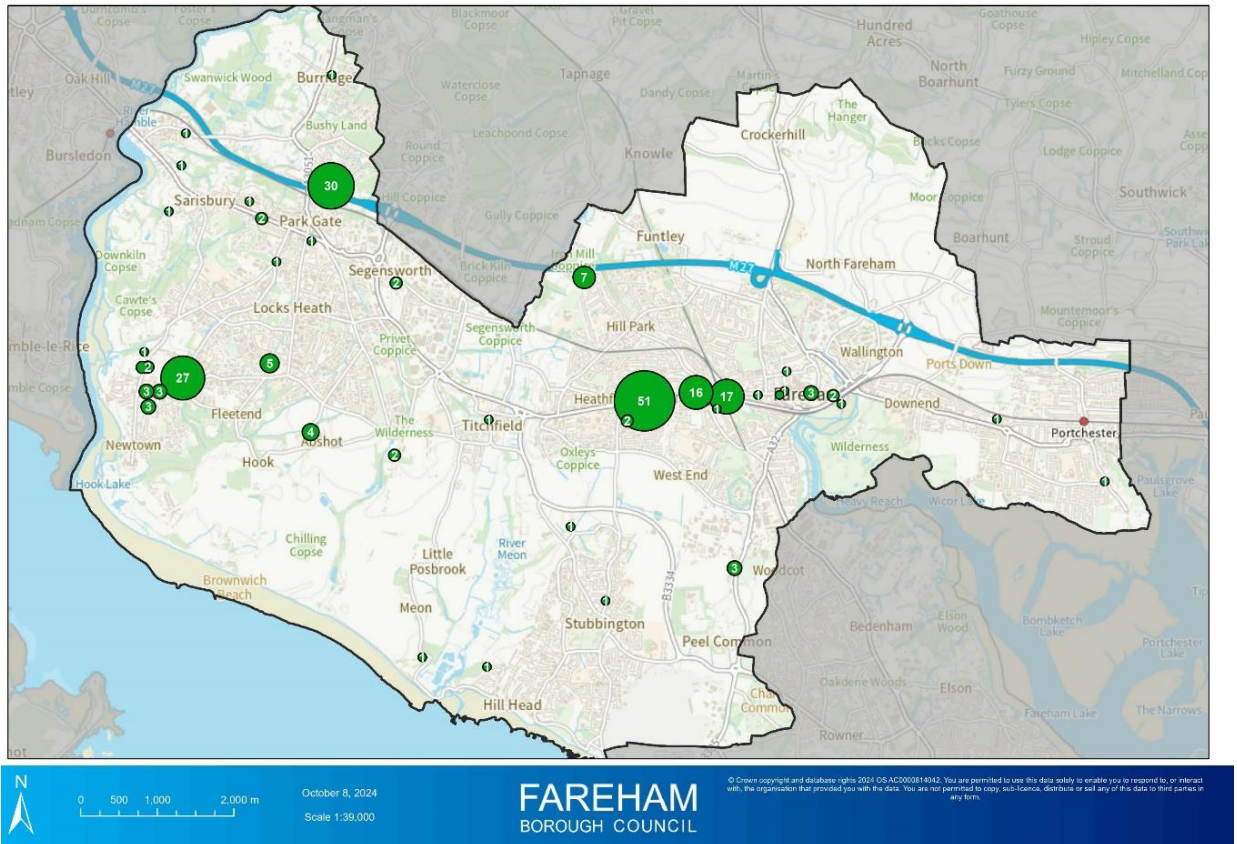


Figure 4: Permissions granted in 2023/24

5.15 Table 5 shows the net number of permissions granted by the Council over the last 5 monitoring periods.

Year	Net New Homes
2019-2020	45
2020-2021	523
2021-2022	7,559
2022-23	351
2023-24	206

Table 5: Net number of permissions granted

<sup>3</sup> Excludes replacement dwellings and annexes.

5.16 The figures include full and outline applications, change of use and prior approval (permitted development) applications but not reserved matters applications to avoid double counting. It is worth noting that the figure for 2021-2022 includes the outline planning permission for 6,000 homes at Welborne Garden Village.

5.17 Official data from the Planning Inspectorate<sup>4</sup> shows that for the monitoring period, 10 section 78 planning appeals were decided with 2 (20%) being allowed on appeal. 3 householder appeals were decided with 1 (33%) being allowed during the same period.

5.18 As of the end of this monitoring period 31<sup>st</sup> March 2024:

- There were **6,550** dwellings with outline planning permission.
- There were an additional **1,645** dwellings with full or reserved matters permissions (implementable)
- There were a further **527** dwellings under construction.

### What progress has been made on sites allocated in the Local Plan?

5.19 The status of Local Plan allocation sites as of March 2024 is shown in the table 6 below. The data shows that of the 50 allocated sites in the Local Plan, 30 have a permitted scheme, of which 10 have been completed, and 10 are under construction. A further 5 have proposals which are under consideration:

Allocation	Allocation Name	Dwellings	Status
HA12	Moraunt Drive	48	Complete
HA17	69 Botley Road (phase 1)	12	Complete
HA19	399-403 Hunts Pond Road	16	Complete
HA23	Stubbington Lane	11	Complete
HA30	33 Lodge Road	9	Complete
HA34	Land Southwest of Sovereign Crescent	38	Complete
HA38	68 Titchfield Park Road	9 (net yield 6)	Complete
HA41	22-27a Stubbington Green	9	Complete
HA43	Corner of Station Rd, Portchester	16	Complete
HA47	195-205 Segensworth Road, Titchfield	8	Complete
HA1	North and South of Greenaway Lane	824	Under construction/permitted/under consideration
FTC6	Magistrates Court	45	Under construction
FTC7	Land adjacent to Red Lion Hotel, Fareham	18	Under construction
HA3	Southampton Road	348	Under construction/permitted/under consideration
HA15	Beacon Bottom West	29	Under construction
HA26	Beacon Bottom East	9	Under construction
HA35	Former Scout Hut, Coldeast Way	9	Under construction
HA40	Land west of Northfield Park	22	Under construction

<sup>4</sup> [Planning Inspectorate Quarterly and Annual Volume Statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/planning-inspectorate-quarterly-and-annual-volume-statistics)

HA48	76-80 Botley Road, Park Gate	18	Under construction
HA54	Land east of Crofton Cemetery and west of Peak Lane	206	Under construction
HA4	Downend Road East	350	Permitted
HA9	Heath Road	70	Permitted
HA10	Funtley Road South	125	Permitted
HA27	Rookery Avenue	30	Permitted
HA28	3-33 West Street, Portchester	26	Permitted
HA31	Hammond Industrial Estate	36 (C2 class 68 bed care home, net yield 33)	Permitted
HA32	Egmont Nursery	8	Permitted
HA33	Land East of Bye Road	7	Permitted
HA44	Assheton Court	60 (net yield 27)	Permitted
HA46	12 West Street, Portchester	30	Permitted
HA7	Warsash Maritime Academy	100	Under consideration
HA29	Land East of Church Road	20	Under consideration
HA39	Land at 51 Greenaway Lane	5	Under consideration
HA53	Land at Rookery Avenue, Swanwick	6	Under consideration
HA55	Land south of Longfield Avenue	1,250	Under consideration
FTC5	Crofton Conservatories	49	No progress
HA13	Hunts Pond Road	38	No progress
HA22	Wynton Way	13	No progress
HA24	335-357 Gosport Road	8	No progress
HA36	Locks Heath District Centre	35	No progress
HA37	Former Locks Heath Filing Station	30	No progress
HA42	Land South of Cams Alders	60	No progress
HA45	Rear of 77 Burrigge Road (See chapter 5)	3	No progress
FTC8	97-99 West Street, Fareham	9	No progress
FTC9	Portland Chambers, West Street, Fareham	6	No progress
HA49	Menin House, Privett Road, Fareham	50 (net yield 26)	No progress
HA50	Land north of Henry Cort Drive, Fareham	55	No progress
HA51	Redoubt Court, Fort Fareham Road	20 (net yield 12)	No progress
HA52	Land west of Dore Avenue, Portchester	12	No progress
HA56	Land west of Downend Road	550	No progress
BL1	Broad Location for Housing Growth	620	No progress

Table 6: Progress on sites allocated in the Local Plan

### What is the split between brownfield and greenfield land?

5.20 During the monitoring period 123 dwellings on 14 different sites were completed on Brownfield land. This represents 50.4% of total completions for the year.

This is an increase compared to the 73 dwellings that were built on Brownfield Land during the previous monitoring year.

- 5.21 Strategic policy H1 within the Local Plan states approximately 684 homes will be provided across the Plan period on specified brownfield sites. As of April 2024, 260 dwellings have been completed on brownfield land during the plan period or 38% of the target.

Year	Brownfield Completions
2021/22	64
2022/23	73
2023/24	123

Table 7: Housing completions on Brownfield Land

### How many affordable homes have been built?

- 5.22 During the monitoring period there were 90 affordable homes completed at the following sites:

Application number & Address	Application Description	Affordable dwellings
19/0840/FP Corner of Station Road	Development comprising age restricted (over 55) supported housing apartments.	16
21/0300/RM Land East of Brook Lane	Reserved Matters for 76 dwellings.	11
18/0484/FP Land to Southwest of Sovereign Crescent	38 Dwellings and associated access.	18
20/0522/FP Land East of Crofton Cemetery & West of Peak Lane	Development Comprising 206 Dwellings.	6
18/0654/FP Land to the West of Seafield Road & Moraunt Drive	48 dwellings and provision of open space and habitat land.	39

Table 8: Affordable homes completions

- 5.23 These homes were all part of larger developments. The Local Plan requires that developments that are for 10 dwellings or more must provide 40% affordable housing. Of that 40%, at least 10% of the dwellings should be social rent, and at least 55% should be affordable rent. There should also be at least 10% of the overall housing provision on site to be provided as Affordable Home Ownership.
- 5.24 In addition, £511,232.62 was received from planning obligations (s106) in lieu of affordable housing at 8 sites.
- 5.25 The Council is itself a provider of affordable housing within the borough with a number of schemes allocated in the Local Plan for such use. The Corner of Station Road site is the only completion for 2023/24 which is a Fareham Housing Site. Two other sites have seen some progress with the Former Scout Hut under construction



(now called Ophelia Court) and Assheton Court which was demolished in 2023/24. The following other sites are allocated but have not yet been progressed:

- HA22 Wynton Way (13 units)
- HA49 Menin House (26 units)
- HA50 Land at Henry Cort Drive (55 units)
- HA51 Redoubt Court (12 units)
- HA52 Dore Avenue (12 units)
- HA42 Land South of Cams Alders (60 units)

5.26 The Local Plan identifies a need of at least 2,783 affordable units needed or required over the plan period. This equates to 173 dwellings per annum although actual delivery will mirror overall housing completions with higher numbers expected later during the plan period.

5.27 To date, 184 affordable units have been delivered during the Plan period. Figure 5 shows how many affordable housing units and the proportion against completions for the last 5 years including from the start of the Plan period. This demonstrates a year-on-year increase in affordable housing completions over that period despite varying overall housing completions.

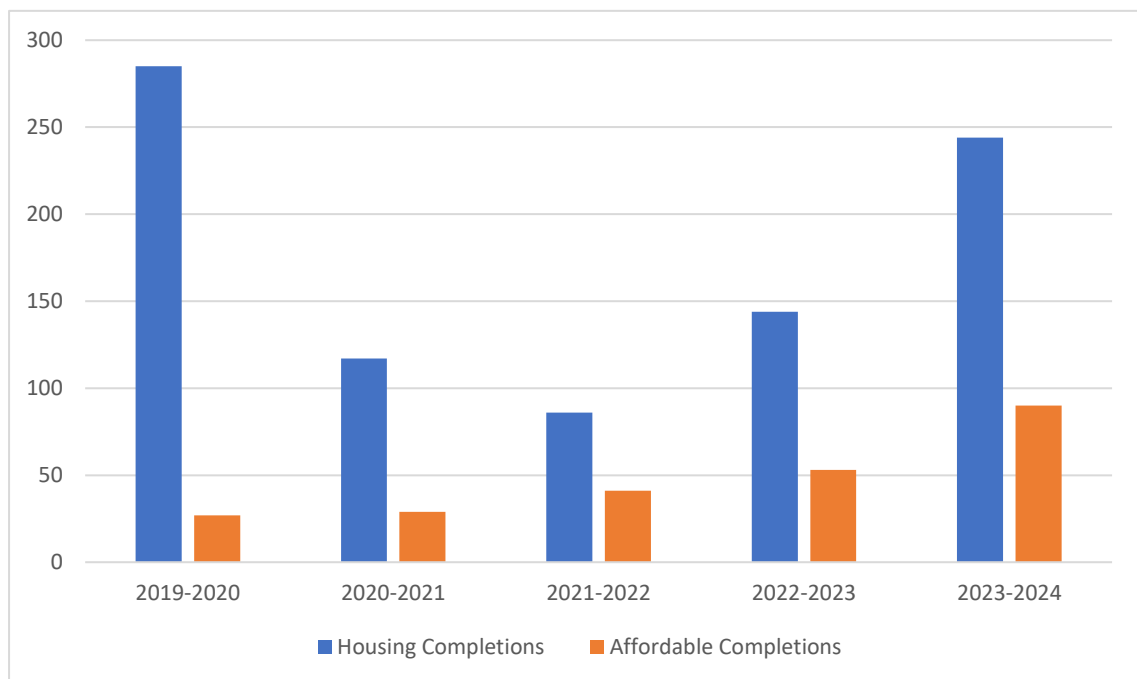


Figure 5: Affordable Housing Completions against all completions

5.28 During the monitoring period, permission was granted for schemes that would contribute a further 86 affordable housing units.

**How many permissions have been granted for Gypsy, Travellers and Travelling Showpeople?**

5.29 There was one application approved on an existing Gypsy and Traveller site, The Retreat 137 Newgate Lane (P/23/0506/FP), during the monitoring period. This was

for two additional single storey dayroom buildings to a previously approved scheme for four residential Gypsy Traveller Pitches.

- 5.30 There were no applications received during the monitoring period for the allocated site HA45 (Rear of 77 Burr ridge Road).

**How many permissions have been granted for older persons and specialist housing?**

- 5.31 There was 1 permission granted for specialist older person housing during the monitoring period at (P/22/1477/OA) 64 and 66 The Avenue, for the erection of a 60-bed care home for the elderly.

- 5.32 There was one scheme (Corner of Station Road) comprising of 16 age restricted (over 55 years) supported housing apartments completed within the monitoring period.

**How many permissions have been granted for Self-Build & Custom Build?**

- 5.33 The Council established a Self-build and Custom Housebuilding Register in March 2016 which is publicised on the website:

[Self-build and Custom Build Housing \(fareham.gov.uk\)](http://fareham.gov.uk)

- 5.34 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.

- 5.35 On 1 August 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the Council introduced a local connection test to ensure 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. As a result of the change, 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);
- Part 2 for all other individuals and associations.

Base Periods	Number of individuals joining part 1 of the register	Number of suitable planning applications granted each year	Date need to be met by
Base Period 1: 30th Oct 2016	35	7	30th Oct 2019
Base Period 2: 30th Oct 2017	61	17	30th Oct 2020
Base Period 3: 30th Oct 2018	27	18	30th Oct 2021
Base Period 4: 30th Oct 2019	42	17	30th Oct 2022
Base Period 5: 30th Oct 2020	24	15	30th Oct 2023
Base Period 6: 30th Oct 2021	26	16	30th Oct 2024
Base Period 7: 30th Oct 2022	30	20	30th Oct 2025
Base Period 8: 30th Oct 2023	8	14	30th Oct 2026

Table 9: Number of people joining the Self & Custom Build Register & relevant permissions granted.

5.36 At the end of each base period, the Council have three years to permit an equivalent number of plots of land, as there are entries for that base period, which are suitable for self and custom housebuilding. The Self/Custom Build Permissions granted during each base period are identified on the Self/Custom Build Permissions excel spreadsheet.

5.37 Changes to the NPPF in December 2023 mean that any previously unmet need from earlier base periods must be rolled forward as a cumulative need. This requirement takes effect from 31st January 2024.

5.38 As of the end of base period 5, Part 1 of the register included 190 individuals, to date the Council has permitted 124 self or custom build applications, leaving a shortfall of 66 permissions. This will be rolled forward to be included in the following base periods.

### How are the policies performing?

5.39 The data shows that whilst housing delivery is below the Local Plan requirement, the number of permissions granted, and the progress of Local Plan allocated sites demonstrates that the Council is doing everything it can to deliver housing in the borough.

- 5.40 Whilst Councils play a substantial role in ensuring sufficient land is identified for new housing, it is the private sector who delivers most houses. As of the end of the monitoring period, there was outline planning permission for 6,550 dwellings within the borough of Fareham. In addition, there were 1,645 implementable permissions and a further 527 dwellings under construction. The number of houses delivered within the borough, has not however exceeded 300 houses a year in the past 5 years.
- 5.41 The Local Plan stepped trajectory is based on several large strategic sites coming forward later in the Plan period. This will increase completions in the later phases of the Plan period. The outline planning permission granted at Welborne and other large sites being under consideration demonstrates that the Plan is achieving what it set out to achieve, even if private developers are not building the houses being granted permission.
- 5.42 The data also shows that the delivery of affordable housing is on the increase and is set to mirror the trajectory with numbers increasing as large site delivery commences. It is also clear that the delivery of dwellings on brownfield land is ahead of Plan expectations.
- 5.43 The Local Plan policies are successfully delivering permissions as anticipated. However, the actual delivery of sites, which the Plan cannot directly control, remains a significant concern within the borough. This issue has led to the Council being consistently judged as underperforming when measured against the Housing Delivery Test.

## 6.0 Employment

### Vision and Strategic Priorities

- 6.1 New employment space will be located in the most appropriate locations that are attractive to the market and acceptable in terms of environment impact. Existing employment areas and zones will be supported, and all decisions made will seek a sustainable future for the employment provision in the borough and its associated jobs.
1. Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate.
  2. Provide a mix of jobs and employment opportunities through protecting and further enhancing viable and important employment areas and zones and providing for the future employment floorspace.

### What the Local Plan says about Employment:

- 6.2 The Employment policies aim to deliver sufficient land to meet the need for the boroughs employment growth. During the local plan period provision of approximately 122,000sqm of new employment floorspace will be supported at a range of sites across the borough (policy E1, E2, E3, E4, E4a, E4b, E4c, E4d). The policies also seek to support existing businesses considering shifts in economic patterns (E5, E6 & E7).

### How much employment floorspace is required and has been delivered in the last year?

- 6.3 Policy E1 of the Local Plan requires 121,964 square metres of employment floorspace (class E/B2/B8) to be delivered over the Plan period. The Local Plan does not include an annual requirement; however, it averages 7,622 square metres a year.
- 6.4 During the monitoring year two sites were completed for a combined gain of 1,190 sqm. These were at Swanwick Marina and 201 West Street. Over the same period 1,299 sqm was lost at two sites, 76 Botley Road, and Hammond Industrial Estate.
- 6.5 Table 10 shows employment floorspace gains and losses in square metres for the last three years (Local Plan period):

Year	Floorspace Gains	Floorspace Losses	Net Gain
2021/22	6,462	1,141	5,321
2022/23	0	1,959	-1959
2023/24	1,190	1,299	-109
<b>Totals</b>	<b>7,652</b>	<b>4,399</b>	<b>3,253</b>

Table 10: Employment gains & losses sqm

6.6 Figure 6 shows the trends in employment floorspace gains and losses over the past 10 years.

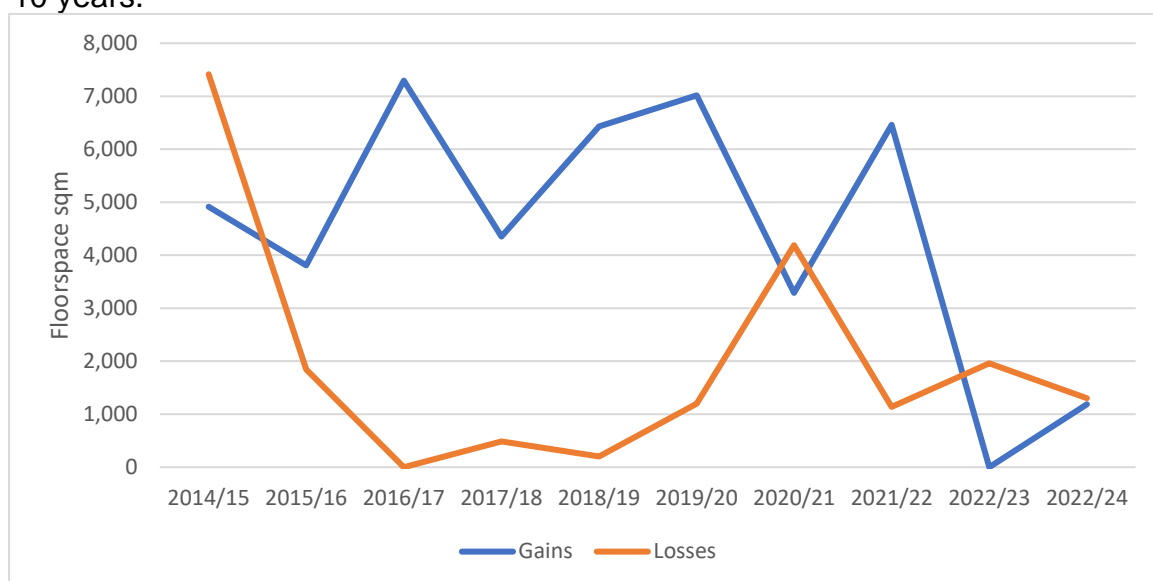


Figure 6: Trend in employment floorspace gains & losses.

6.7 The data suggests that new employment floorspace delivery is currently at a very low level in the borough and gains are below recent trends. Whilst delivery against Local Plan policy appears to have fallen short, the Local Plan anticipates significant quantum of floorspace being delivered at strategic sites later in the Plan period, therefore this is not currently considered cause for concern.

**What progress has been made on sites allocated in the Local Plan?**

6.8 Table 11 identifies the seven sites that are allocated in the Local Plan 2037 for employment floorspace. These sites are all allocated for employment use and are not restricted to a single use class. In addition to these sites, the development plan includes the Welborne Plan 2015, within which the Welborne allocation (with outline planning permission) contain 104,000 sqm of employment floorspace.

Allocation	Allocation Name	Floorspace sqm	Status
E2	Faraday Business Park, Daedalus	65,100	Permitted 3,689 sqm permitted
E3	Swordfish Business Park, Daedalus	12,800	No application
E4	Solent 2	23,500	Existing permission for B1 office redevelopment.
E4a	Land North of St Margaret's roundabout, Titchfield	4,000	No application
E4b	Land at Military Road, Wallington	4,750	Under consideration
E4c	Little Park Farm, Segensworth West	11,200	Under consideration
E4d	Standard Way, Wallington	2,000	Under consideration

Table 11: Local Plan allocations for employment floorspace

6.9 One permission was granted during the monitoring period for allocation E2 Faraday Business Park. This was for a Search and Rescue Training Centre and totalled 3,689 sqm.

**How much land is available/outstanding for employment uses and where?**

6.10 The employment floorspace available through existing allocations and outstanding planning permissions (as of 31st March 2024) is shown in table 12.

6.11 A significant proportion of this availability is permitted floorspace at Faraday and Swordfish Business Parks at Daedalus, and allocated floorspace at Welborne Garden Village. Both sites are anticipated to deliver significant floorspace later in the Plan period.

Site Address	Proposal	Available 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
Land at Little Park Farm	Local Plan Allocation for Employment	11,200
Daedalus, Hangars East (now known as Faraday)	Development for B1/B2/B8	61,411 <sup>5</sup>
Daedalus, Hangars West (now known as Swordfish)	Development for B1/B2/B8	21,912
Park View House, Wickham Road	Replacement office with 7 flats over	803
Welborne	Outline permission for mixed use development	76,140 <sup>6</sup>
Bursledon Brickworks	Conversion and Alteration to Form B1a Offices	1,061
Eastlands Boatyard Coal Park Lane	Construction Of New 2 Storey Business Unit - Unit C	143
Land North of St Margarets Roundabout	Local Plan Allocation for Employment	4,000
Land at Standard Way	Local Plan Allocation for Employment	2,000
Land North of Military Road	Local Plan Allocation for Employment	4,750
5 Barnes Wallis Way	Redevelopment for two E/B2/B8 units	9,689
<b>Total Outstanding</b>		<b>217,980</b>

Table 12: Existing allocations and planning permissions

<sup>5</sup> Local Plan allocation

<sup>6</sup> 90,000 m2 in Plan period and excludes loss of 13,860 at Dean Farm

### Status of existing employment areas including vacancy data?

- 6.12 Although there is always a need for additional employment floorspace within the borough, it is important that existing employment areas are protected for existing and new office, general industrial and storage and distribution employment uses. There are 41 existing employment areas designated for such use in the Local Plan, containing 549,246 sqm of occupied floorspace. 94% of the units within these existing employment areas are occupied. The total amount of vacant floorspace totals 33,118 sqm.

### How are the policies performing?

- 6.13 It is clear from the monitoring data that the delivery of new employment floorspace is down compared to the trend of the last 10 years, whilst losses have remained consistent over that time. However, it is also clear from the data on existing employment areas that the current stock of businesses within the borough remains healthy, with a very low level of vacancy identified.
- 6.14 Whilst overall delivery of floorspace remains cumulatively modest, it is noted that the Local Plan floorspace delivery is highly weighted towards the strategic sites at Welborne and Daedalus. Both sites are projected to deliver floorspace in the mid-to long term of the Plan, and so the delivery of floorspace in the monitoring year is not considered to be of a concern.
- 6.15 There remains a significant stock of available employment floorspace sufficient to meet the requirement over the Plan period. With that said, several allocated employment sites have remained dormant for several years, which may point towards market attractiveness or delivery issues. This may lead to the re-evaluation of these sites in any future Local Plan review.



## 7.0 Landscape, Design & Environment

### Vision and Strategic Priorities

- 7.1 Fareham Borough will retain its identity, and the unique character of individual settlements within the borough, through measures that seek to retain the valued landscapes and settlement definition and through development of places that respond to locally distinctive characteristics.
1. In the first instance maximise development within the urban area and away from the wider countryside, valued landscapes and spaces that contribute to settlement definition.
  2. Ensure high quality design that responds to local character and provides opportunities for healthy, fulfilling, and active lifestyles and a sense of place is integral to all development proposals in the borough.
  3. Protect and enhance the borough's landscape features, valued landscapes, biodiversity, green infrastructure networks and the local, national and international sites designated for nature conservation.

### What the Local Plan says about Landscape, Design and Environment:

- 7.2 Any areas outside of the urban area boundary fall within the countryside and our aim is to ensure the countryside is protected from unplanned and large-scale development (DS1). The policy aims to protect boundaries and identity of individual settlements through designation of strategic gaps (DS2). Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced (DS3).
- 7.3 As a Council we are aware that a key part of our strategy is to ensure high quality design and a sense of place that responds to local character and provides opportunities for healthy, fulfilling, and active lifestyles is integral to all development proposals in the borough (D1 & D2, D3). Development proposals are also required to demonstrate water and wastewater capacity and should meet national space standards (D4 & D5).
- 7.4 Development within the borough where the objective is to conserve and enhance biodiversity, geodiversity and natural resources through restoration, re-creation or management will be supported (NE1). Any developments of one or more dwellings or a new commercial/leisure building should provide at least 10% net gain for biodiversity (NE2), although this policy has now been superseded by national legislation. Planning permission for proposals resulting in a net increase in residential units within 5.6km of the boundary of the Solent require a financial contribution to be made towards the Solent Recreation Mitigation Strategy (NE3). All new development that would result in a net gain in overnight accommodation which is likely to have a significant effect on designated sites through increased wastewater production will need to provide a Nutrient Budget (NE4). Sites which are used by Solent Waders and/or Brent Geese (as shown on the Policies map) will be protected from adverse impacts (NE5). Development will be permitted which retains protected trees, hedgerows and woodland (NE6). New moorings will be permitted if they are located outside of the Mooring Restriction Areas (NE7).

7.5 Major development shall minimise emissions and contribute to the improvement of local air quality through the delivery and/or enhancement of Green Infrastructure. Any proposals for development on all or part of open space should be accompanied by a detailed assessment of that open space (NE10). Proposals that protect or enhance Local Green Space designations as shown on the Policies map or designated through future Neighbourhood Plans, will be permitted (NE11).

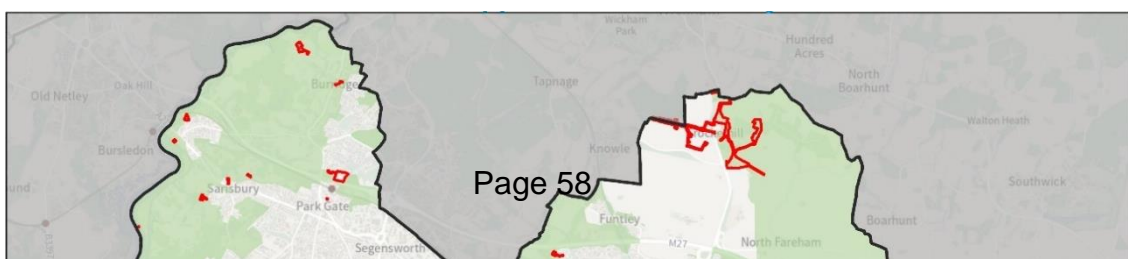
### How many permissions were granted in the countryside?

7.6 During this monitoring period 37 applications were granted for new full or outline planning permission for development in the countryside (land outside of the urban boundary).

7.7 Of those, 25 permissions were for residential, 4 were commercial and the remaining 8 were for other uses. Together these applications total 34.5 hectares. There was 1 major (10 or more dwellings, 1,000 sqm) for a residential development of 32 dwellings, parking, and a means of access from Rookery Avenue.

7.8 The two largest applications by site area are highlighted on figure 7:

- Site A - 17.8ha = P/23/1004/FP: Land to the West and East of A32 Associated with Welborne - A New Electricity Substation to The Northeast of Welborne and A Heat Exchange Energy Centre. This proposal was granted planning permission as it provides essential enabling infrastructure for Welborne and was adjudged to protect and enhance the landscape and improve the landscape quality and character of the area via the removal of the existing pylons and the landscaping mitigation proposed. This was in accordance with Policy DS1 that states that development in the countryside, will be supported where the proposal provides infrastructure that meets an overriding public need, and can demonstrate that the proposal protects and enhances landscapes, sites of biodiversity or geological value and soils.
- Site B – 3.2ha = P/23/0710/FP: Carron Cottage, 17 Segensworth Road for a replacement dwelling with erection of external agricultural barn stables & Garage. This proposal was granted planning permission because whilst the application covered a large site area, the proposal was for a replacement residential dwelling and was adjudged to be of an appropriate character to the location.



A

B

Figure 7: Applications in Countryside

**How many permissions were granted in the strategic gap?**

- 7.9 During this monitoring period a total of 13 applications were permitted totalling an area of 8.6 hectares. There were no major applications (10 or more dwellings, 1,000 sqm) permitted.
- 7.10 Of these, 12 were for residential and 1 for other uses. The one non-residential scheme permitted was the single largest application and was for the development of a Crematorium with associated access, landscaping and Memorial Gardens at North of Brune Lane and East of Broom Way, Lee on Solent.

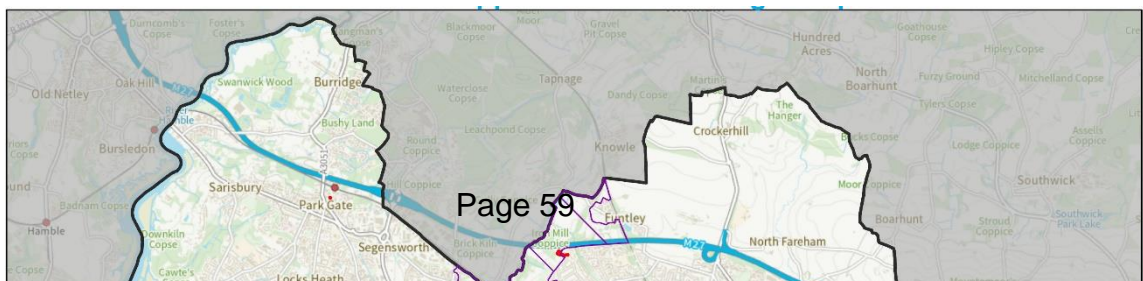
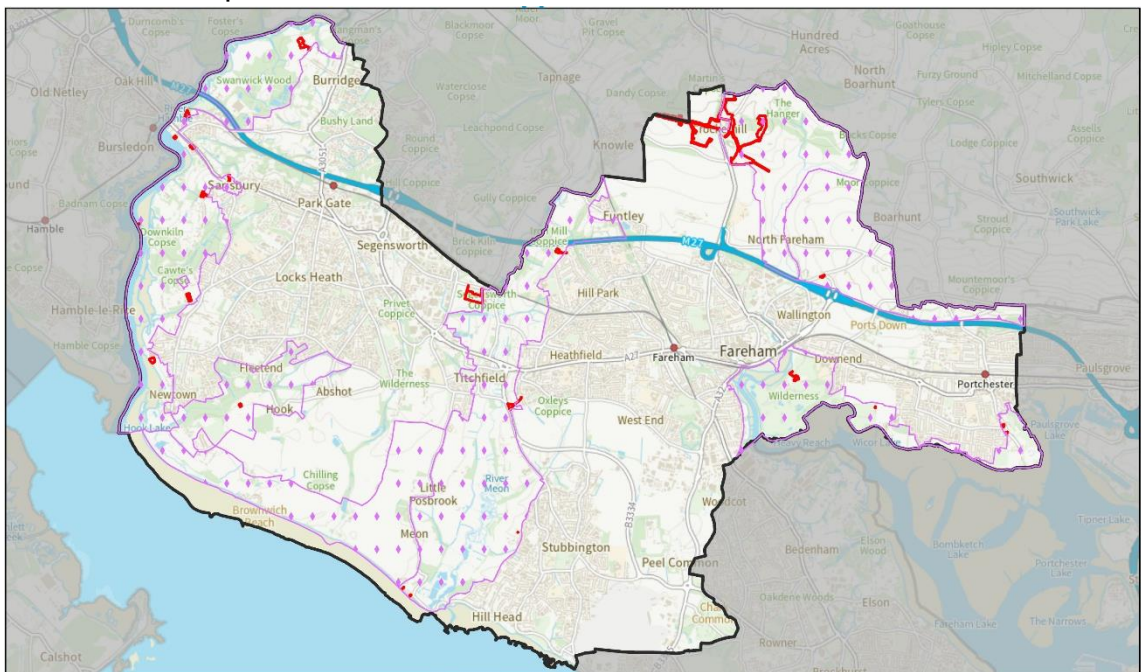


Figure 8: Applications in Strategic Gap

**How many permissions were granted in Areas of Special Landscape Quality?**

- 7.11 During this monitoring period a total of 23 applications were permitted totalling an area of 26 hectares. There were no majors (10 or more dwellings, 1,000 sqm) permitted.
- 7.12 Of these, 14 were for residential (the largest single permission totalling 7 dwellings) the rest for other uses.
- 7.13 The largest single permitted application was for a new electricity substation to the northeast of Welborne (Site A) and a heat exchange energy centre, including the provision of a car park and access.



*Figure 9: Applications in Areas of Special Landscape Quality*

### How many permissions were granted requiring Biodiversity Net Gain?

- 7.14 Policy NE2 of the Local Plan requires all development to deliver at least 10% biodiversity net gain. This policy predated the national mandatory requirement which became statutory in February and April 2024 and now supersedes the Local Plan policy.
- 7.15 During the monitoring period there were 18 permissions granted requiring provision of BNG units. Of those 7 were able to demonstrate the requirement could be provided onsite, and the remaining 11 require offsite provision totalling 7.28 units.
- 7.16 As of March 2024, there were no known providers of BNG units within the borough.

### How is recreational disturbance from new development on protected sites being managed?

- 7.17 Development proposals resulting in a net increase in residential units are required to demonstrate that the negative effects can be avoided or mitigated, or they must contribute towards the strategic mitigation measures put in place. Further detail can be found in chapter 9.

#### Solent Recreation Mitigation Partnership

- 7.18 Financial contributions are sought per new dwelling (based upon a sliding scale of bedroom numbers and indexed annually) and collected from developments to fund the Bird Aware Solent Strategy. During the monitoring period £308,678.62 was collected from applications granted which will be passed to the Bird Aware Partnership.

#### New Forest Recreational Impact

- 7.19 Financial contributions are sought per new dwelling (single dwelling rate) and collected from developments to fund mitigation projects in Fareham Borough and contribute to access management measures in the National Park. During the monitoring period £57,670.56 was collected from applications granted. Of these contributions, £6,000 was passed directly to the New Forest National Park Authority, and the remaining will contribute to Fareham projects to mitigate recreational impact on the New Forest.

### How many permissions were granted impacting on Solent Wader and Brent Goose Sites?

- 7.20 There was one development permitted within the monitoring period with provisions for environmental mitigation in line with Policy NE5. Land at Faraday Business Park Daedalus Drive Fareham was permitted for a Search and Rescue Training Centre.



7.21 The application included a proposal to create a Winter Bird Mitigation Area measuring 3.8 ha maintained in perpetuity with the aim of compensating for proposed developments at Daedalus and the initial loss of 0.45 ha at Faraday Business Park within F13A Secondary Support Area:



Figure 10: Daedalus Winter Bird Mitigation Area

**How many permissions were granted impacting on open space?**

7.22 There were 7 applications granted during the monitoring period that were either within or adjacent to existing public open space. However, none of these resulted in either a loss or gain of open space land.

Application Ref	Address	Description
P/22/1565/FP	215 Segensworth Road	Two, three-bedroomed detached bungalows (alternative to approved application P/19/0923/FP)
P/23/0220/FP	26 Meon Shore Huts, Meon Shore	Replacement holiday chalet
P/23/0702/FP	26A Meon Shore Huts, Meon Shore	Replacement holiday chalet
P/23/1012/FP	Fareham College	Installation of external ventilation flues and associated ductwork
P/23/1273/FP	Beach Hut 65, Cliff Road	Replacement beach hut
P/23/1517/FP	8 Meon Shore Huts, Meon Shore	Replacement chalet

P/23/1538/FP	AFC Portchester, Wicor Recreation Ground	Permanent Retention of Existing Prefabricated Building for Use as Clubhouse and 100 Person Spectator Stand
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Table 13: Applications granted within or adjacent to existing public open space

### How are the policies performing?

- 7.23 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. The data shows that this policy is working well with very limited numbers of applications being granted permission in the countryside or in the Areas of Special Landscape Quality.
- 7.24 Likewise, there are limited permissions being granted within areas defined as Strategic Gaps. This shows that the Plan is securing the integrity of the gaps and helping to maintain the physical and visual separation of settlements by directing development away from them.
- 7.25 The policies within the Plan continue to counteract the likely significant effects of recreational disturbance, (either alone or in-combination) associated with residential development with the system of financial contributions being used for good effect. In addition, new land is being identified and designated for environmental mitigation within the borough because of policy.

## 8.0 Climate Change and Heritage

### Vision and Strategic Priorities

- 8.1 The natural, built, and historic assets of the borough will continue to be protected, alongside the borough’s many valued open spaces, sports provision and leisure and community facilities.
1. Appropriately manage, protect and enhance the Borough’s historic environment including Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.
  2. Ensure the borough responds to predictions of climate change, particularly in relation to the risk of flooding and coastal erosion.

### What the Local Plan says about Climate Change and Heritage:

- 8.2 The Climate Change and Historic Environment policies ensure that development across the borough demonstrates mitigation and adaptation to Climate Change (CC1). Policies seek to reduce the risk of flooding through the Sequential Test Assessment and steering new developments to areas of a lower risk of flooding (CC2 & CC3). The policies support renewable and low carbon energy proposals (CC4).
- 8.3 All developments should seek to conserve and enhance the historic environment especially the special architectural, historic character or appearance (HE1, HE2 & HE3). Policy also seeks to protect scheduled monuments and other nationally important archaeological site (HE4). Aswell as locally listed buildings and heritage assets at risk (HE5 & HE6).

### How many permissions were granted situated in areas of flood risk?

- 8.4 There are areas of the borough at risk from flooding from a variety of sources such as rivers and the sea in addition to local sources of flooding such as surface water. The Local Plan was informed by the PUSH Strategic Flood Risk Assessment 2016 Update and the Council’s Sites Strategic Flood Risk Assessment (2021). The flood risk assessment of Local Plan allocations can be found in the Local Plan Strategic Flood Risk Assessment:

[Local sites strategic flood risk assessment 2021 \(fareham.gov.uk\)](https://www.fareham.gov.uk/local-planning/local-sites-strategic-flood-risk-assessment-2021)

- 8.5 Table 14 shows the number of residential applications granted permission in the monitoring period that are situated in Flood Zones 2 & 3.

Application Ref	Allocation Ref	Address	Details
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P/23/0346/FP	n/a	The White Hart Castle Street Portchester	Conversion Of First Floor from Single Four Bedroom Flat into 2, Two Bedroom Flats.
P/23/0790/FP	n/a	178 Ranvilles Lane Fareham	Repositioning Of Front Entrance Door and Changes to Internal Layout to form Two Self Contained Flats.
P/22/1565/FP	n/a	215 Segensworth Road (Land to rear of) Fareham	Two, Three-Bedroomed Detached Bungalows
P/23/1231/FP	n/a	6 New Parade 38 West Street Portchester	Installation Of Shipping Container to be used as a Microbrewery
P/23/0562/FP	n/a	Swanwick Marina Bridge Road Swanwick	Demolition Of Existing Building and Construction of a Food and Beverage Marina Facilities Building with External Seating, Storage and Associated Landscaping
P/23/0506/FP	n/a	The Retreat 137 Newgate Lane Fareham	Two Additional Single Storey Dayroom Buildings and Revisions to Previously Approved Site Layout to Provide a Total of Four Residential Gypsy Traveller Pitches

Table 14: Residential permissions in Flood Zone

8.6 In total, 6 planning applications were permitted within identified flood zones. None of the applications were allocated sites, but all constitute minor applications. Each application was carefully considered in accordance with Environment Agency guidelines to ensure that either the proposed dwellings will be located on parts of the sites which are outside the flood zones or appropriate flood risk mitigation has been included to ensure that homes will be safe from any anticipated flood levels for the lifetime of the development. As a result, the Environment Agency raised no objections to the proposals.

### How many permissions were granted impacting on Coastal Change Management Areas?

8.7 There are two CCMA's designated in the borough. The boundaries of the CCMA's are based on the areas of likely flood inundation and of coastal erosion risk. They are:

- Hook Spit to Workman's Lane
- Hook Park to Meon Shore

8.8 During this monitoring period 2023 – 24 there were no permissions granted within these Coastal Change management areas.

## Progress on coastal defence schemes

8.9 Coastal defence and protection schemes can include major civil engineering undertakings and require many years of planning, site investigations, impact assessment and most importantly the support of the community. The Local Authorities across the Coastal Partners frontage invest resources each year into maintaining their existing coastal defence structures. No coastal defence is maintenance free, although in some cases cost can be quite minimal. The following projects were being progressed during the monitoring year (data courtesy of Coastal Partners):

### Fareham Quay & Alton Grove to Cador Drive FCERM Studies

8.10 Studies are being carried out to assess and develop long-term coastal management options at Fareham Quay and Alton Grove to Cador Drive as sections of the existing coastal defences along the stretch are in very poor condition and are reaching the end of their serviceable life.

### Hook Lake Coastal Management Study

8.11 Hook Lake has been chosen as a potential area to create new intertidal habitat to compensate for the loss of this important habitat in the Hamble Estuary and the wider Solent. A two-year study is being undertaken to better understand the site, explore the potential for creating new intertidal habitats, look at wider recreation opportunities and develop preliminary designs for a scheme.

### Chilling Foreshore

8.12 These sandy, gravel cliffs are largely undefended, and therefore undergo natural coastal erosion, creating sediment to feed the adjacent beaches along this frontage. The frontage includes some private defences in the form of gabion baskets and a slipway, they are owned and maintained by various landowners, including Solent Breezes Holiday Park, individual chalet owners and the National Grid. These are not the responsibility of Fareham Borough Council.

8.13 Details of these schemes can be found on the Coastal Partners website:

<https://coastalpartners.org.uk/authority/fareham/>

## How many renewable energy schemes have been permitted?

8.14 There was 1 application granted which related to a renewable energy scheme during the monitoring period at Land to the West and East of A32 Associated with Welborne. A New Electricity Substation to the Northeast of Welborne and a Heat Exchange Energy Centre.

8.15 This scheme is essential infrastructure to enable sufficient energy capacity to be maintained for new homes at Welborne and works on a ambient loop system which takes a small amount of heat from the local potable water network and uses this heat to generate energy, which can be used to heat homes with each property having its own individual heat pump which provides 100% of the heating, hot water (and cooling) for the home.

### How many permissions were granted impacting Conservation Areas?

8.16 There were 7 applications permitted within or adjacent to Conservation Areas within the borough. All but 1 were for change of use or conversion and not considered to impact on the historic fabric of the area.

Reference	Address	Description
P/22/0725/FP	14 High Street Fareham	Change Of Use from Class E To Sui Generis Massage Parlour
P/23/0346/FP	The White Hart Castle Street Portchester	Conversion Of First Floor from Single Four Bedroom Flat Into 2, Two Bedroom Flats
P/23/0663/FP	15 West Street Fareham	Conversion Of Building to Form One Retail Unit at Ground Floor and Three 1 Bedroom Apartments and One 2 Bedroom Apartment
P/23/0917/CU	24 The Square Titchfield	Change Of Use of Ground Floor from Offices to Residential Flat and Associated Internal Alterations and Change of Use of First Floor from Residential Flat to Office.
P/23/1256/CU	18 High Street Fareham	Change Of Use from Office (Use Class E) To Education (Use Class F1)
P/24/0073/FP	26A Osborn Road Fareham	Conversion Of Dwellinghouse Into 2 Flats
P/23/0613/FP	174 Bridge Road Sarisbury Green	Proposed Erection of a Building to Provide a Builders Workshop, Store and Office

Table 15: Applications permitted in Conservation Areas

8.17 The new building proposed at 174 Bridge Road was of a functional design that given the discrete location of the site together with the modest size of the building and the use of appropriate materials would preserve the character of the conservation area.

### How many permissions were granted requiring Listed Building Consent?

8.18 During the 2023-24 monitoring period there were 28 applications granted listed building consent for changes to listed buildings.

### How many permissions were granted impacting buildings on the national 'at risk' register?

8.19 In Fareham there are currently two buildings that are on the Historic England Heritage at Risk register:

- Fort Fareham (at risk of immediate further rapid deterioration or loss of fabric; no solution agreed).
- The brick kiln, Bursledon Brickworks (chimney, drying sheds, boiler, and the engine house at Bursledon Brickworks south section is slowly decaying).

8.20 There was one application permitted at Bursledon Brickworks to install 'a New Walkway to Bursledon Brickworks Fuelling Floor' during the monitoring period. It was considered that the proposed alterations will help preserve the special architectural or historic interest of the Grade II\* listed building.

### How are the policies performing?

- 8.21 It is clear that the Local Plans policies are performing as they should in regard to Climate Change and Heritage priorities. Decisions clearly consider the importance of flood risk and the sensitive nature of stretches of the coast in the borough and no permissions were granted contrary to advice. Good progress is also being made on key coastal management schemes within the borough.
- 8.22 Where heritage assets are concerned, permissions are only being granted for applications that impact heritage assets where the design and implementation will have no adverse impacts on the character and integrity of the location. It is also good to see the continued efforts being made to revive the Bursledon Brickworks through sensitive applications to its structure.

## 9.0 Transport and Infrastructure

### Vision and Strategic Priorities

- 9.1 Fareham Borough will have a strong and diverse economy with improved levels of self-containment with people working from home or close to home, with opportunities for public transport use and other sustainable travel choices maximised.
1. Ensure that infrastructure is planned prior to development, and delivered at the appropriate points alongside development, to meet the changing needs of our residents and businesses.
  2. Create opportunities for modal shift to public transport and more active travel modes such as walking and cycling.

### What the Local Plan says about Transport and Infrastructure:

- 9.2 The Transport & Infrastructure chapter aims to demonstrate in its policies that new development should reduce the need to travel by motorised and creating more active travel modes (TIN1 & TIN2). Important infrastructure is planned prior to development, and delivered at the appropriate points alongside development, to meet the changing needs of our residents and businesses within the borough and to safeguard routes (TIN3 & TIN4).

### What Sustainable Transport and Strategic Schemes are being progressed?

- 9.3 Fareham Borough Council is working with neighbouring authorities (Portsmouth City Council, Gosport Borough Council, Havant Borough Council and Hampshire County Council), to address the performance and sustainability constraints on the existing transport network and build upon the success of the existing Rapid Transit services. The following table sets out the status of schemes progressed by Hampshire County Council in the borough as of March 2024 (data courtesy of Hampshire County Council).

Scheme	Description	Status
Abbey Meadows (off Cartwright Drive) pedestrian access	The scheme is related to a recently completed retirement home development which includes an access onto Cartwright Drive. Currently there is no safe pedestrian access from the public highway to the car park entrance and as such we have been asked to undertake a scheme which includes a dropped kerb crossing and widening a tarmacked service margin to provide a 2m wide section of footway	Complete November 2023
A27 Corridor Continuous Footways	The provision of continuous footways at key locations along the A27 including A27/Nelson Avenue, A27/Westlands Grove, to give priority to pedestrians, 2 locations to include raised tables.	Works on site
Cycle Route Signing	Minor works to improve and rationalise the cycle signage to the dedicated BRT busway in Fareham and Gosport. Cycle signage from Fareham Train Station through to the northern end of the BRT busway to be improved. New	Works Complete

	signage to also include timings to destinations and information in line with LTN 1/20.	
Gosport to Fareham BRT route improvements	Minor works scheme to deliver a series of accessibility improvements within a 400m radius of the existing bus stops on the BRT dedicated busway. Improvements to be a package of dropped kerbs, uncontrolled crossings and footway enhancements.	Design Complete
Delme to Downend Bus and Cycle Improvements	The scheme will increase bus service reliability and reduce public transport journey times through the introduction of a designated westbound bus lane from the bus stop outside Cams Hill school onto priority signals to enter the Delme Roundabout prior to traffic being released. Improvements to walking and cycling routes by means of improvements to seven crossing points are proposed and the removal of an informal crossing point at the Delme roundabout. Footway widening to introduce a shared use path between St Catherines Way and Downend Road and Cycle improvements along the westbound carriageway by means of a segregated, dual direction cycle lane adjacent to the bus lane to provide a safer route for cyclists travelling along the A27 Cams Hill.	Works on site
Portchester DC Bus Priority	A27/Castle Street roundabout - Bus priority signals at precinct bus stop, associated road lining/signing and TRO restricting the use of the bus lane/stop	Review Phase

Table 16: Status of schemes progressed by Hampshire County Council in the borough as of March 2024

### Highway Safety and Road Network

- 9.4 Developments which generate a significant amount of vehicular movement, or where there are potential cumulative negative effects on the highway network as a result of proposed developments are required to mitigate the impact of that development.
- 9.5 Hampshire County Council in its role as Highway Authority delivers highway safety and capacity schemes in the borough. Details of the schemes delivered can be found in its Infrastructure Funding Statement:  
[Developer contributions | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/developer-contributions)

### How is supporting infrastructure being delivered – CIL and Section 106

- 9.6 All new development is required to deliver the necessary infrastructure that is needed to mitigate the impact of the development. As well as on site infrastructure delivery, the Council uses a combination of Community Infrastructure levy and Section 106 Planning Obligations to secure contributions towards off-site infrastructure to mitigate the impact of development.

- 9.7 Full details of how developer contributions have been and will be used to provide infrastructure within Fareham Borough are set out in the Council's Infrastructure Funding Statement. This can be found on the website:  
[Infrastructure Funding Statement \(fareham.gov.uk\)](https://fareham.gov.uk/infrastructure-funding-statement)

### Community Infrastructure Levy

- 9.8 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.
- 9.9 The Council issued demand notices for £2,306,466.13 during the monitoring period. It received £1,225,251.49 during the period.
- 9.10 The total CIL expenditure recorded for the monitoring period was £9,199,690.84 and the total amount of CIL funding retained at the end of the reported period was £3,110,405.06.

### Section 106 Obligations

- 9.11 During the monitoring year 24 Section 106 agreements were signed with obligations amounting to £218,854. This figure excludes Highways and Education contributions which are paid to Hampshire County Council as Highway Authority and Education Authority respectively.
- 9.12 The total amount of money received (paid to the Council) from planning obligations during the reported year excluding Solent Recreation & New Forest Recreation Mitigation Strategy payments was £529,457.49.
- 9.13 The total amount of section 106 money spent by the Council during the reporting year was £1,206,696.98. The amount retained at the end of the reported year was £6,441,746.

### How are the policies performing?

- 9.14 The Council continues to liaise with the Highway Authority on planning applications and secure the necessary and relevant improvements where appropriate. In addition, the Council collected significant contributions towards necessary infrastructure in the borough from new development.
- 9.15 The Highway Authority is progressing a number of schemes within the borough focused on modal shift and active travel. These schemes will contribute to the modal shift priorities identified within the Local Plan and their progress is welcomed by the Council.



## 10.0 Retail and Community

### Vision and Strategic Priorities

10.1 Fareham Town Centre and other retail areas will be retained and regeneration opportunities that support the town and district centres will be encouraged, whilst making efficient use of any developable land is these locations.

1. Provide a sustainable and vibrant future for Fareham Town Centre, district centres and other retail areas, maintaining and improving their vitality and viability.
2. Create places that encourage healthy lifestyles and provide for the community through the provision of leisure and cultural facilities, recreation and open space and the opportunity to walk and cycle to destinations.

### What the Local Plan says about Retail and Community:

10.2 Policies seek to enhance the vitality and viability of the boroughs retail centres using the retail hierarchy to ensure the right type and scale of uses are met in the appropriate centres including controlling out of town shopping proposals (R1 & R2). The Local Plan has a key role in ensuring that both local shopping opportunities and community and leisure facilities are maintained and improved (R3 & R4).

### How many permissions were granted for retail floorspace?

10.3 The Local Plan 2037 identifies a total need of 4,600 sq.m retail floorspace for the period of the plan to 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.

10.4 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.

10.5 There were 4 applications granted which either provided a gain or loss in retail floorspace in the monitoring period, all of which consisted of change of use applications. These resulted in an overall loss of 363 sqm of retail floorspace. The table below shows the gains and losses of retail floorspace over the Plan period.

Retail Floorspace (sqm)	21/22	22/23	23/24	Total
Gains	238.83	0	81	319.83
Losses	551.29	557.68	444	1,552.97
<b>Total</b>	<b>-312.46</b>	<b>-557.68</b>	<b>-363</b>	<b>-1,233.14</b>

Table 17: Applications granted showing gains or losses to retail floorspace

### What are the Vacancy rates across district and local centres?



10.6 The Council produces a Retail Health Check (RHC) annually to measure the vitality and viability of Fareham Town Centre and all the district and local centres within the borough:

[Retail Health Checks \(fareham.gov.uk\)](http://fareham.gov.uk)

10.7 The study measures the 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.

10.8 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

Centre	Vacancy rate end of 21/22	Vacancy rate end of 22/23	Vacancy rate end of 23/24
Fareham Town Centre	16%	15%	15%
Portchester	5%	4%	4%
Locks Heath	14%	0%	0%
Stubbington	0%	2%	0%
Park Gate	4%	4%	4%
Broadlaw Walk	0%	0%	0%
Highlands Road	0%	0%	0%
Gull Coppice	11%	0%	0%
Titchfield	0%	4%	0%
Warsash	4%	0%	4%

Table 18: Vacancies rates in Local Centres during the last 3 years (FBC monitoring)

### How are people using the town centres?

10.9 Footfall counts are conducted to understand the trend in the number of people visiting Fareham Town Centre and Portchester Centre. Counts are taken at the same place and same time annually. The values in the graphs below represent the total footfall during the 3 day counts and show the number of visitors during a 3-hour period split over 3 different days (Monday, Wednesday – market day, Saturday).

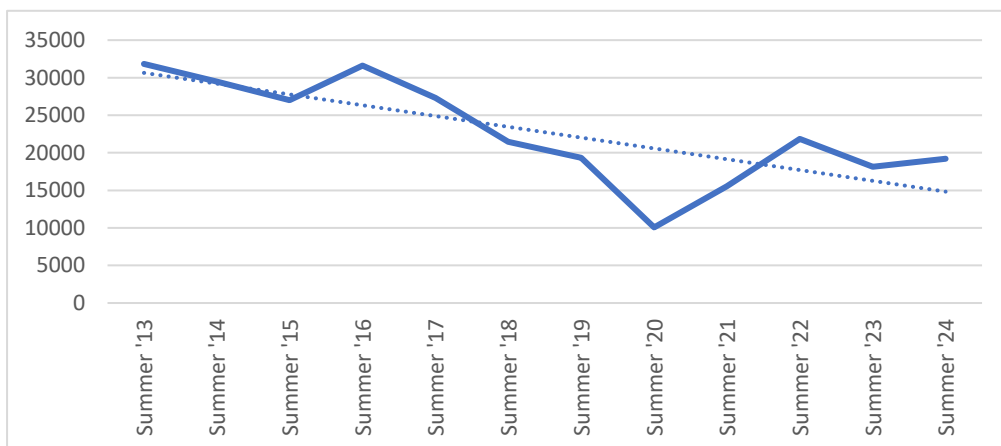


Figure 11: Fareham Town Centre Total Annual footfall with trend

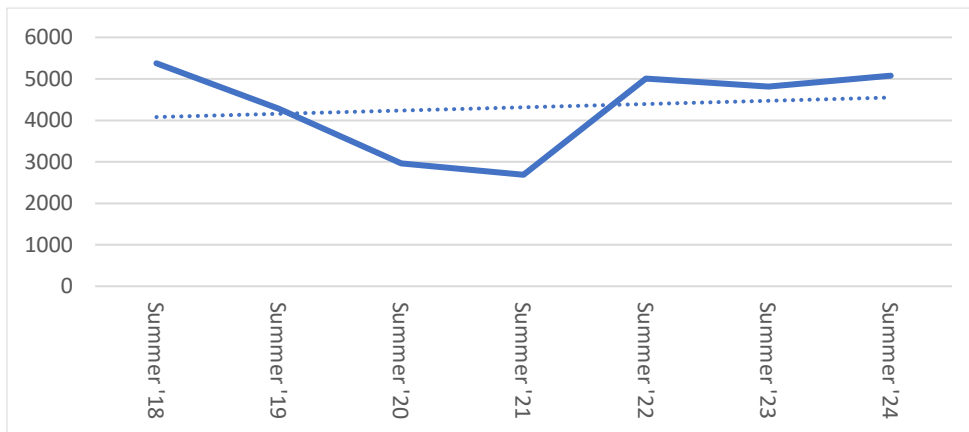


Figure 12: Portchester District Centre Total Annual Footfall Count with trend

**How many permissions were granted Community and leisure development**

10.10 There were no permissions granted for either community or leisure development within the monitoring period.

**How are the policies performing?**

10.11 Whilst the borough continues to see a loss in retail floorspace, the vacancy data for the various centres shows that vacancy rates remain stable across the borough. Most losses of retail floorspace are change of use to residential, or a reduction in area whilst creating more residential. This mirrors the national trends and is not considered a cause for concern.

10.12 It is noted that several of the large allocations within the Plan period include additional retail floorspace including a redevelopment of the main Fareham Town Centre through allocation BL1. The footfall data shows how the trend for Fareham Town Centre is showing a decline over recent years, supporting the need for regeneration of the centre as proposed through BL1. The data for Portchester, however, shows the centre remains healthy with a rising trend over time.

# FAREHAM

## BOROUGH COUNCIL

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

**Date:** 06 November 2024  
**Report of:** Head of Planning  
**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 the Local Nature Recovery Strategy, the Bird Aware Revised Strategy and the New Forest Strategic Access Management and Monitoring Strategy.

#### **RECOMMENDATION**

It is RECOMMENDED that Planning and Development Scrutiny Panel note the contents of the presentation.



# FAREHAM

## BOROUGH COUNCIL

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

**Date:** 06 November 2024  
**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

2024/25  
Decision No.  
2578

### Record of Decision by Executive

Monday, 7 October 2024

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Hook Lake Coastal Management Study</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Respond to Climate Change and Protect the Environment

**Purpose:**

The report summarises the key findings of the Hook Lake Coastal Management study, undertaken by Coastal Partners, Fareham Borough Council’s Coastal Team.

As sea level rises, important intertidal habitats along the coast will be lost as they are constrained by hard sea defences and are unable to migrate landwards as they would naturally do. Replacing and recreating the habitat that is lost is a legal requirement that will help to offset these losses both today and in the future from new defence schemes. Without a clear plan for compensatory habitat in place for the future, regulators may be unable to consent any new flood and coastal erosion risk management (FCERM) works in the Solent.

The Hook Lake Coastal Management Study, the first stage in the potential delivery of a habitat creation scheme at Hook Lake is now complete.

The study has shown that the site has many of the characteristics which are needed for the development of a successful intertidal habitat creation scheme and has the potential to create 45ha of intertidal habitats (saltmarsh and mudflat) in the short term and up to 60ha of intertidal habitat in the longer term (100 years).

In addition to establishing that a technically feasible scheme is possible, the study has also identified some key challenges that significantly impact the financial viability of a scheme at Hook Lake, including compensation for freshwater habitat losses, biodiversity net gain requirement and mitigation for increased flood risk to Hook Park Bridge.

The Hook Lake Project Board has overseen the progression of the project to date and comprises all relevant stakeholders including Hampshire County Council (HCC) and the Environment Agency (EA). Given the findings of the first stage Study, the Project Board has now recommended that the project is not moved on to the next stage of detailed design until and unless it is understood if these challenges can be resolved. On the 09 April 2024, Storm Pierrick caused significant damage to the

embankment wall at Hook Lake. The Environment Agency have identified they are likely to notify of their intent to withdraw their long-standing maintenance of the embankment and to not repair the sluice if damaged because it is unaffordable and technically unviable.

Consequently, the embankment will be increasingly vulnerable to breach over time. To communicate the Study findings, outline responsibilities and explain potential next steps for managing the site, Coastal Partners have developed a position statement in collaboration with HCC and the EA which will be made available on the Coastal Partners website (see Appendix B).

**Options Considered:**

As recommendation.

**Decision:**

RESOLVED that the Executive approves the Hook Lake Project Board recommendation to not move to the next design stage of the project until and unless there is more certainty the project is affordable and can be delivered.

**Reason:**

It is important that the Executive are informed of the outcomes of the study which was led by Coastal Partners and note that there are ongoing challenges at the site in relation to flood and erosion risk which will require oversight and management by HCC and the Environment Agency. No project at this site will move forward until it is understood if these challenges can be resolved.

**Confirmed as a true record:**

Councillor SD Martin (Executive Leader)

Monday, 7 October 2024



# FAREHAM

## BOROUGH COUNCIL

2024/25  
Decision No.  
2571

**Record of Decision by Executive Portfolio for  
Planning and Development**  
**Thursday, 19 September 2024**

<b>Portfolio</b>	Planning and Development
<b>Subject:</b>	<b>Consultation response on proposed change to the National Planning Policy Framework</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priority:</b>	Provides Housing Choices Promoting Economic Development Respond to Climate Change and Protect the Environment Responsive, Inclusive and Innovative Council

**Purpose:**  
To provide the Executive Member with an overview of the proposals contained with the Government’s proposed reforms to the National Planning Policy Framework (NPPF) and other proposed changes to the planning system.

The Government is clear in its consultation on the proposed changes, that building substantially more homes is a national priority to meet housing need and to help tackle housing affordability. The proposed reforms seek to substantially increase the number of houses built across the country.

One of the most substantial changes proposed within the NPPF is how housing need is calculated. The calculation of housing need is proposed to change from the current position of addressing demographic and societal trends, to one which primarily apportions a nationally derived housing target between local authorities. The proposed approach has very limited regard to local factors, nor allows for much flexibility in the minimum number of houses which must be planned for.

The Government is also proposing that a five-year housing land supply must be demonstrated on an annual basis, even where local authorities have an up-to-date adopted local plan. Where authorities are unable to demonstrate a five-year housing land supply, they will be subject to the presumption in favour of sustainable development. This will increase the likelihood of planning permission being granted for new houses outside settlement boundaries.

The proposed changes to the NPPF, also relate to the delivery of affordable housing, brownfield development, building infrastructure to grow the economy and supporting green energy and the environment. Many of the proposed changes relating to these

areas appear acceptable in principle.

The Government is also inviting views on increasing the application fees for householder planning applications, increasing other planning application fees, introducing fees for applications where there are currently no charges and asking whether local authorities should be allowed to set some, or all, planning application fees locally. These proposals are supported.

The accompanying briefing paper considers the impact of the changes from the perspective of Fareham in its South Hampshire context.

This report was considered by the Planning and Development Scrutiny Panel on the 18 September and any matters raised by the Panel have been provided to the Executive Member to consider as part of their decision making.

The consultation on the proposed changes to the NPPF closes on 24 September.

**Options Considered:**

That the Executive Member for Planning and Development considered the contents of the report along with the Minutes from the Planning and Development Scrutiny Panel meeting held on the 18 September 2024 and comments received directly from Members of the Council.

**Decision:**

RESOLVED that the Executive Member for Planning and Development: -

- a) advised that the response at Appendix A and the Minutes of the Planning and Development Scrutiny Panel, together with relevant comments received directly from Members, fully reflects the views of the Council;
- b) notes that Officers will submit the proposed response at Appendix A, with the additional amendments, by no later than the 24 September; and
- c) agrees that a letter be sent from the Council to the Deputy Prime Minister setting out the Council's key observations on the proposed changes to the NPPF.

**Reason:**

To ensure that the Government is made aware of this Council's views on the proposed changes to the National Planning Policy Framework and related guidance.

**Confirmed as a true record:**

Councillor M Daniells (Executive Member for Planning and Development)  
Thursday, 19 September 2024

# FAREHAM

## BOROUGH COUNCIL

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

**Date:** 06 November 2024

**Subject:** Scrutiny Panel Priorities

#### **SUMMARY**

Members are asked to consider the Panels Scrutiny Priorities. The main purpose of these priorities is set out in the Council's Corporate Strategy and Portfolio Responsibilities. In addition to this the Panel is also responsible for scrutinising service performance.

Consideration may also be given to external organisations and items of Executive Business which may formulate a future topic for consideration.

#### **RECOMMENDATION**

It is recommended that Members consider the Planning and Development Scrutiny Panel Priorities and make suggestions on future topics for consideration by the Panel.

