



The Planning Inspectorate

Report to Fareham Borough Council

by David Hogger BA MSc MRTPI MCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO THE FAREHAM LOCAL PLAN PART 2: DEVELOPMENT SITES AND POLICIES

Document submitted for examination on 23rd June 2014

Examination hearings held between 11th November and 20th November 2014

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Abbreviations Used in this Report

B1	Business use (in Use Classes Order)
B2	General Industry (in Use Classes Order)
B8	Storage or distribution (in Use Classes Order)
LDS	Local Development Scheme
LP1	Local Plan Part 1: Fareham Core Strategy
LP2	Local Plan Part 2: Development Sites and Policies
LP3	Local Plan Part 3: The Welborne Plan
MM	Main Modification
NPPF	National Planning Policy Framework
PUSH	Partnership for Urban South Hampshire
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SHS	South Hampshire Strategy
sqm	Square metres
WTW	Wastewater Treatment Works

The Core Documents referenced in the footnotes can be found in the Examination library

Non-Technical Summary

This report concludes that the Fareham Local Plan Part 2: Development Sites and Policies provides an appropriate basis for the planning of the Borough, providing a number of modifications are made to the plan. Fareham Borough Council has specifically requested that I recommend any modifications necessary to enable the plan to be adopted.

All the modifications were proposed by the Council and I have recommended their inclusion after fully considering the representations from other parties on the issues raised.

The Main Modifications can be summarised as follows:

- a commitment to an early review of the local plan (i.e. LP1, LP2 and LP3);
- the deletion of the design policy DSP2;
- inclusion of a new policy on Affordable Housing Exception sites;
- changes to the boundary of the Portchester District Centre, reference to the foodstore floorspace and the retention of parking spaces;
- clarification of the Council's approach to the protection of residents' living conditions and greenspace provision;
- clarification of the Council's approach to: ensuring that development would not prejudice the future use of adjacent land; change of use to garden land; and frontage infill outside settlement boundaries;
- the protection of archaeological sites and historic features and the delivery of townscape improvements;
- clarification of proposals at Little Park Farm; Fleet End Road; Heath Road; and Solent Breezes Holiday Park;
- clarification of the Council's approach to self-build schemes and development for older people;
- clarification regarding requirements for sequential tests and impact assessments;
- clarification regarding the Council's approach to employment provision, including the provision of indicative floorspace figures;
- increasing the flexibility in the delivery of housing and up-dating figures;
- up-dating text on proposed road schemes and pedestrian/cycle links; and
- the revision of the delivery and monitoring chapter.

Introduction

1. This report contains my assessment of the Fareham Local Plan Part 2: Development Sites and Policies (LP2) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound Plan. The basis for my examination is the Submission Version of the Plan (June 2014), which is broadly the same as the document published for consultation in February 2014.
3. Following the hearing sessions the Council submitted, at my request, further evidence and clarification on a number of matters. I have taken into account the Council's submissions and the other related consultation responses received from interested parties.
4. My report deals with the main modifications that are needed to make LP2 sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix. For the avoidance of doubt the policy numbers referred to in this Report are those given in the submitted plan and will change if the Plan is adopted because of the deletion of policy DSP2.
5. The Main Modifications that are necessary for soundness all relate to matters that were discussed at the Examination hearings. Following these discussions, the Council prepared a schedule of proposed main modifications and produced an Addendum to the combined Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment¹. This schedule and the Addendum have been subject to public consultation for six weeks and I have taken into account the consultation responses in coming to my conclusions in this report.

Assessment of Duty to Co-operate

6. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
7. The South Hampshire Duty to Co-operate Statement² confirms that the Council has worked in a collaborative way with the Partnership for Urban

¹ Core Document DCD-37

² Core Document DPH04

South Hampshire (PUSH), Hampshire County Council and a range of other interested parties, including the Solent Local Enterprise Partnership, the Environment Agency and a number of local interest groups. A number of cross-boundary issues have been identified including the provision of housing land, employment land and transport infrastructure and it is clear that these matters have been considered in the preparation of LP2.

8. The Introduction to LP2 states that the Plan will deliver the requirements of the adopted LP1 (Core Strategy) together with the up-dated requirements as set out in the South Hampshire Strategy (SHS)³ and that has been achieved. Other work, for example with regard to green infrastructure provision and the protection of wildlife, demonstrates that there has been co-operation between interested parties. It can therefore be concluded that the Council has worked with neighbouring authorities and other bodies to ensure that the Plan will be effective in addressing cross-boundary and strategic matters and that the duty to co-operate has been met.

Assessment of Soundness

Preamble

The Relationship between LP2 and LP1 (the Core Strategy)

9. It is explained in paragraph 1.6 of the Plan that LP2 has been prepared in accordance with the requirements of LP1. Of particular importance are LP1 policies CS1 and CS2 which establish the employment floorspace target and the number of dwellings to be provided between 2006 and 2026. A number of respondents consider that the Council should have re-assessed the housing and employment land requirements in light of more up-to-date evidence but it is not the role of LP2 to consider strategic matters such as housing and employment needs, which are outside the scope of the submitted Plan.
10. LP1 was adopted in August 2011, about six months before the NPPF was published in 2012. However, significant work on LP2 had already commenced before 2012 and to have abandoned this Plan would have meant that there would be a significant delay before the Council had in place specific land use allocations and policies for the management of development. I have also attached weight to the fact that a review of the SHS is to commence shortly⁴ and that this will establish the up-to-date framework from which more detailed policies and proposals for the Borough will evolve. To that end the Council is committed to commencing a review of the Local Plan (i.e. LP1, LP2 and LP3) this year and the revised programme will be reflected in a modification to paragraph 1.11. The inclusion of a more detailed timetable for the review is required in order to demonstrate the Council's commitment to ensuring that the LP will remain positively prepared, justified and effective. **MM1** is therefore recommended.

³ Non-statutory strategic framework document prepared by PUSH

⁴ See section 1 of Core Document DCD-24 for timetable

Public Consultation

11. A number of comments were made about the adequacy of the public consultation that was undertaken by the Council. However, the Council has satisfactorily demonstrated that the requirements of its Statement of Community Involvement have been met⁵ and no substantive evidence was submitted to demonstrate that anyone has been unduly disadvantaged by the Council's approach to consultation.

Main Issues

12. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified seven main issues upon which the soundness of the Plan depends.

Issue 1 – Will LP2 Satisfactorily Secure the Protection and Enhancement of the Existing Settlements (policies DSP2 to DSP6)?

Settlement Boundaries

13. LP1, in paragraph 5.27, refers to the role of LP2 in reviewing settlement boundaries and a number of representors expressed concern that such a review has not taken place. I understand those concerns but it is my opinion that such an exercise would not be necessary if enough development sites, that are available and deliverable, can be found within the existing settlement boundaries to meet the total LP1 housing requirement over the plan period. The Council has satisfactorily demonstrated that sufficient sites are available and deliverable and therefore it is reasonable to conclude that the Council's approach, which is summarised in paragraphs 3.4 to 3.9 of LP2, is justified. The Council has confirmed that it was always anticipated that the boundary review would only be undertaken if necessary and there is no reason to doubt the Council's intentions, especially bearing in mind the NPPF advice⁶ that development should be in locations which are or can be made sustainable and that the reuse of brownfield land is supported.
14. Of particular concern to some respondents is the lack of a settlement boundary for BurrIDGE. However, having visited the area, I consider BurrIDGE to be largely ribbon development mostly along Botley Road (some of it relatively low density) and although there are a small number of what could be described as community facilities (for example the Village Hall and the recreation ground) there is no central focus. In the current circumstances (as summarised in the paragraph above) I consider that there is no justification for making an exception to the Council's approach by delineating a settlement boundary for BurrIDGE.

Strategic Gap Boundaries

15. Concerns were expressed regarding the delineation of the Strategic Gap

⁵ As summarised in paragraph 1.3.2 of Core Document DCD-05

⁶ Paragraph 17

boundaries and the methodology used in the Fareham Borough Gap Review⁷. The Review considered the purpose of the gaps and concluded that the two primary factors for consideration are the level of physical separation/prevention of coalescence and visual separation. Following a request from me at the Hearings for further detail about the methodology used in the Review, the Council submitted Core Document DCD-20 and Appendix 1 of that document provides further clarification of the approach adopted and the factors considered by the Council. It confirms that although the Review did not specifically take into account the route of the Stubbington by-pass and the Newgate Lane improvements, there is no reason to conclude that these proposals would justify altering the boundary of the gap in those locations. Having visited the area I agree with the Council that the gap between Fareham and Stubbington is justified in order to retain visual separation and that the proposed road improvements would not justify a revision to the boundary. The Council's approach is sound.

The Historic Environment and Townscape

16. In general terms policy DSP6 affords appropriate protection to the historic environment of the Borough, especially bearing in mind the related overarching policy framework contained within LP1. There are, however, a number of issues where further clarity is required. The NPPF⁸ confirms the importance of conserving and enhancing the historic environment and for the avoidance of doubt the Council is now proposing to include in LP2 references to affording appropriate protection to archaeological sites; to the historic significance of boatyards; to views in and out of the Fareham Waterfront (including the listed railway viaduct); and to the wreck of the Grace Dieu in the River Hamble, on the boundary between Fareham and Eastleigh Boroughs. I consider that these changes to policies DSP6, DSP19, DSP25 and DSP54 (and their supporting text) are necessary to ensure that LP2 is justified and consistent with national policy and recommend them accordingly (**MM5, MM14, MM16 and MM29**).
17. Great importance should be attached to the design of the built environment⁹ and development should add to the overall quality of an area. In this respect the Council is proposing to clarify that development on the corner of Trinity Street and Osborn Road (policy DSP32) should deliver townscape benefits. This reflects the most appropriate strategy for the area and is therefore recommended (**MM17**).

Prejudicing the Development of Adjacent Land

18. The Council has a well-established policy¹⁰ that seeks to ensure that the potential of one site for development is not threatened by the development of an adjacent site. No substantive evidence was submitted that would undermine the principle of such an approach but the terminology used in the submitted policy DSP5 lacks clarity and refers to legal agreements being required. The Council proposes to remove the reference to that requirement and to clarify the policy and the supporting text, for example by deleting the

⁷ Core Document DNE05

⁸ Chapter 12

⁹ NPPF paragraph 56

¹⁰ Policy DG2 of Local Plan Review 2000 (DLP01)

term 'ransom strips' and referring instead to prejudicing the development of adjacent land. These changes are necessary to ensure that the plan is justified and effective and are recommended accordingly (**MM4**).

Impact on Living Conditions

19. Policy DSP47 on gypsies, travellers and travelling showpeople refers, in criterion (vi), to ensuring that any proposed pitches would not have unacceptable adverse impacts on any neighbouring properties in terms of loss of sunlight, daylight, outlook or privacy. However, this is a requirement that is duplicated in policy DSP4 which applies to all forms of development. In the interests of clarity and conciseness it is therefore recommended that this element of policy DSP47 is deleted and reliance is placed on the requirements of policy DSP4 (**MM26**). In order to strengthen the protection for residents from any potential significant adverse impact of development, the Council proposes to clarify what it means by 'air pollution' in policy DSP3 by including reference to affording protection from dust, smoke, fumes or odour. This would accord with advice on design in the NPPF and the Planning Practice Guidance and is recommended accordingly (**MM3**).

Design

20. Policy DSP2 requires new development to comply with the requirements of LP1 policy CS17. No 'new' requirements, in terms of design, are identified in LP2 and therefore I agree with the Council that policy DSP2 is superfluous and should be deleted and I recommend **MM2** accordingly. This recommendation is strengthened by the fact that the Council is proposing to publish a Design Guidance Supplementary Planning Guidance document – an approach implicitly supported by the NPPF¹¹.

Conclusion on Issue 1

21. LP2 as modified will satisfactorily secure the protection and enhancement of the settlements in the Borough.

Issue 2 – Is the Natural Environment Afforded Appropriate Protection (policies DSP7 to DSP16)?

Frontage Infill Development Outside a Settlement Boundary

22. Concerns were expressed by representors regarding the Council's restrictive approach towards frontage infill development outside the settlement boundaries. Although it is important to conserve and enhance the natural environment, there may be opportunities for sustainable development in locations outside the defined settlement boundaries. In order to clarify the Council's approach it is recommended that an additional criteria be added to policy DSP7 which establishes that in certain circumstances the appropriate infilling of an existing and continuous built-up residential frontage outside a settlement boundary may be justified (**MM6**).

¹¹ Paragraph 59

Change of Use to Garden Land Outside a Settlement Boundary

23. Similarly concerns were raised regarding the change of use of land outside a settlement boundary to garden land. I agree with the Council that there may be circumstances where such a change of use would have detrimental consequences for the character or appearance of the surrounding countryside. Conversely there may be situations where no material harm would be caused by such a change of use. It is therefore recommended that a greater degree of flexibility and clarity is introduced into policy DSP7 by the introduction of criteria against which any such proposal would be assessed (**MM7**).

Leisure and Recreation Development Outside a Settlement Boundary

24. Policy DSP8 refers to the need for leisure and recreation development outside a settlement boundary to meet the requirements of a sequential test and impact assessment. However, it is not clear exactly which type of uses those criteria in the policy would apply to. The Council is therefore proposing to specify that those criteria would only relate to main town centre uses (which are defined in the Glossary). This amendment reflects the most appropriate strategy to follow and therefore **MM9** is recommended.

Solent Breezes Holiday Park

25. Policy DSP11 currently states that any proposals for new chalets, static caravans or other holiday accommodation at the Solent Breezes holiday park (which lies outside any settlement boundary) would be limited to use on a seasonal basis. The Council has satisfactorily demonstrated the need to ensure that Solent Breezes remains available for holiday use (primarily for sustainability reasons) and does not become a residential housing estate. However, the policy lacks clarity and although some time restriction on occupation in these circumstances may be appropriate, there is little justification for the reference to the seasonal restriction. The Council therefore proposes to introduce a criteria-based policy which provides clarity and ensures that this element of the Plan is justified and I recommend **MM10** accordingly.

Open Space and Green Infrastructure

26. The Council's approach to greenspace provision lacks clarity, both in terms of identifying any shortfalls and also in explaining how the Council would address any such shortfalls. The NPPF confirms that open space can contribute to the health and well-being of communities¹². The way in which the Council intends to pursue this objective should be made clearer and therefore modifications to paragraphs 4.22 and 4.26 which summarise the Council's approach are recommended (**MM11**) in the interests of effectiveness.
27. The NPPF (chapter 8) confirms that the promotion of healthy communities is an important objective. One way of contributing towards meeting that objective is the identification of pedestrian and cycle routes. The Council has identified a number of routes in its Green Infrastructure Strategy but these have not been taken forward into LP2. Following the hearing session the Council has undertaken further work and proposes to list (in the supporting

¹² Paragraph 73

text after paragraph 4.29)¹³ those multi-user routes that it considers can be implemented during the plan period. I consider that the identification of these routes in the local plan will increase the likelihood of their delivery and therefore I recommend **MM30**.

Protection of Brent Geese and Wading Bird Species

28. Fareham Borough is an important wintering location for Brent Geese and wading bird species and several areas within the Borough are designated as part of the Solent Special Protection Area. These species are also reliant on a network of 'supporting sites'. It is acknowledged that there is some uncertainty regarding the 'value' of some of the sites and that further survey work will be required. Nevertheless it is important to ensure that as far as possible any such sites (which would be subject to policy DSP14) are identified on the Policies Map. To that end the Council is proposing to up-date the Policies Map in terms of the identified Brent Geese and Wader Sites and therefore **MM34** is recommended in order to ensure the most appropriate strategy will be followed.

Conclusion on Issue 2

29. With the inclusion of the Main Modifications it can be concluded that the natural environment of the Borough will be afforded appropriate protection.

Issue 3 – Whether or not the policies for Employment Provision are sound (policies DSP17 to DSP19)

30. A key element in the delivery of sustainable development is the existence of a strong competitive economy. The Council sets out the economic vision for the Borough in LP1¹⁴ which also establishes a minimum employment floorspace target of 41,000 sqm (policy CS1). This minimum target, however, has been revised to 100,100 sqm following further more recent work on the issue undertaken by PUSH¹⁵ and the Fareham Employment Study 2014¹⁶. Indeed LP2 identifies a potential supply of 131,190 sqm of employment floorspace, which represents a possible 31% oversupply. This will ensure that the LP1 minimum target would be met but also instils confidence in the Council's commitment to securing and maintaining a strong economy in the Borough, in line with national and sub-regional objectives.
31. I consider that the Council's overall approach is consistent with national advice. However, Table 3 (below paragraph 5.7) which provides details regarding employment floorspace supply and includes columns entitled B1, B2-B8 and B1-B8 lacks clarity. The differentiation between the three columns is not clear and therefore it is proposed to delete the column entitled B1-B8 and amend the figures in the B2-B8 column accordingly, thus ensuring

¹³ This is a change (proposed by the Council) to the positioning of the additional text from that which was advertised in the consultation version of the MMs but it has no consequences with regard to the soundness of LP2

¹⁴ Paragraphs 3.3 and 3.4

¹⁵ Core Document DPH01

¹⁶ Core Document DED01

effectiveness. **MM12** is therefore recommended.

32. Policy DSP17 includes criteria that would be used by the Council to assess proposals on existing employment sites that would result in the loss of employment floorspace. The last bullet point refers to the provision of evidence regarding extensive marketing but there is no indication of exactly what would be expected by the Council. Consequently the Council proposes to clarify the policy and include additional supporting text to explain in more depth what would be expected. This will ensure that the policy will be effective in this regard and therefore **MM13** is recommended.
33. In terms of employment allocations much of the proposed floorspace will be provided at Daedalus (Solent Enterprise Zone) and at the new settlement at Welborne. Five further sites are allocated and chapter 7 of LP2 includes Development Site Briefs for these proposed employment sites. The Briefs include a site area but there is no indication of the potential floorspace for each site. It may therefore be difficult for a decision maker to know how to react to a development proposal in such circumstances¹⁷ and it may impede the satisfactory monitoring of floorspace provision. Consequently the Council is proposing to include an indicative capacity floorspace for each of the allocations. This will ensure that this element of the plan is sound and therefore I recommend it (**MM32**).
34. The Development Site Brief for Little Park Farm refers to the potential of the site for low intensity employment use. Although there may be some constraints to development (for example the residential properties and the presence of some significant trees) there is insufficient justification for expecting the whole site to be developed for low intensity uses. A greater degree of flexibility should be introduced into the policy and therefore it is recommended that the reference to low intensity use should be deleted (**MM15**). As referred to above the Council is proposing to include indicative floorspace figures in the Development Site Briefs (approximately 11,200 sqm for this site) and this will enable consideration to be given to the constraints, whilst not unnecessarily restricting the intensity of development across the whole site.
35. A small number of other potential employment sites were put forward by representors but the evidence does not indicate that such sites would be required to contribute towards meeting the Borough's employment floorspace target. I am also mindful that these sites have not been subject to the same level of sustainability appraisal or public consultation as the sites allocated in LP2.

Conclusion on Issue 3

36. Given the significant potential for employment floorspace provision in the Borough and the lack of any substantive evidence that any of the Council's proposed allocations are not sound, it can be concluded that an appropriate level of sustainable economic growth will be secured in the Borough and that, as modified, the policies relating to employment provision are sound.

¹⁷ NPPF paragraph 154

Issue 4 – Whether or not the policies for Retail Provision are sound (policies DSP20 to DSP39)

37. Currently LP2 provides no guidance on the potential scale of any additional retail floorspace at Portchester. The 2012 GVA Fareham Retail Study¹⁸ includes a figure of 800-900 sqm. Whilst acknowledging that this is only an indicative figure it nevertheless is evidence-based and reference to it in LP2 would be of assistance to a decision-maker. It is therefore recommended that such a reference is made in the supporting text (**MM18**).
38. The Council originally proposed to extend the boundary of the Portchester District Centre to include, for example, the Methodist Church, the Parish Hall and residential properties at Assheton Court. Whilst I understand that these uses all add to the vitality of the area, the justification for including them all within the boundary is weak. Policy DSP36 primarily relates to 'the expansion of the retail offer' and there is no evidence that these sites are available to be considered for retail use or that such a use in these locations would be desirable. The Council is therefore now proposing to remove these sites from the District Centre boundary. In terms of the car and lorry parking areas to the south, these are well related to the existing retail area (both in terms of location and use) and it is appropriate to include them within the boundary because these are areas where 'the expansion of the retail offer' could be accommodated, should such expansion be justified.
39. The changes to the Portchester District Centre boundary and to the relevant supporting text, now being proposed by the Council, are required in the interests of soundness and I recommend them accordingly (**MM19**).
40. Objection was expressed by a number of local residents and interest groups to the loss of any car parking provision at the District Centre. However, the Council has now confirmed that any development proposal related to the expansion of the Centre would have to retain existing parking levels and include additional parking to meet the needs of the expansion. I consider that this clarification is required in order to ensure that the most appropriate strategy is being promoted by the Council and therefore recommend **MM20**.
41. Fareham town centre is a key retail location in the Borough and the Council's objectives and policies reflect this importance. A number of development sites and potential enhancement schemes are identified and no evidence was submitted that would lead me to conclude that the Council's aspirations, in terms of securing the vitality of the town centre, cannot be satisfactorily achieved. Indeed at my request the Council submitted further evidence following the hearing session¹⁹ which provided further confirmation that the Council's aspirations for the town centre are justified. Similarly the policies for Locks Heath District Centre and the Local Centres and Parades, establish an appropriate framework to guide their future.

Conclusion on Issue 4

42. The policies with regard to retail provision (as modified) are sound.

¹⁸ Core Document DED04

¹⁹ Section 9 of Core Document DCD-24

Issue 5 – Whether or not the policies for Residential Provision (including for gypsies) are sound (policies DSP40 to DSP47)

43. The level of housing provision in the Borough (excluding Welborne) is set out in policy CS2 of the adopted LP1 – 3,729 dwellings between 2006 and 2026. However, since the adoption of LP1 (August 2011) the SHS has been revised²⁰ and it includes up-dated housing figures which increase the target for the Borough by 472 dwellings between 2011 and 2026. The Council has decided to use these adjusted figures as the basis for LP2 and I consider this to be a reasonable and justified approach as it is a reflection of the most up-to-date position – a position that is now set out in the up-dated Table 4 in LP2 (Housing Delivery Overview)²¹. The Table confirms that the outstanding requirement (as at April 2014) is for 1,344 dwellings and that the projected supply is 1,794 dwellings – a potential surplus of 450 units (or 922 if assessed against the LP1 requirement). It is clear that there is an appropriate level of flexibility in terms of housing provision and it can be concluded that the Council is pursuing the most appropriate strategy in the circumstances.
44. There was criticism from some representors that LP2 is not based on the 2014 Strategic Market Housing Assessment. However, it is not the role of LP2 to re-assess objectively assessed need – that will be one of the tasks of the forthcoming review of the Local Plan, which will also be able to accommodate the requirements of the revised SHS (to be completed early next year). Comments were also made regarding the relationship between LP2 and the Welborne Plan, particularly with regard to overall numbers, delivery and the potential for the 'rest of the Borough' (i.e. LP2) to accommodate any shortfall that might arise at Welborne. However, Welborne is intended to contribute towards meeting the needs of a wider sub-region and any re-assessment or re-apportionment of housing numbers is more appropriately undertaken as part of the SHS.
45. Appendix C, Table 8, of LP2 sets out the housing allocations and chapter 7 provides a Development Brief for each site. Only two of the Briefs require changes to make them sound. Housing site H7, Fleet End Road, includes three potential accesses. However, two of them (from Green Lane and from between 43 and 47 Fleet End Road) are comparatively narrow and may involve land outside the control of the highway authority. There is, however, a third route identified off Shorewood Close, which is of appropriate width and design and which I was told by the Council could satisfactorily and safely accommodate traffic from up to 25 dwellings. I understand that the land may be in more than one ownership and that there is a risk that connectivity, legibility and permeability between developments on the various parcels of land could be lost. However, policy DSP5 relating to the Development of Adjacent Land and the Council's design policies should ensure that an appropriate development of the whole area can be achieved. In order to ensure that the most appropriate strategy for the site is being promoted, **MM22** is recommended.
46. The plan for site H11, Heath Road, Locks Heath, does not include any access points. Following consultation with the land owners it is now proposed by the

²⁰ Core Document DPH01

²¹ See Appendix 1 to Core Document DCD-11

Council to identify potential accesses off Heath Road and Centre Way. This modification (**MM23**) will ensure that the proposal is sound and is therefore recommended.

47. Paragraph 14 of the NPPF refers to the need for local plans to incorporate sufficient flexibility to adapt to rapid change. Currently LP2, for example policy DSP40 on Housing Allocations and its supporting text, does not provide any indication of how the Council would respond in circumstances where the predicted level of housing delivery is not being achieved. Consequently it is proposed by the Council to strengthen this element of LP2 by explaining that in principle additional housing sites may come forward if it can be satisfactorily demonstrated that the Council does not have a five year land supply when assessed against the CS housing targets. New explanatory text is proposed and the policy would be modified to include the criteria against which any such proposal would be assessed. This is a pragmatic and positive way forward and will contribute to ensuring that LP2 is justified, effective and consistent with national policy. **MM21** is therefore recommended.
48. It is important that the housing supply figures referred to in LP2 are up-to-date, particularly with regard to enabling effective monitoring to be undertaken. To this end the Council is proposing to up-date the information set out in the supporting text, Table 4 and appendices C to G. This will ensure the effectiveness of the plan and **MM31** is recommended.
49. The housing allocations have been satisfactorily justified in terms of availability of sites, delivery and viability²² and no substantive evidence was submitted that would lead me to conclude that the sites cannot be developed. In any event there is a significant 'cushion' available should circumstances change, for example in terms of the delivery of a particular allocation.
50. A number of alternative/additional housing sites were put forward by representors but bearing in mind the 'cushion' that I refer to above and the soundness of the Council's allocated sites, there is no justification for concluding that any of these proposals from interested parties should become allocations. This conclusion is reinforced by the fact that most of the sites are located in the countryside (i.e. outside the settlement boundaries), some have not been subject to a comparable sustainability appraisal as has been undertaken by the Council on the allocated sites, and the sites have not all been subject to recent public consultation.
51. Policy CS18 of the Core Strategy establishes a general requirement for 40% affordable dwellings in schemes of over 15 units and 30% in proposals for between 5 and 14 dwellings (although the Council has confirmed that since the recent Ministerial Statement on the matter²³ it no longer seeks affordable housing on schemes of 10 dwellings or less²⁴). The Council has identified a potential deficit of 91 affordable units over the plan period²⁵. Whilst in these circumstances it may be unreasonable to expect that all the affordable housing need in the Borough can be met, the Council is keen to seek measures that would reduce this potential deficit. To this end it is proposing to include an

²² Core Document DHO10

²³ 28 November 2014

²⁴ Core Document DCD-30

²⁵ Core Document DCD-24

Affordable Housing Exception Sites Policy in the Plan, together with appropriate supporting text. The policy sets out the criteria against which a proposal for affordable housing on sites outside the settlement boundary would be assessed. The introduction of the new policy will add flexibility to the Council's approach and may contribute to the delivery of more affordable dwellings, in line with the requirements of the NPPF. **MM8** is therefore recommended.

52. NPPF paragraph 50 states that the Council should be planning for a mix of housing, including for people wishing to build their own homes. Paragraph 5.181 of LP2 goes no further than referring to the Council's support for self-build schemes. In order to translate this support into something more tangible the Council is proposing to identify two sites (H12 – Stubbington Lane; and H13 – Sea Lane) where self-build schemes would be encouraged. This modification will ensure that in this respect LP2 will be sound and it is therefore recommended (**MM24**).
53. Although there is evidence to demonstrate that housing to meet the needs of older people has been provided in recent years, the Council considers that more could be done to secure such provision during the plan period. Bearing in mind the increase in the numbers of elderly as a proportion of the population, I agree that it is important that efforts should be made to meet their needs. To that end the Council is proposing to identify three sites in sustainable locations where new housing for older persons will be sought – Fareham Station West; Genesis Centre Locks Heath; and the corner of Station Road and the A27 at Portchester.
54. Concerns were expressed regarding the identification of land on the corner of Station Road and the A27 (Portchester) as a site for housing for older people – for example in terms of parking, access, design, noise, loss of greenspace, flood risk and the living conditions of neighbours. This site was assessed through the Strategic Housing Land Availability Assessment²⁶ (January 2014) and it was concluded that a proposal for about 5 dwellings would not be viable. However, a more recent viability assessment²⁷ (December 2014) concluded that the site would be viable for a retirement living development of 15 flats. The Council confirmed that the site has a realistic prospect of being delivered within the plan period and no evidence was submitted to contradict this assertion. Having visited the site I agree with the Council that this is a very sustainable urban location.
55. I am aware that planning permission for the development of the site has been sought in the past and I understand the concerns that have been raised by local residents. However, the Development Site Brief makes it clear that, for example, matters of design, planting, outlook, privacy of neighbours, access and highway safety would all need to be addressed and no evidence was submitted to demonstrate conclusively that any issues of concern could not be adequately overcome or addressed. On that basis, and bearing in mind NPPF paragraph 50 advises that the needs of different groups in the community (such as older people) should be planned for, I consider that the Council is justified in identifying the land at Portchester as being suitable for older

²⁶ Core Document DHO02 Volume 3

²⁷ Core Document DHO16

persons' housing. In this way the Council would be promoting the most appropriate strategy in this regard and therefore **MM25**, which proposes additions to policy DSP42 and the supporting text and amendments to the Site Briefs (and the inclusion of a 'new' Brief for the Portchester site), is recommended.

56. The Travellers Accommodation Assessment for Hampshire 2013 advises that by 2017 six additional pitches are required within the Borough (over and above those that already have planning permission). Since 2013 one further pitch has been given planning permission leaving a requirement of five pitches in the short-term. The Council is proposing two additional pitches at The Retreat (Newgate Lane) and three additional pitches at 302A Southampton Road. I am satisfied that both these locations are suitable for such a use and note that both sites are already used for gypsy and traveller accommodation. The Council confirms that one additional pitch will be required by 2022 but there is no reason to doubt that the Council will consider longer-term provision in the forthcoming review of the local plan.
57. Concerns were raised regarding the environmental consequences of locating gypsy and traveller pitches adjacent to the Peel Common Wastewater Treatment Works (WTW) especially in terms of odour (at The Retreat, Newgate Lane). The Council's Environmental Health Department has assessed the risk but does not consider it to be at an unacceptable level²⁸, especially bearing in mind recent improvement works undertaken at the site by Southern Water. I am also mindful that the Council is proposing to modify policy DSP3 to make specific reference to protection from odour and this will enable the Council to ensure that any development at the WTW would not have a significant adverse impact on neighbouring development (see MM3).
58. Although the 2013 Assessment referred to above does not specifically advise that sites within the Borough should be identified for transit pitches or plots for travelling showpeople, it is clear that across a wider geographical area (the 'eastern' grouping of authorities) there may be a need for such provision. I would urge the Council to work collaboratively with its neighbours to ensure that, if appropriate, the review of the local plan identifies sites where at least some of this need can be met. In the meantime I am satisfied that the Council's approach towards planning for gypsies, travellers and travelling showpeople is sound.

Conclusion on Issue 5

59. I conclude that the policies for residential provision, as now proposed by the Council, are sound.

Issue 6 – Whether or not the policies for the provision of Facilities and Infrastructure are sound (DSP48 to DSP56)

60. It is important that LP2 reflects the most up-to-date position with regard to the improvement of highway infrastructure. The current situation with regard to the Stubbington by-pass and the Newgate Lane Southern Section is

²⁸ NPPF paragraph 109

explained in the Joint Position Statement of Fareham Borough Council and Hampshire County Council dated 18th November 2014²⁹. The Statement includes information about the justification for the improvements, public consultation undertaken, timing of delivery and funding. I am satisfied that there is sufficient justification for the safeguarding of these routes and the associated highway improvements and that the Council is therefore right to up-date the supporting text that relates to Stubbington by-pass, Newgate Lane (north and south) and Peel Common roundabout and make the necessary amendments to policy DSP49 and the Policies Map. **MM27** is therefore recommended.

61. The supporting text in paragraph 6.22, and part of LP2 policy DSP50, imply that there is uncertainty regarding the status of Yew Tree Drive. However, since submission of LP2, the County Council has agreed to open Yew Tree Drive bus gate. This removes any uncertainty and therefore it is appropriate to delete the references to Yew Tree Drive and **MM28** is recommended accordingly.
62. Concerns were raised regarding the Council's approach to improving air quality in the Borough. Paragraph 6.6 of LP2 refers to the two Air Quality Management Areas for which Action Plans have been produced and I consider that these demonstrate the Council's commitment to achieving this important objective. Although not a matter of soundness I endorse the Council's proposed minor addition to the supporting text in paragraph 6.6 which confirms its intention to improve air quality in the Management Areas and also elsewhere in the Borough³⁰.
63. The NPPF advises that local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources and to this end the Council commissioned a Renewable and Low Carbon Energy Capacity Study³¹. This included consideration of technologies that might be relevant to Fareham, potential locations for their implementation and the potential constraints to such development, for example in terms of impact on the landscape. Policy CS16 of LP1 and policy DSP56 of LP2 provide the framework for the consideration of this issue and I am satisfied that they satisfactorily embody the NPPF advice.

Conclusion on Issue 6

64. The policies for the provision of facilities and infrastructure, as modified, are sound.

Issue 7 – Whether or not the Council's approach to Delivery and Monitoring is sound (Chapter 8)

65. The Council acknowledges that Table 5 (Monitoring Schedule) of the submitted Plan is not sufficiently detailed³². Consequently a new Table has been

²⁹ Core Document DCD-17

³⁰ Minor modification DAM11

³¹ Core Document DFI01

³² Paragraph 10.1.1 of Core Document DCD-14

formulated by the Council which includes additional targets and indicators and 'sources' for monitoring. I consider that the effectiveness of the Plan can primarily be tested through appropriate monitoring and therefore a strong monitoring framework is essential. Such a framework is now being proposed by the Council (**MM33**) and I recommend its inclusion, in this way ensuring that the Council's approach to delivery and monitoring is sound.

Assessment of Legal Compliance

66. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	LP2 is identified within the approved LDS dated February 2014 which sets out an expected adoption date of Winter 2014/15. The Plan's content and timing are broadly compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in January 2011 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The AA (January 2014) has been satisfactorily carried out and concludes that LP2 can be considered to be compliant with the Habitats Regulations.
National Policy	LP2 complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	LP2 complies with the Duty.
2004 Act (as amended) and 2012 Regulations.	LP2 complies with the Act and the Regulations.

Overall Conclusion and Recommendation

67. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
68. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Fareham Local Plan Part 2: Development Sites and Policies satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

David Hogger

Inspector

This report is accompanied by the Appendix containing the Main Modifications

Appendix – Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take into account the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	8	Para 1.11	<p>Commitment to a Review of the Local Plan</p> <p><i>Amendments to para 1.11:</i></p> <p>The Council's commitment to an early review of the Local Plan is reiterated in the Local Development Scheme. The Council is committed to review the Local Plan, and this is set out in the Local Development Scheme (Revised September 2014), which was agreed at Fareham Borough Council's Executive Meeting on the 1st September 2014. The Council's timetable for the Local Plan Review allows the Authority to take account of the current review of the South Hampshire Strategy. The timetable for the review of the Local Plan is as follows:</p> <ul style="list-style-type: none"> • Summer 2016 – Consultation on draft Local Plan (Regulation 18) • Summer 2017 – Publication of pre-submission Local Plan (Regulation 19) • Autumn 2017 – Submission to Secretary of State (Regulation 22) • Winter 2017 – Examination (Regulation 24) • Spring/Summer 2018 – Adoption (Regulation 26) <p>The Local Plan Review undertaken by the Council will be comprehensive in nature, updating and reviewing the adopted Core Strategy, Development Sites and Policies and Welborne Plans, to form one Local Plan.</p>
MM2	15	DSP2 & Para 3.16	<p>Delete Design policy because superfluous but insert a new sentence</p> <p><i>Amendment to para 3.16:</i></p> <p>Core Strategy Policy CS17: High Quality Design sets out key design principles that should be adhered to in all proposals in the Borough. These design principles will be supplemented by the Design Supplementary Planning Document (SPD), which will provide additional detail and set standards for internal and external spaces. <u>The Council expects all new development to adhere to the Principles of CS17, whilst having due regard to the additional guidance within the Design Guidance (Excluding Welborne) SPD.</u></p>

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Ref	Page	Policy/ Paragraph	Main Modification
			<p><i>Deletion of policy DSP2:</i></p> <p>Policy DSP2: Design</p> <p>All new development in the Borough should be consistent with the principles set out in Core Strategy Policy CS17: High Quality Design, and the Design Supplementary Planning Document.</p>
MM3	17	DSP3	<p>Refer to dust, smoke, fumes and odour. Delete corresponding references in DSP47</p> <p><i>Amendment to policy DSP3:</i></p> <p>Policy DSP2<u>3</u>: Environmental Impact</p> <p>Development proposals should not, individually, or cumulatively, have a significant adverse impact, either on neighbouring development, adjoining land, or the wider environment, by reason of noise, dust, fumes, heat, smoke, liquids, vibration, light or air pollution (including dust, smoke, fumes or odour).</p>
MM4	17-18	DSP5 & Policy 3.25	<p>Clarification regarding the Council's approach to ensuring that development would not prejudice the future use of adjacent land</p> <p><i>Amendments to para 3.25:</i></p> <p>'Ransom Strips' Preventing Prejudice to the Development of Adjacent Land</p> <p>In order to ensure that development makes the most efficient use of land, comprehensive schemes <u>for larger sites</u> will be encouraged where possible. The Council has a long-standing policy of seeking <u>to ensure that any permitted development does not prejudice the development of adjacent land, where there are sound planning reasons to secure the development of a larger site, prevent the establishment of ransom strips which by preventing access from the approved development to other areas of the larger site to adjacent land.</u> This principle was re-emphasised <u>established</u> in the Core Strategy Policy CS15: Sustainable Development and Climate Change, which states that "<i>Development must not prejudice the development of a larger site</i>". Developers will be expected to enter into legal agreements to ensure prejudice to <u>the development of</u> adjacent land is avoided as smaller parcels of land are developed. Where legal agreements are deemed necessary, but not subsequently achieved, proposals may be refused in line with CS15 <u>and DSP5.</u></p> <p><i>Amendments to policy DSP5:</i></p> <p>Policy DSP4<u>5</u>: 'Ransom Strips' Prejudice to Adjacent Land</p>

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Ref	Page	Policy/ Paragraph	Main Modification
			<p>Where piecemeal development could delay or prevent the provision of access <u>comprehensive development of a larger site to adjacent land</u>, a legal agreement will be required <u>sought</u>, to ensure that any permitted development does not prejudice the development of adjacent land <u>prevent the use of land as a 'ransom strip'</u> and that <u>highway access, pedestrian access and services to adjoining land are provided.</u></p>
MM5	23	DSP6	<p>Protection of archaeological sites</p> <p><i>Amendment to second last paragraph of policy DSP6:</i></p> <p>The Council will conserve Scheduled Monuments, <u>and archaeological sites that are demonstrably of national significance</u>, by supporting proposals that sustain and where appropriate enhance their heritage significance. Proposals that unacceptably harm their heritage significance, including their setting, will not be permitted.</p>
MM6 & MM7	25	Para 4.6 & Policy DSP7	<p>Clarification of the Council's approach to frontage infill outside defined settlement boundaries</p> <p>Clarification of the Council's approach to the change of use of land outside the settlement boundaries to garden land</p> <p><i>Amendments to paragraph 4.6:</i></p> <p>The Borough Council will protect the areas outside of the DUSBs from development that would adversely affect the landscape character, appearance, and function, by avoiding non-essential residential development, including <u>unacceptable changes of use to residential garden area-land</u>. Subject to other planning policies, exceptions may be made for the conversion of existing buildings, one-for-one replacement of existing dwellings, <u>infill between existing residential frontages</u> or where there is a proven requirement for a new dwelling to support an agricultural worker's employment requirements to live in close proximity to their place of work.</p> <p><i>Amendments to policy DSP7:</i></p> <p>Policy DSP7 New Residential Development Outside of the Defined Urban Settlement Boundaries</p> <p>There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where <u>one or more of the following apply</u>:</p> <ol style="list-style-type: none"> <li data-bbox="655 1937 1500 2036">i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or

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			<p>ii. It involves a conversion of an existing non-residential building where;</p> <p>a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and</p> <p>b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.</p> <p>iii. <u>It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:</u></p> <p>a) <u>the new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and</u></p> <p>b) <u>it does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and</u></p> <p>c) <u>it does not involve the siting of dwellings at the rear of the new or existing dwellings.</u></p> <p>A change of use of land outside of the defined urban settlement boundary to residential garden will <u>only be permitted unless where:</u> other environmental benefits can be secured.</p> <p>i. <u>it is in keeping with the character, scale and appearance of the surrounding area; and</u></p> <p>ii. <u>it will not detract from the existing landscape; and</u></p> <p>iii. <u>it respects views into and out of the site.</u></p> <p>New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.</p> <p>Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements, and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.</p>
MM8	26	New paragraph & policy	<p>New policy on Affordable Housing Exception sites</p> <p><i>New supporting text inserted below existing policy DSP7:</i></p>

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Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Affordable Housing Exception Sites</u></p> <p><u>The Council is committed to delivering affordable housing to meet the needs of the Borough. The majority of the Borough's affordable housing needs will be met through existing commitments and as a percentage of the Borough's housing allocations (DSP40) in line with Core Strategy Policy CS18. However, where, through the Council's monitoring or other evidence, it can be demonstrated that the levels of affordable dwellings (as defined by the NPPF) being delivered through the above methods are not meeting the target levels set out in Policy CS18 of the Core Strategy, the Council will consider granting planning permission for affordable housing on sites outside the existing urban area boundaries.</u></p> <p><u>Proposals for affordable housing exception sites must be accompanied by satisfactory evidence which demonstrates that the tenure, scale and mix of affordable housing proposed will meet an unmet need in the Borough. Affordable housing need should be calculated as the required proportion (as set out in Policy CS18) of the projected total housing requirements set out in the Core Strategy. Applicants will be expected to enter legal agreements to ensure that where affordable units are permitted on exception sites they are retained for this use in perpetuity. Proposals will only be considered where they are brought forward, and managed, by a not for profit social housing provider that is regulated by the Homes and Community Agency (HCA).</u></p> <p><u>Whilst affordable housing exception sites will be considered outside of existing urban boundaries, it is important that such sites are not isolated. Therefore, permission will only be granted where sites are both adjacent to, and well related to, the existing urban area boundaries to ensure they can be well integrated with the existing settlements of the Borough. Sites must be well designed to reflect the character of the neighbouring settlement, but also to minimise impacts on the countryside and, where relevant, Strategic Gaps. To ensure proposals do not dominate existing settlement areas, and to minimise the impact on the countryside, the Council will only permit small scale affordable housing exception sites. For the purposes of this Policy "small scale" development is considered to be around 10 dwellings. However, where the need is justified, schemes for up to 20 dwellings may be permitted adjacent to the Borough's larger settlements.</u></p> <p><i>New policy DSP7 following new supporting text (shown above):</i></p> <p><u>DSP7 Affordable Housing Exceptions Sites</u></p> <p><u>Where there is clear evidence that affordable housing delivery is not meeting the target levels set out in Policy CS18 of the</u></p>

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			<p><u>Core Strategy (excluding Welborne), planning permission may be granted for affordable housing on sites outside the existing urban area boundaries. Such proposals will only be permitted where:</u></p> <ul style="list-style-type: none"> • <u>100% affordable (as defined in the NPPF) units (net) are provided;</u> • <u>The development is of a small scale and is located adjacent to, and well related to, the existing urban settlement boundaries;</u> • <u>It is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;</u> • <u>It will be brought forward by, and will be managed by, a not for profit social housing provider who is regulated by the Homes and Community Agency; and</u> • <u>It is subject to a legal agreement to ensure that the units will be retained as affordable housing in perpetuity.</u>
MM9	26	DSP8	<p>Clarification regarding requirements for sequential tests and impact assessments</p> <p><i>Amendments to first paragraph only of policy DSP8:</i></p> <p>Proposals for leisure and recreation development outside of the defined urban settlement boundaries (as identified on the Policies Map) will be permitted, where <u>they do not have an unacceptable adverse impact on the strategic and/or local road network and; for main town centre uses:</u></p> <ol style="list-style-type: none"> I. they meet the requirements of a sequential test; and II. subject to their scale, they meet the requirements of an impact assessment. III. they do not have an unacceptable adverse impact on the strategic and/or local road network
MM10	30-31	DSP11 & Para 4.19-4.20	<p>Solent Breezes Holiday Park – removal of the reference to seasonal occupation</p> <p><i>Amendments to paragraph 4.19:</i></p> <p>Proposals for developing caravans for holiday accommodation purposes, or the conversion of existing properties, or development or intensification of any existing development within Solent Breezes, will have a condition <u>restricting occupancy to holiday use only and for a that limits occupancy to a maximum of ten months each calendar year.</u></p> <p><i>Amendments to paragraph 4.20:</i></p> <p>Limited These holiday occupancy conditions will apply to new holiday accommodation or other forms of development within Solent Breezes Holiday Park to ensure consistency with other policy aims of controlling development outside the defined</p>

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			<p>urban settlements boundaries. Where a limited occupancy condition is attached to the permission, it is expected that the vacant months will be during the winter months. Potential impacts on the landscape and other nature conservation designations and the flood risk areas around the Coastal Zone will be particularly important in determining proposals relating to Policy DSP11: Development Within Solent Breezes Holiday Park.</p> <p><i>Amendments to policy DSP11:</i></p> <p>Within the Solent Breezes Holiday Park (as defined on the Policies Map), <u>planning permission, or proposals to vary condition on existing permissions,</u> will not be granted to vary <u>planning conditions</u> to allow the occupation of any existing chalets or caravans and mobile homes on a permanent or year round basis. <u>To ensure this, all permissions will be subject to holiday occupancy conditions, including maximum occupancy of 10 months in a calendar year. Permissions will only be granted for holiday occupation provided all the following criteria are met:</u></p> <ol style="list-style-type: none"> i. <u>the holiday accommodation is of a high standard and appropriate for the time of proposed use;</u> ii. <u>it can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced, to be agreed between the Council and site/property owner or operator in advance;</u> iii. <u>the submission of a Coastal Change Vulnerability Assessment that identifies that the proposal will result in no increased risk to life or significant increase in risk to property; and</u> iv. <u>where it can be demonstrated that the proposal will not have an adverse impact on the SPA.</u> <p>Planning permission for new chalets, static caravans or other holiday accommodation will only be granted, subject to appropriate conditions limiting their use to holiday accommodation on a seasonal basis for not more than ten months in each calendar year.</p>
MM11	31-32	Paras 4.22 & 4.26	<p>Greenspace provision</p> <p><i>Amendments to paragraph 4.22:</i></p> <p>The NPPF requires local planning authorities to ensure that sufficient open space is provided to meet the needs of communities. The Greenspace Study (2007) and its Addendum provide an audit of open space provision across the Borough. This audit is considered against the open space standards set out in the Core Strategy to highlight areas in the Borough which are either in deficit or surplus of open space provision. <u>Although overall the Borough is in surplus in</u></p>

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			<p><u>both Natural Greenspace and Parks and Amenity Open Space there are a number of wards that experience shortages in one or both types of provision. Table 18 of the Green Space study Addendum 2 provides further detail on this. In order to assist in addressing some of these deficiencies two new publicly accessible open spaces have been allocated.</u></p> <p><i>Amendments to paragraph 4.26:</i></p> <p>In addition to the new open space allocations, the Council has a threefold approach will explore opportunities to address any further open space deficiencies in the Borough. through a land management approach. This approach includes the Council identifying new deliverable sites through a variety of means, including projects proposed through the Green Infrastructure Study. The Council will also support, and where appropriate, work with partner organisations to bring forward additional opportunities, including provision that may come forward as part of development proposals. Furthermore, the Council will explore opportunities to use existing open space more effectively. may include the exploration of opportunities to transfer existing types of open space to other typologies in deficit, rights of access agreements and lease arrangements. Furthermore Qualitative improvements to existing open space are proposed through the Council's Open Space Improvement Programme, <u>which aims to increase the accessibility and attractiveness of public open space so it is available and attractive to a larger population.</u></p>																																			
MM12	44	Table 3 & Para 5.9	<p>Clarification of Employment Floorspace Supply table</p> <p><i>Amendments to Table 3:</i></p> <p>Table 3 Employment Floorspace Supply 2011-2026 <u>(All figures are in square meters)</u></p> <table border="1"> <thead> <tr> <th>Source</th> <th>B1 (Offices)</th> <th>B2/B8 (Industrial/Warehousing)</th> <th>B1-B8 (General Employment)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Completions 2011-2013</td> <td>200</td> <td>1,030 <u>1,300</u></td> <td>270</td> <td>1,500</td> </tr> <tr> <td>Excess Vacancies</td> <td>3,400</td> <td>8,600</td> <td></td> <td>12,000</td> </tr> <tr> <td>Permissions</td> <td>25,800</td> <td><u>7,100</u></td> <td>7,100</td> <td>32,900</td> </tr> <tr> <td>Potential Sites</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Solent Enterprise Zone</td> <td>2,300</td> <td>47,900</td> <td></td> <td>50,200</td> </tr> <tr> <td>Little Park Farm</td> <td></td> <td><u>11,200</u></td> <td>11,200</td> <td>11,200</td> </tr> </tbody> </table>	Source	B1 (Offices)	B2/B8 (Industrial/Warehousing)	B1-B8 (General Employment)	Total	Completions 2011-2013	200	1,030 <u>1,300</u>	270	1,500	Excess Vacancies	3,400	8,600		12,000	Permissions	25,800	<u>7,100</u>	7,100	32,900	Potential Sites					Solent Enterprise Zone	2,300	47,900		50,200	Little Park Farm		<u>11,200</u>	11,200	11,200
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			Kites Croft		<u>3,090</u>	3,090	3,090
			Welborne ¹	4,400	15,900		20,300
			Total	36,100	73,430 <u>95,090</u>	21,660	131,190
			<u>Fareham Borough Requirement</u>	40,700	59,400	0	100,100
			Surplus/Deficit	-4,600	+14,030 <u>+35,690</u>	+21,660	+31,090
			<p><i>Amendments to paragraph 5.9:</i></p> <p>Although the supply of office floorspace appears to be insufficient there are a number of important factors to consider. Firstly, there is a substantial part of the <u>potential overall supply in B2/B8 uses (shown from above) which is shown as B1-B8 (21,660sq.m), where the final use has yet to be determined of 35,690sq.m.</u> It is conceivable that a proportion of this <u>supply could, instead, come forward</u> will be for offices, although it is difficult to ascertain at this juncture what this figure is likely to be and the flexible policies in the Plan would allow that to happen.</p>				
MM13	46	DSP17 & Para 5.17	<p>Clarification of Council's approach to change of use within existing employment areas</p> <p><i>Amendments to paragraph 5.17:</i></p> <p>Where it can clearly be demonstrated that a building or site in one of the Borough's existing employment areas is no longer suitable and viable for economic development uses, alternative uses may be considered. However, all <u>appropriate alternative forms of economic development should be considered before other uses, such as housing, will be deemed acceptable.</u> A comprehensive marketing exercise over a twelve-month period, <u>ending within 3 months of the submission of the planning application,</u> should be completed prior to an application being submitted, in order to clearly demonstrate a site's lack of suitability for economic development uses. <u>In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the length of the vacancy, the agents used to promote the sale/letting (including contact details), advertising methods used, information regarding any interest received during that time and why any interest (if any) was not pursued.</u></p> <p><i>Amendments to the last paragraph of DSP17:</i></p>				

¹ Predicted employment floorspace to be delivered at Welborne by 2026. The delivery of employment floorspace at Welborne is covered in the Local Plan Part 3: Welborne Plan

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			<p>Changes of use or redevelopment within the existing employment areas that would result in a loss of floorspace for economic development uses will be not be permitted unless:</p> <ul style="list-style-type: none"> • All <u>appropriate</u> alternative forms of economic development have been considered; • It can be clearly demonstrated that the land or building is not fit for purpose and is <u>modernisation or redevelopment for employment uses</u> would be financially unviable; and • The proposal is accompanied by details of <u>extensive</u> marketing of the vacant site/building covering a period of not fewer than twelve months. 		
MM14	50	DSP19	<p>Include reference to 'historic significance' in first bullet point</p> <p><i>Amendment to first bullet point of policy DSP19:</i></p> <ul style="list-style-type: none"> • the built character <u>and historic significance</u> of the area 		
MM15	126	Employment site E2 Development Brief	<p>Remove reference to 'low intensity' development at Little Park Farm</p> <p><i>Amendment to Development Brief to Employment Site E2:</i></p> <table border="1"> <tr> <td>Potential Use and Indicative Floorspace Capacity</td> <td>Employment <u>floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m</u></td> </tr> </table>	Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m</u>
Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace (low intensity B1, B2 or B8) of approximately 11,200sq.m</u>				
MM16	59	DSP25	<p>Refer to listed viaduct</p> <p><i>Amendment to second paragraph of policy DSP25:</i></p> <p>Views into and out of the Waterfront, <u>including those of the listed railway viaduct</u>, should be protected. New development located near Fareham Waterfront or on Market Quay Car Park should be designed sensitively to retain visual links between the Town Centre and the Waterfront.</p>		
MM17	72	DSP32 (second paragraph)	<p>Deliver townscape benefits</p> <p><i>Amendment to second paragraph of policy DSP32:</i></p> <p>Proposals will be required to ensure that new buildings are designed <u>to deliver townscape benefits and to front on to Trinity Street and Osborn Road</u>.</p>		
MM18	80	5.163	<p>Include reference to foodstore floorspace and retaining existing parking levels at Portchester District Centre</p> <p><i>Amendments to paragraph 5.163:</i></p>		

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			<p>The 2012 Retail Study concludes that Portchester District Centre requires some additional retail floorspace during the plan period. <u>Portchester could accommodate a foodstore of around 800-900sq.m net through an increase in market share" (GVA 2012).</u> The Council will ensure that any new proposals are well integrated to the existing District Centre in order to contribute to its vitality and viability." Given the physical restrictions to the north any future expansion of the Centre, or any new stores, are likely to be either through redevelopment within the West Street frontage, or south of West Street, to the area currently given over to surface car parking. There are two key elements that need to be considered as part of any redevelopment or extension to the Centre. Firstly the levels of parking to be provided will need to reflect the current parking levels, but also the increase in demand that may come through the extension. <u>Firstly any new proposals will be required to retain existing parking levels and provide additional parking to meet the requirements of the new development proposed.</u> Secondly, any new retail units will need to be sited in a way that relates, and links to, the existing pedestrianised area to ensure that they become an integrated part of the Centre, <u>as recommended in the 2012 Retail Study.</u> Also, new development will need to take account of flood risk issues in accordance with the Technical Guidance to the National Planning Policy Framework.</p>
MM19	80	5.164 & Policy Map	<p>Portchester District Centre: boundary change to remove residential properties and community facilities and amendment to supporting text</p> <p><i>Amendments to paragraph 5.164:</i></p> <p>The boundary of Portchester District Centre has been extended to include additional uses that currently form functional parts of the Centre, and to allow potential space for expansion. <u>In line with Strategic Objective SO4 of the Core Strategy, proposals that will serve to enhance the district centre through promoting a mix of uses, including public space to enhance its social and economic focus will be supported.</u> The commercial premises to the east of Castle Street, <u>and Castle Court, Portchester Methodist Church and Portchester Parish Hall</u> have been included alongside the car park and lorry park behind West Street. These buildings and spaces all contribute to the vitality of the Centre and add to the overall offer. This extended boundary is designed to allow for the appropriate expansion of the retail offer, and means the Centre is not overly restricted or confined <u>and can accommodate future growth.</u></p> <p><i>Revision to boundary of Portchester District Centre on Policy Map attached at Annex A, below this Modifications Table.</i></p>
MM20	80	DSP36	<p>Refer to no reduction in parking spaces</p>

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			<p><i>Amendments to first bullet of paragraph DSP36:</i></p> <ul style="list-style-type: none"> • <u>There is no overall reduction in car parking levels, and the proposed level of car parking meets the needs of both the existing retail offer and the proposed expansion</u>
MM21	85	DSP40 & para 5.180	<p>Increasing the flexibility in the delivery of housing</p> <p><i>New paragraph after 5.180:</i></p> <p><u>The Council is committed to delivering the housing targets in the Core Strategy, and so it is important to provide a contingency position in the Plan to deal with unforeseen problems with delivery of both allocations and/or commitments. Therefore, further flexibility in the Council's approach is provided in the final section of Policy DSP40: Housing Allocations. This potentially allows for additional sites to come forward, over and above the allocations in the Plan, where it can be proven that the Council cannot demonstrate a five year land supply against the Core Strategy housing targets.</u></p> <p><u>In order to accord with Policy CS6 and CS14 of the Core Strategy, proposals for additional sites outside the urban area boundaries will be strictly controlled. Such proposals will only be considered if it is demonstrated through the Council's monitoring, or other evidence, that the Council cannot meet its five year land supply target against the housing requirements set out in the Core Strategy.</u></p> <p><u>To ensure that such additional housing schemes contribute towards any five year supply shortage the Council will expect detailed information to be submitted to demonstrate the deliverability of the scheme. This should include a detailed programme of delivery specifically setting out when the proposal will be delivered. If deemed necessary the Council will include a planning condition to limit the commencement time to a year from the date of permission to ensure deliver in the short term. In order to protect areas outside of the existing settlements from unnecessary levels of development, only proposals that are of a scale relative to any identified shortfall will be considered.</u></p> <p><u>Protecting the character and beauty of the countryside is an important objective and so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing urban area boundary and sensitively designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. Proposals that minimise the impacts on the countryside and, where relevant, Strategic Gaps will be preferred. Any proposal will also need to demonstrate that there will be no unacceptable environmental, amenity or traffic implications and that all</u></p>

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			<p><u>other relevant Policies in the Local Plan have been duly considered.</u></p> <p><i>Insertion at the end of Policy DSP40:</i></p> <p><u>Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:</u></p> <ul style="list-style-type: none"> • <u>The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;</u> • <u>The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;</u> • <u>The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps</u> • <u>It can be demonstrated that the proposal is deliverable in the short term; and</u> • <u>The proposal would not have any unacceptable environmental, amenity or traffic implications.</u> 		
MM22	153	Housing site H7 – Fleet End Road, Warsash: Development Brief	<p>Amend plan to show only one access point (via Shorewood Close)</p> <p><i>Amended plan for Housing site H7 Development Brief attached at Annex B, below this Modifications Table.</i></p> <p><i>Amendments to Housing site H7 Development Brief:</i></p> <table border="1" data-bbox="655 1368 1508 2018"> <tr> <td data-bbox="655 1368 842 2018">Key Planning and Design Issues</td> <td data-bbox="842 1368 1508 2018"> <p>Due to land ownership, the site may not come forward as a single proposal. If the site is split, It is essential that the separate proposals for the site relate to each other to ensure that connectivity, legibility and permeability between them are not lost.</p> <p>The area that is available for development will impact on development form, as consideration will need to be given to existing residential properties, the trees on site, and the setting of the listed Jolly Farmer pub.</p> <p>Access to the site via Shorewood Close, using land owned by the Jolley Farmer, would be suitable to serve redevelopment of the site of up to approximately 25 dwellings. Access via the lane between 47-43 Fleet End Road or Green Lane, with sufficient improvement including provision of a sufficient buffer to</p> </td> </tr> </table>	Key Planning and Design Issues	<p>Due to land ownership, the site may not come forward as a single proposal. If the site is split, It is essential that the separate proposals for the site relate to each other to ensure that connectivity, legibility and permeability between them are not lost.</p> <p>The area that is available for development will impact on development form, as consideration will need to be given to existing residential properties, the trees on site, and the setting of the listed Jolly Farmer pub.</p> <p>Access to the site via Shorewood Close, using land owned by the Jolley Farmer, would be suitable to serve redevelopment of the site of up to approximately 25 dwellings. Access via the lane between 47-43 Fleet End Road or Green Lane, with sufficient improvement including provision of a sufficient buffer to</p>
Key Planning and Design Issues	<p>Due to land ownership, the site may not come forward as a single proposal. If the site is split, It is essential that the separate proposals for the site relate to each other to ensure that connectivity, legibility and permeability between them are not lost.</p> <p>The area that is available for development will impact on development form, as consideration will need to be given to existing residential properties, the trees on site, and the setting of the listed Jolly Farmer pub.</p> <p>Access to the site via Shorewood Close, using land owned by the Jolley Farmer, would be suitable to serve redevelopment of the site of up to approximately 25 dwellings. Access via the lane between 47-43 Fleet End Road or Green Lane, with sufficient improvement including provision of a sufficient buffer to</p>				

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			<p>protect the amenity of adjacent properties, could support a reduced number of dwellings at this site. This capacity may be increased depending on the extent to which this/these access(es) can be upgraded.</p> <p>Ecological considerations: general biodiversity interest, the land is varied in terms of the quality of habitat and species richness. The site is over 1 km to Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Ramsar and within 10 km of several European sites. Development of the site may potentially result in significant effects on European sites during the construction and/or operational phase of a development proposal. Development may potentially impact on protected species within and adjacent to the site.</p> <p>Three protected oaks are located to the southwest of the site and should be considered as part of the scheme and retained, where possible, in consultation with the Council's Tree Officer.</p> <p>Where possible the open space as part of the Shorewood Close development should be properly integrated with any on-site open space provision that may be required at this allocation to ensure a more usable space is created. Opportunities should also be explored to continue the greenway (between 30 and 36 Fleet End Road) to enable non-vehicular linkages through the site to the adjacent wooded and countryside areas to the south and to Warsash Common and Sovereign Crescent Green Corridor further beyond.</p> <p>Southern Water sewerage infrastructure crosses this site. Diversion required or buildings and substantial tree planting should provide a sufficient easement to enable access for future maintenance and upsizing.</p>
MM23	166	Housing site H11 – Heath Road: Development Brief	<p>Amend plan to include two potential access points</p> <p><i>Amended plan for Housing site H11 Development Brief attached at Annex C, below this Modifications Table.</i></p>
MM24	85	New paragraph 5.182 and Housing sites H12 and	<p>Refer to support for self-build schemes</p> <p><i>New paragraph after 5.181:</i></p>

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		<p>H13 Development Briefs</p>	<p><u>Opportunities for self-build within the Borough are provided through support in the Development Site Briefs for Housing Allocations H12 and H13, whilst the residential frontage infill component of Policy DSP7 will also offer support to the delivery of small scale self-build schemes (for one or two dwellings). Lastly, the Council will continue to review the demand for self-build in the Borough, and will explore making further land available for self-build through the Local Plan Review, should future demand exceed the land made available for self-build in the Borough, by both the DSP Plan and the Welborne Plan.</u></p> <p><i>Amendment to Development Brief for Housing site H12: Land at Stubbington Lane, Stubbington;</i></p> <table border="1" data-bbox="655 772 1492 904"> <tr> <td data-bbox="655 772 842 904">Potential Use and Indicative Capacity</td> <td data-bbox="842 772 1492 904">Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u></td> </tr> </table> <p><i>Amendment to Development Brief for Housing site H13: Land at Sea Lane, Stubbington;</i></p> <table border="1" data-bbox="655 1032 1492 1167"> <tr> <td data-bbox="655 1032 842 1167">Potential Use and Indicative Capacity</td> <td data-bbox="842 1032 1492 1167">Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u></td> </tr> </table>	Potential Use and Indicative Capacity	Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u>	Potential Use and Indicative Capacity	Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u>
Potential Use and Indicative Capacity	Residential (10 dwellings) <u>Self-build schemes are encouraged on this site.</u>						
Potential Use and Indicative Capacity	Residential (5 dwellings) <u>Self-build schemes are encouraged on this site.</u>						
MM25	90 & 92	<p>DSP42 and new para after 5.193 Amend site briefs for H16, H17 and H20 Amend Table 8 (Appendix C)</p>	<p>Clarification of the Council's approach to facilitating development for older people</p> <p><i>New paragraph after existing paragraph 5.193:</i></p> <p><u>To facilitate the delivery of older person's accommodation the Council has identified the following sites as being suitable for older person's accommodation:</u></p> <ul style="list-style-type: none"> • <u>Fareham Station West (southern section)</u> • <u>Genesis Centre, Locks Heath</u> • <u>Corner of Station Road and A27, Portchester</u> <p><u>In order to guide development of these sites individual Development Site Briefs have been prepared (H16, H17 and H20). Prospective developers of these sites should have regard to the development principles and planning requirements set out in the briefs. These sites are also included in Appendix C of the Plan, and remain relevant to the housing allocations through DSP40 as they provide an important contribution towards the overall supply of accommodation in the Borough. However, they will be safeguarded from other forms of development, including standard market housing, to ensure they are delivered for older person's accommodation. In circumstances where it can be demonstrated that older persons' accommodation is</u></p>				

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			<p><u>not viable on a certain site, alternative uses may be considered. The Council will continue to review the delivery of older persons' accommodation through the monitoring of the Development Sites and Policies Plan.</u></p> <p><i>Insert at the start of Policy DSP42:</i></p> <p><u>Older Persons Accommodation will be permitted on the following sites:</u></p> <ul style="list-style-type: none"> • <u>Fareham Station West</u> • <u>Genesis Centre, Locks Heath</u> • <u>Corner of Station Road and A27, Portchester</u> <p><u>These sites should be developed in line with the principles set out in their respective Development Site Briefs. To ensure their availability they will be safeguarded from any other form of permanent development, including standard market housing, unless it can be demonstrated that older persons' accommodation is unviable.</u></p> <p><i>Amendments to site brief for Housing Site H16: Fareham Station West:</i></p> <table border="1" data-bbox="655 1061 1497 1406"> <tr> <td data-bbox="655 1061 839 1211">Potential Use and Indicative Capacity</td> <td data-bbox="839 1061 1497 1211">Residential (30 flats and 80 unit Extra Care Home or 75 flats) <u>Older Persons' Accommodation (around 80 units)</u></td> </tr> <tr> <td data-bbox="655 1211 839 1406">Capacity and Rationale</td> <td data-bbox="839 1211 1497 1406">A care home facility (around 80 units) could be accommodated on site. at the southern end, which would result in a capacity for the remainder of the site at 30 residential units. A wholly residential scheme across the site could yield up to 75 units.</td> </tr> </table> <p><i>Amendments to site brief for Housing Site H17: Genesis Centre:</i></p> <table border="1" data-bbox="655 1541 1497 1832"> <tr> <td data-bbox="655 1541 839 1668">Potential Use and Indicative Capacity</td> <td data-bbox="839 1541 1497 1668">Residential <u>Older Persons' Accommodation (around 35 flats units)</u></td> </tr> <tr> <td data-bbox="655 1668 839 1832">Capacity and Rationale</td> <td data-bbox="839 1668 1497 1832">Based on the provision of two flatted blocks the site could yield around 35 units <u>of older persons' accommodation</u>. This level of development provides some amenity space and adequate parking numbers.</td> </tr> </table> <p><i>New site brief for Housing Site H20: Corner of Station Road and A27, Portchester attached at Annex D, below this Modifications table.</i></p>	Potential Use and Indicative Capacity	Residential (30 flats and 80 unit Extra Care Home or 75 flats) <u>Older Persons' Accommodation (around 80 units)</u>	Capacity and Rationale	A care home facility (around 80 units) could be accommodated on site. at the southern end, which would result in a capacity for the remainder of the site at 30 residential units. A wholly residential scheme across the site could yield up to 75 units.	Potential Use and Indicative Capacity	Residential <u>Older Persons' Accommodation (around 35 flats units)</u>	Capacity and Rationale	Based on the provision of two flatted blocks the site could yield around 35 units <u>of older persons' accommodation</u> . This level of development provides some amenity space and adequate parking numbers.
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Potential Use and Indicative Capacity	Residential <u>Older Persons' Accommodation (around 35 flats units)</u>										
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MM26	97	Policy DSP47	<p>Remove references to sunlight etc. (see MM3 above)</p> <p><i>Deletion of bullet point vi.:</i></p> <p>vi. does not have an unacceptable adverse impact upon living conditions or neighbouring development by way of the loss of sunlight, daylight, outlook and privacy;</p>
MM27	101-105	<p>Policy DSP49, paras 6.11, 6.12, 6.19-6.22 and Policy Map</p> <p>Paragraphs 6.11, 6.12, 6.19, new paragraph after 6.19, paragraph 6.20, new paragraph after 6.20 and Policy DSP49</p>	<p>Updates on Newgate Lane, Peel Common roundabout and Stubbington by-pass and consequential changes to the Policy Map</p> <p><i>Amendment to paragraph 6.11:</i></p> <p>The extent and alignment of improvements to the southern section of the proposed Newgate Lane scheme are now being reviewed in conjunction with the consultation on the determination of a route corridor for the Stubbington Bypass. Public consultation in summer 2014 identified support for improvements to the southern section of Newgate Lane along a new eastern alignment. The eastern alignment was approved for progression by Hampshire County Council's Executive Member for Economy Transport and Environment on 4 November 2014.</p> <p><i>Amendment to paragraph 6.12:</i></p> <p>An improvement scheme is being progressed for Peel Common Roundabout that proposes signal control for some approach arms aimed at better balancing the flow of traffic into the junction together with improved pedestrian and cyclist crossing facilities to the south of the junction, aimed at reducing demand at the critical Newgate Lane crossing immediately to the north. The proposal also includes improved facilities for bus passengers boarding and alighting at this location. Future improvements at the junction <u>may will</u> be required to enable connection to an improved southern section of Newgate Lane and or a Stubbington bypass in the longer term scheme following the identification of a preferred corridor for a Stubbington bypass. Land requirements will be safeguarded if and where appropriate.</p> <p><i>Amendment to paragraph 6.19:</i></p> <p>The bypass is a major transport scheme, which will be very challenging to implement. After assessment of a series of potential route options a preferred route has been identified which connects the B3334 Gosport Road, south of Stubbington to the B3334 Titchfield Road north of Stubbington. The preferred route will be subject to further more detailed appraisal and consultation. The development work is being afforded a high priority by the County Council. Land will be required to deliver this scheme, if it proves to be</p>

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			<p>feasible, and will be safeguarded once the requirements are known. Following consultation in summer 2014, the County Council has identified an indicative corridor for the bypass, which is 100m wide to allow design adjustments as work progresses. The actual corridor width will be approximately 20-25m.</p> <p><i>Insert new paragraph after existing paragraph 6.19:</i></p> <p><u>The scheme will require careful consideration to ensure that the route does not undermine the purpose of the Strategic Gap and does not result in any significant adverse effect on the physical or visual separation of Stubbington/Lee on the Solent and Fareham/Gosport. All stages of design, as the scheme progresses, will need to take account of the principles and criteria set out in Policy CS22 of the Core Strategy.</u></p> <p><i>Amendment to paragraph 6.20:</i></p> <p>Options for improving the southern part of Newgate Lane between Tanners Lane and Peel Common Roundabout are being given further consideration during work to assess the feasibility of a future bypass of Stubbington. These options include improvements to Newgate Lane South with or without a Stubbington bypass. Improvements based upon the current alignment of Newgate Lane and also a possible new alignment to the east are currently being considered including the line safeguarded for Strategic Road Network Improvements in the Fareham Local Plan Review 2000. It is likely that land outside the existing highway boundary, will be required to address the traffic issues on the southern section of Newgate Lane and work is progressing to provide a clearer understanding of requirements in order that the safeguarding can be confirmed once the detailed requirements are known. Following assessment of a number of options for improving capacity on the southern section of Newgate Lane, it is proposed to construct a new road to the east of the existing southern section of Newgate Lane. The new road would commence at Peel Common Roundabout with a new arm at the roundabout. The route heads northwards between Brookers Field and the River Alver to tie in with the northern section of Newgate Lane.</p> <p><i>Insert new paragraph after existing paragraph 6.20:</i></p> <p><u>The scheme will require careful consideration to ensure that the route does not undermine the purpose of the Strategic Gap and does not result in any significant adverse effect on the physical or visual separation of Stubbington/Lee on the Solent and Fareham/Gosport. All stages of design, as the scheme progresses, will need to take account of the principles and criteria set out in Policy CS22 of the Core Strategy.</u></p>

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			<p><i>Amendments to policy DSP49:</i></p> <p>The alignments shown on the Policies Map, is <u>are</u> safeguarded for the following proposals, which will improve and maintain the effectiveness of the Strategic Road Network:</p> <p>(A) B3385 Newgate Lane, Palmerston Drive - Peel Common; (B) <u>B3334 Gosport Road- B3334 Titchfield Road (Stubbington Bypass)</u></p> <p>The parcels of land shown on the Policies Map, are safeguarded for the following proposals, which will improve and maintain the effectiveness of the junctions on the Strategic Road Network:</p> <p>(i) Segensworth Roundabout; (ii) A27/West Street/Station roundabout and Gudge Heath Lane Junction; and (iii) Delme Roundabout and A27 approaches.</p> <p><i>The safeguarded routes have been added to the proposals map and are shown at Annex E, below this Modifications table.</i></p>
MM28	105	DSP50 and supporting text	<p>Clarification of the Council's approach towards access to Whiteley – removal of references to the Yew Tree Drive link</p> <p><i>Deletion of paragraph 6.22:</i></p> <p>Yew Tree Drive's status as a bus only access route is currently under consideration. Following public consultation, consent has been granted for the route to be opened to all traffic except heavy goods vehicles, for a trial period of up to one year from September 2013. During this period, the impact on roads in the surrounding area will be assessed and the position reviewed. By then it is expected that the timing of completion of the Whiteley Way through to the A3051 Botley Road, north of Curbridge will be known and further transport assessment carried out in relation to the development of North Whiteley within Winchester.</p> <p><i>Deletion of the second paragraph of policy DSP50:</i></p> <p>Policy DSP50: Access to Whiteley</p> <p>The parcels of land as shown on the Policies Map will be safeguarded for the following improvements to serve development:</p> <ul style="list-style-type: none"> • The remaining section of Rookery Avenue linking the Whiteley Area Distributor Road to Botley Road.

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			<p>Road connections from Whiteley to Botley Road for general traffic via Yew Tree Drive will not be permitted before Whiteley Way is completed between Junction 9 on the M27 and the A3051, Botley Road north of Curbridge, providing the outcome of the trial opening and further transport assessment, including the impact of the expansion of North Whiteley, does not indicate severe adverse impacts and it is demonstrated to be safe.</p>
MM29	114	Policy DSP54	<p>Include reference to protecting the Grace Dieu wreck</p> <p><i>Amendment to policy DSP54:</i></p> <p>New Moorings will be permitted provided that they are located outside of the Mooring Restriction Areas, and where it can be demonstrated that they would not have an adverse impact on the Solent International Designated Sites <u>or sites of archaeological and historical importance, in particular the Grace Dieu.</u> Within the Mooring Restriction Areas, the replacement or relocation of existing moorings will only be permitted where there are no alternative locations outside these areas and the proposal will improve navigation and the overall appearance of the area.</p>
MM30	33	New paras after para 4.29	<p>Insert references to cycle/pedestrian link provision</p> <p><i>Insert new paragraphs after existing paragraph 4.29</i></p> <p><u>The Council has identified from its own Green Infrastructure Strategy several pedestrian and cycle projects that are deemed strategic in nature and are anticipated to be achieved within the time period of the Plan. These projects are not exclusive and several have been bullet pointed below with a brief description of what is required in order to achieve Multi-user status. A Bridle way is the lowest legal status of Right of Way that would accommodate multi-user access. Some of the schemes require an upgrade of existing facilities whilst others are new schemes within the Borough. These proposals link towards the Council requirements to encourage sustainable modes of transport, promote use of multi-user green corridors and be in accordance with the Strategic Objectives set with the Core Strategy (2011).</u></p> <p><u>Strategic Multi-user pedestrian and cycle links expected to be achievable are:</u></p> <ul style="list-style-type: none"> • <u>Pook Lane – Establishing a cycle and pedestrian route linking Welborne and Fareham Town Centre via Broadcut Industrial Estate.</u> • <u>Forest Lane to West Walk - Establishing a Multi-user route between Welborne and West Walk providing access to the wider countryside;</u> • <u>Welborne to Whiteley (inc Welborne to Meon Valley Trail) Links - Strategic east-west route linking two areas of Fareham Borough via Winchester District. A direct link to</u>

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Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>the Meon Valley Trail is also to be created.</u></p> <ul style="list-style-type: none"> • <u>Welborne to Hill Park Link (Deviation Line) - Continuation of Rights of Way along old railway line near Knowle, providing a direct link to Welborne from Fareham Hill Park.</u> • <u>Link over Fareham Common - Upgrade and enhance existing access under the M27 to provide a multi-user route from Welborne to Fareham.</u> • <u>England Coast Path/Solent Way/NCN2 Warsash Link – Upgrading Rights of Way to provide full cycleway functionality required to meet National Cycle Network (NCN) Standards.</u>
MM31	83-87	<p>Table 4 and appendices D-G</p> <p>and 5.184 and Table 4 and Appendices C, D, E and G</p>	<p>Up-date housing figures</p> <p><i>Amendments to paragraph 5.173:</i></p> <p>Core Strategy Policy CS2: Housing Provision sets out the housing requirements for the Borough, outside Welborne. This was based on evidence set out in the PUSH South Hampshire Strategy, which required the Borough to deliver 3,729 dwellings between 2006 and 2026. A total of 2,665 <u>2,857</u> dwellings have been delivered between 1 April 2006 and 31 March 2013<u>2014</u>; this leaves a residual balance of 1,064<u>872</u> dwellings to be delivered during the remaining part of the Plan period (1 April 2013<u>2014</u> – 31 March 2026).</p> <p><i>Amendments to paragraph 5.174:</i></p> <p>Since the adoption of the Core Strategy, the Partnership for Urban South Hampshire (PUSH) has updated the South Hampshire Strategy to take account of revised economic forecasts, including the effect of recent economic downturn on rates of economic growth and house building. The review, formally known as the South Hampshire Strategy: A Framework to Guide Sustainable Development and Change to 31 March 2026, revised individual local planning authorities' housing targets up to 2026. Taking account of completion in the period 1 April 2006 to 31 March 2013<u>2014</u>, Fareham is now required to deliver 1,536<u>1,344</u> dwellings across the remainder of the plan period between 1 April 2013<u>2014</u> and 31 March 2026 (excluding Welborne) – see table 4.</p> <p><i>Amendments to paragraph 5.180:</i></p> <p>Flexibility in the supply will also be provided through the delivery of "small sites" (see Appendix D). This additional supply will account for any potential shortfall in the delivery of identified sites if some of the identified residential sites do not come forward as planned. Small sites (fewer than five units) are an important source of Fareham's housing supply. Hampshire County Council's housing monitoring data reveals that, as at 31 March 2013<u>2014</u>, the Borough has a commitment of 109<u>139</u> net dwellings on small sites with</p>

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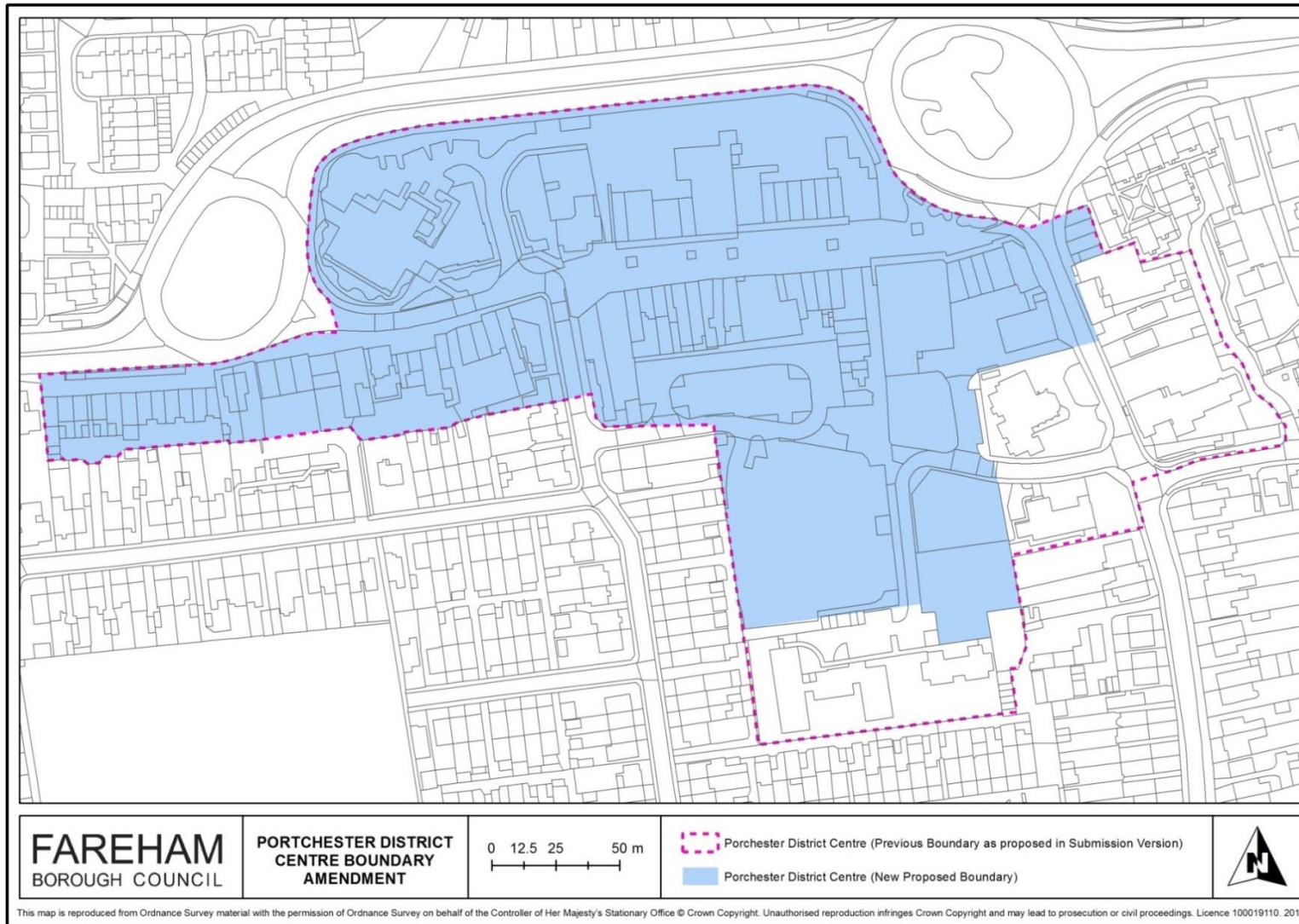
Ref	Page	Policy/ Paragraph	Main Modification						
			<p>extant permission (see Appendix D). However, agents and/or developers of these sites have not been contacted to understand the likelihood of the development coming forward, and so the deliverability of these sites is not certain. To this end, the 109<u>139</u> dwellings permitted on small sites do not form part of the housing land supply calculation but their contribution toward Fareham's housing requirement has been highlighted as an aspect of flexibility in the housing land supply position.</p> <p><i>Amendments to paragraph 5.183:</i></p> <p>The housing supply that is needed to ensure that the Borough meets its overall housing requirement is set out in Table 4. The total from the various sources shows a supply surplus of 287929 dwellings in meeting the housing requirement, <u>as set out in the Core Strategy</u>, for Fareham Borough (excluding Welborne). The information set out below is correct as at 31 March 2013<u>2014</u>. The information will be updated through the Strategic Housing Land Availability Assessment (SHLAA) and the Monitoring Report.</p> <p><i>Amendments to Table 4 and Appendices C-G are shown at Annex F, below this Modifications table.</i></p>						
MM32	123-132	Employment Development Briefs	<p>Include an indicative floorspace capacity figure</p> <p><i>Amendments to Development Brief for Employment Site E1: Solent 2:</i></p> <table border="1" data-bbox="655 1240 1501 1388"> <tr> <td data-bbox="655 1240 884 1388">Potential Use and Indicative Floorspace Capacity</td> <td data-bbox="884 1240 1501 1388">Employment floorspace (B1, B2 or B8) of <u>approximately 23,500sq.m</u></td> </tr> </table> <p><i>Amendments to Development Brief for Employment Site E2: Little Park Farm:</i></p> <table border="1" data-bbox="655 1514 1501 1662"> <tr> <td data-bbox="655 1514 884 1662">Potential Use and Indicative Floorspace Capacity</td> <td data-bbox="884 1514 1501 1662">Employment <u>floorspace (low density B1, B2 or B8) of approximately 11,200sq.m</u></td> </tr> </table> <p><i>Amendments to Development Brief for Employment Site E3: Kites Croft</i></p> <table border="1" data-bbox="655 1787 1501 1935"> <tr> <td data-bbox="655 1787 884 1935">Potential Use and Indicative Floorspace Capacity</td> <td data-bbox="884 1787 1501 1935">Employment <u>floorspace (B1, B2 or B8) of approximately 3,000sq.m</u></td> </tr> </table>	Potential Use and Indicative Floorspace Capacity	Employment floorspace (B1, B2 or B8) of <u>approximately 23,500sq.m</u>	Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace (low density B1, B2 or B8) of approximately 11,200sq.m</u>	Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace (B1, B2 or B8) of approximately 3,000sq.m</u>
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Potential Use and Indicative Floorspace Capacity	Employment <u>floorspace (B1, B2 or B8) of approximately 3,000sq.m</u>								

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Ref	Page	Policy/ Paragraph	Main Modification								
			<p><i>Amendments to Development Brief for Employment Site E4: Midpoint 27, Cartwright Drive</i></p> <table border="1"> <tr> <td>Planning Status</td> <td><u>Extant Permission for B1-B8 floorspace</u></td> </tr> <tr> <td>Potential Use and Indicative Floorspace Capacity</td> <td><u>Employment floorspace (B1, B2 or B8) of approximately 3,000sq.m</u></td> </tr> </table> <p><i>Amendments to Development Brief for Employment Site E5: The Walled Garden, Cams Hall</i></p> <table border="1"> <tr> <td>Planning Status</td> <td><u>Extant Permission for 1,843sq.m of B1 floorspace</u></td> </tr> <tr> <td>Potential Use and Indicative Floorspace Capacity</td> <td><u>Employment floorspace (B1, B2 or B8) of approximately 2,000sq.m</u></td> </tr> </table>	Planning Status	<u>Extant Permission for B1-B8 floorspace</u>	Potential Use and Indicative Floorspace Capacity	<u>Employment floorspace (B1, B2 or B8) of approximately 3,000sq.m</u>	Planning Status	<u>Extant Permission for 1,843sq.m of B1 floorspace</u>	Potential Use and Indicative Floorspace Capacity	<u>Employment floorspace (B1, B2 or B8) of approximately 2,000sq.m</u>
Planning Status	<u>Extant Permission for B1-B8 floorspace</u>										
Potential Use and Indicative Floorspace Capacity	<u>Employment floorspace (B1, B2 or B8) of approximately 3,000sq.m</u>										
Planning Status	<u>Extant Permission for 1,843sq.m of B1 floorspace</u>										
Potential Use and Indicative Floorspace Capacity	<u>Employment floorspace (B1, B2 or B8) of approximately 2,000sq.m</u>										
MM33	199	Table 5 Monitoring	<p>Revise whole section</p> <p><i>Replacement of 'Table 5: Monitoring Schedule' with new Table 5, as shown in Annex G, below this Modifications table.</i></p>								
MM34	232	Policies Map	<p>Amend brent geese/waders sites</p> <p><i>Downgrade seven Brent Geese and Waders sites from "important" to "uncertain" on Policies Map, as shown in Annex H, below this Modifications table.</i></p>								

Fareham Local Plan Part 2: Development Sites and Policies
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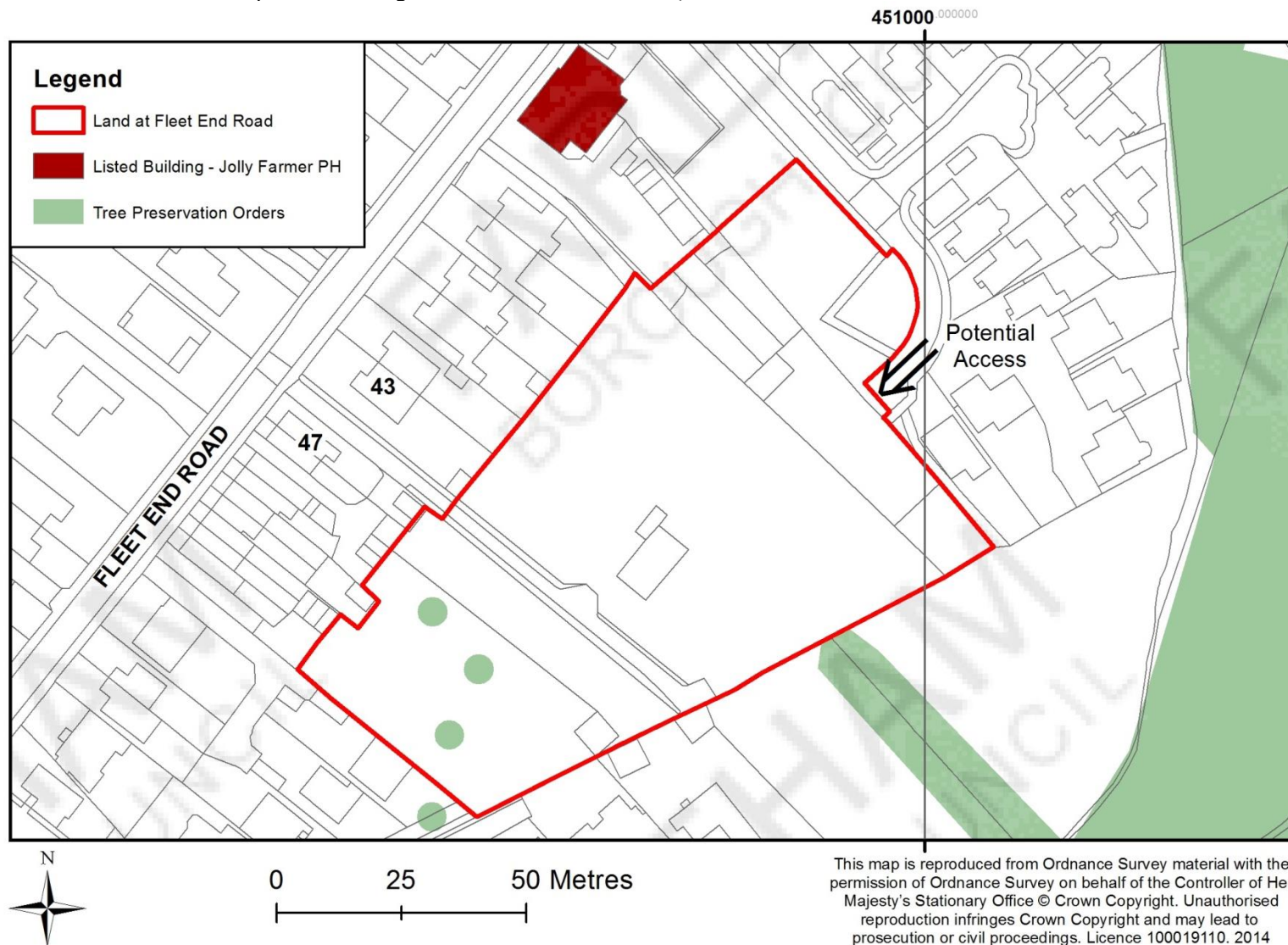
Annex A
Revised boundary of Portchester District Centre



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Annex B

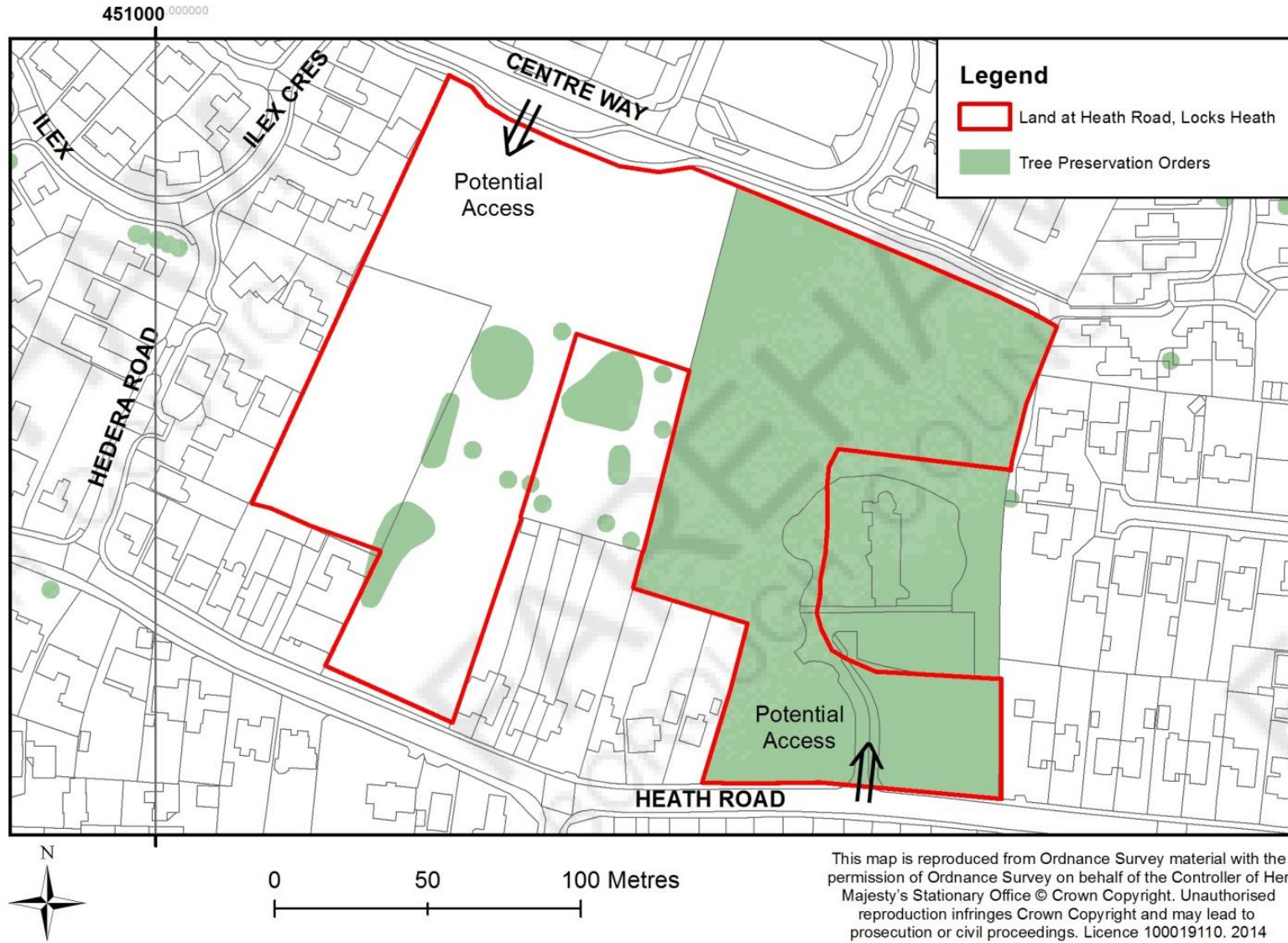
Amended site brief map for Housing Site H7 Fleet End Road, Warsash



Fareham Local Plan Part 2: Development Sites and Policies
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Annex C

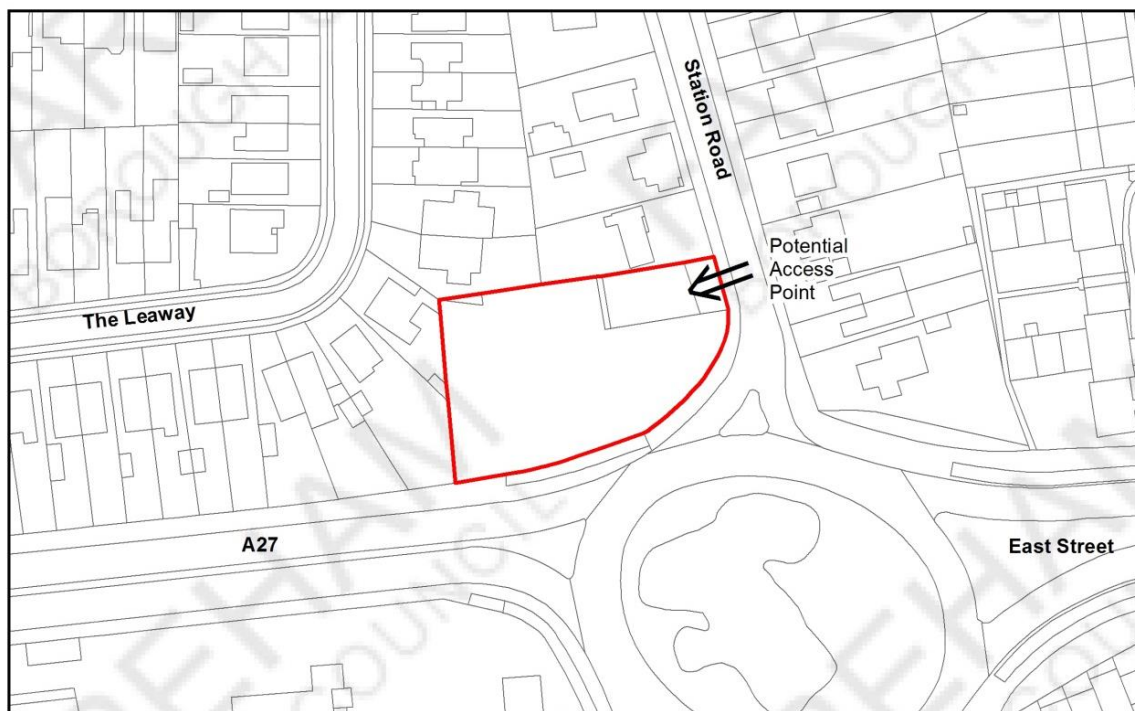
Amended site brief map for Housing Site H11: Land at Heath Road, Locks Heath



Annex D

New Development Site Brief for Corner of Station Road and A27, Portchester

Housing Site H20: Corner of Station Road and A27, Portchester



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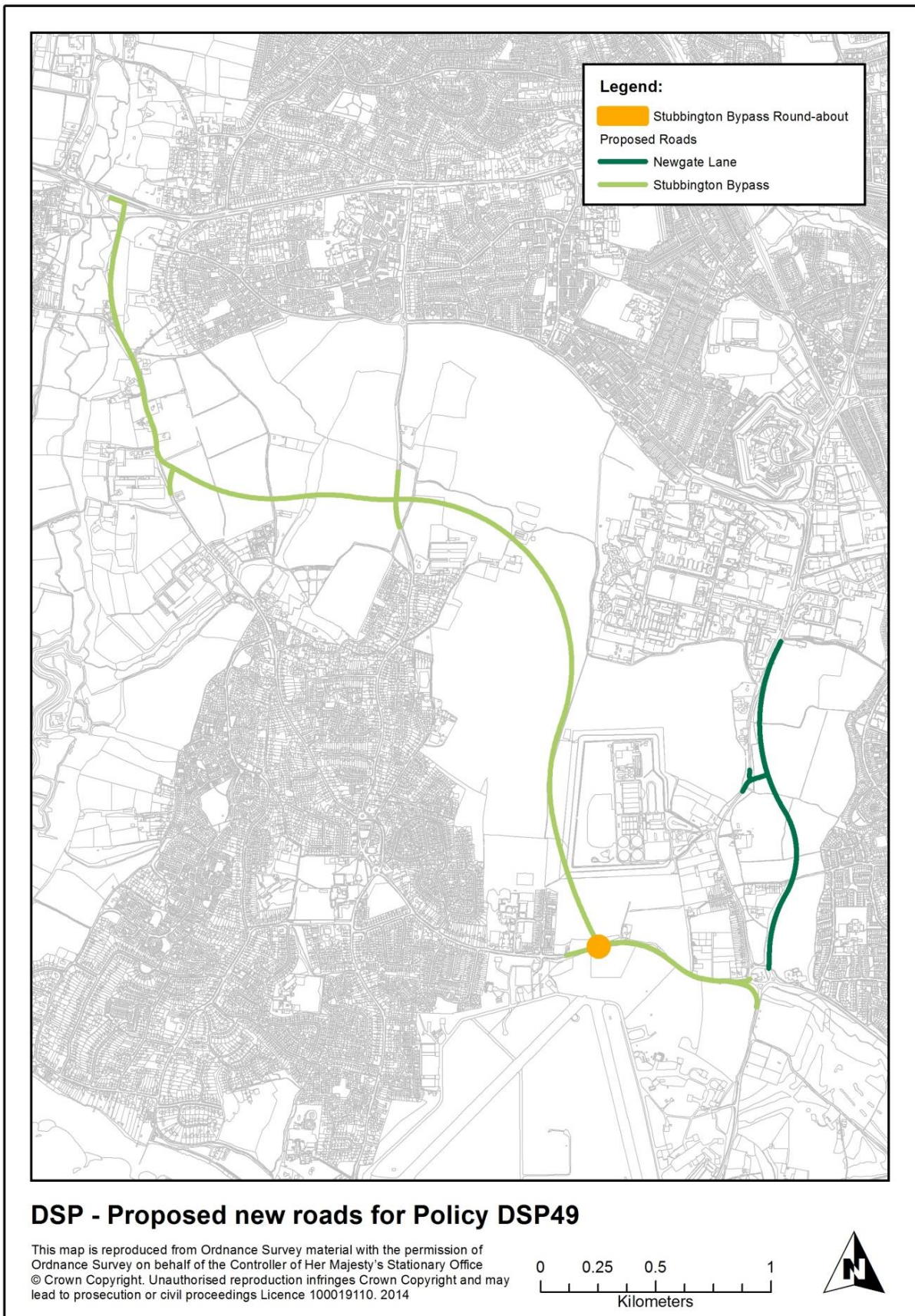
<u>Site ID</u> (referenced in SHLAA)	<u>1002</u>
<u>Site Address</u>	<u>Corner of Station Road and A27</u>
<u>Location</u>	<u>North of A27 and west of Station Road, Portchester</u>
<u>Ward</u>	<u>Portchester East</u>
<u>Settlement Area</u>	<u>Portchester</u>
<u>Site Area</u>	<u>0.22ha</u>
<u>Planning Status</u>	<u>Application for demolition of existing industrial unit and erection of 20 apartments withdrawn in 2008.</u>
<u>Potential Use & Indicative Capacity</u>	<u>Older Persons Accommodation (around 15 units)</u>
<u>Key Planning & Design Issues</u>	<u>Development should be, at most, 3 stories in height and should reflect the built form of surrounding development as far as possible. It will need to consider the amenity impact on neighbouring residential properties to the north and west.</u> <u>The significant hedgerow on the eastern boundary and significant trees within the site should be retained, where possible, to protect the amenity of neighbouring residents.</u>

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	<p><u>Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity for future residents will also need to be carefully considered given the proximity of the A27 and roundabout.</u></p> <p><u>Access via Station Road would be required to be located to the far northeast of the site (on land currently occupied by Merjen Engineering) to provide an access that is of sufficient distance from the entry/exit to the roundabout. Development of the site would require the demolition of the Merjen Engineering building to provide access.</u></p> <p><u>Development will be required to be set back from the A27 to allow for sufficient sight lines for vehicles entering the roundabout from Station Road and to provide land for sewage line easement.</u></p>
<p><u>Capacity & Rationale</u></p>	<p><u>Based on the provision of single block the site could yield around 15 units of older persons accommodation.</u></p>
<p><u>Information Required</u></p>	<p><u>Proposals for development would be required to provide an ecological survey and assessment. Any potential ecological impacts highlighted will need to be appropriately mitigated.</u></p> <p><u>To ensure high quality trees are retained, where possible, proposals will require a Tree Survey and impact assessment to be completed in consultation with the Council's Tree Officer.</u></p> <p><u>A noise assessment should be carried out to ascertain the likely impact on future residents from the adjacent A27 and roundabout.</u></p> <p><u>As the access to the site is restricted by constraints imposed by the nature and operation of A27 and roundabout, any application will need to demonstrate that it can be made suitable in highway safety terms. This issue would need to be addressed in a Transport Statement.</u></p>

Annex E

Proposed safeguarded highway routes for Stubbington bypass and Newgate Lane



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Annex F

Proposed safeguarded highway routes for Stubbington bypass and Newgate Lane

Table 4: Housing Delivery Overview (2006 – 2026)

Source	Number of Dwellings (net)	
Housing requirements		
	Core Strategy* (2006-2026)	South Hampshire Strategy (2011-2026)
Strategy Requirements	3,729	2,200 2,202
Housing completions		
1 April 2006 - 31 March 2013 4	2,665 2,857	
1 April 2011 - 31 March 2013 4		664 858
Outstanding requirement for plan period at 1 April 20134	1,064 872	1,536 1,344
Projected housing supply 1 April 20134 – 31 March 2026		
Core Strategy Allocation at Coldeast		240 30
Planning permissions (in progress)		359 544
Planning permissions (not started)		139 582
Allocations rolled forward from existing Local Plan		370 130
New Allocations (including Town Centre Development Opportunity Area <u>and Older Persons Accommodation</u>)		615 415
Projected Windfall		100
Total projected housing supply		1,823 1,801
Projected surplus		
(1 April 20134 - 31 March 2026)	Core Strategy	South Hampshire Strategy
	929	287 457

Appendix C: Housing Allocations
Table 8: Housing Allocations

Allocation	Net Number of Dwellings (indicative)
Rolled forward existing Local Plan Review (2000) Allocations	
Peter's Road, Sarisbury*	230 20
East of Raley Road	50
Land at Fleet End Road	10
Land off Church Road, Warsash	20
Land to rear of 347-411 Hunts Pond Road	20
33 Lodge Road, Locks Heath	10
Hinton Hotel, Catisfield Lane	30
Total (a)	370 130
Rolled forward existing Core Strategy (2010) Allocations	
Coldeast LOT 2	210
PCT Land Cold East	30
Total (b)	240 30
New Allocations	
Croft House, Redlands Lane	15
Hope Lodge, Fareham Park Road	5
Former Community Facilities, Wynton Way	10
Land between 335 and 357 Gosport Road	10
Fareham College Site**	110
Land at Heath Road, Locks Heath	70
Land at Stubbington Lane	10
Land at Sea Lane	5
Genesis Centre	35
Rear of Coldeast Close	5
Land to rear of 123 Bridge Road	5
Total (c)	280125
Fareham Town Centre Development Opportunity Areas	
Civic Area**	80
Market Quay**	60
Fareham Station West	80
Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park	55
Maytree Road	20
Total (d)	335 160
Sites identified for Older Persons Accommodation	
Fareham Station West	80
Genesis Centre	35
Corner of Station Road and A27, Portchester	15
Total (e)	130
Grand Total (a+b+c+d+e)	1,225 575

*The capacity of this site excludes the 49 258 units with planning consent (see Table 9 below).

**This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.

**This site is a Town Centre Development Opportunity Area. The housing element of this mixed use area is included in the table.

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Table 9: Housing allocations Large Sites (net gain 5+ units) with extant planning permission, where no material start has been made (data correct as at ~~31 March 2013~~ 31 August 2014)

Extant planning permission	Settlement Area	Number of Dwellings (indicative)
45-47 West Street	Fareham	9
East of Northway, Southway and Westway	Western Wards & Whiteley	14
ATC Site Farm Road	Western Wards & Whiteley	34
21 Bridge Road	Western Wards & Whiteley	10
38 Columbus Drive	Western Wards & Whiteley	12
Peter's Road (Highwood)	Western Wards & Whiteley	49
<u>Peter's Road (Taylor Wimpey)</u>	<u>Western Wards & Whiteley</u>	<u>143</u>
<u>Peter's Road (Bovis Homes)</u>	<u>Western Wards & Whiteley</u>	<u>64</u>
157 White Hart Lane and Land to Rear Catholic Church of our Lady	Portchester	5
Land to the rear of Red Lion Hotel, East Street and Bath Lane Car Park	Fareham	55
Fareham Point	Fareham	18
411 Hunts Pond Road	Western Wards	6
Coldeast Hospital (LOT 1 Phase 2)	Western Wards & Whiteley	118 97
Tudor Lodge (Care Home)	Stubbington	25
Little Brook House (Care Home)	Western Wards & Whiteley	5
Fareham College Site*	Fareham	110
Land to rear of 123 Bridge Road	Western Wards & Whiteley	6
Rear of Coldeast Close	Western Wards & Whiteley	5
8 Southampton Hill	Titchfield	9
10 Southampton Hill	Titchfield	5
142-144 West Street	Fareham	17

Total = 139 582

*This site is a mixed use allocation. The housing element of this mixed use allocation is included in the table.

Appendix D: Small Sites with Planning Permission.

Table 10: Small sites (fewer than 5 dwellings) with planning permission (data correct as at 31 August 2014)

Delete existing Table 10 and replace with revised Table 10 below:

Address	Planning Application Reference Number	Settlement Area	Capacity as per planning consent
119 West Street	13/0262/FP	Fareham	4
141-143 West Street	12/1019/CU	Fareham	4
161a West Street	13/0094/CU	Fareham	2
24 West Street	11/0959/CU	Fareham	4
1 Westbury Road	11/0779/FP	Fareham	1
8 Hartlands Road	11/0320/FP	Fareham	1
Mill House Land Adjacent To Forest Lane	12/0713/FP	Fareham	1
43 Southampton Road	12/1013/FP	Fareham	1
101 West Street	11/0708/FP	Fareham	2
57 High Street	13/0524/FP	Fareham	1
20-26 Titchfield Road	13/0807/FP	Fareham	4
134 Gordon Road	13/0036/FP	Fareham	1
107-109 Gordon Arms Gordon Road	12/1036/CU	Fareham	2
Delme Court Maytree Road	11/0840/CU	Fareham	2
Al Mahdi Wickham Road	11/0418/FP	Fareham	0
138 Funtley Road	13/0161/OA	Fareham	2
58 Maylings Farm Road	11/0651/FP	Fareham	1
62 The Avenue	11/0275/FP	Fareham	1
1 Peak Lane	13/0035/OA	Fareham	1
67 The Avenue	12/0804/FP	Fareham	1
30 Fareham Park Road	13/0133/FP	Fareham	2
34-36 Land To Rear Fareham Park Road	09/0512/FP	Fareham	4
101 Hillson Drive	13/0435/FR	Fareham	1
66 Wynton Way	13/0168/FP	Fareham	2
28 Land At Elgin Close	03/0688/FP	Fareham	1
1 Land Adjacent To Southwick Court	12/0260/FP	Fareham	1
33 Fairfield Avenue	13/0122/FP	Fareham	1
Spurlings Road - Greenhill Cottage	14/0123/CU	Fareham	1
26 Catisfield Road	14/0202/CU	Fareham	1
128 PAXTON ROAD - Land Adjacent To	14/0035/VC	Fareham	1
Admiral House 67 High Street	14/0236/FP	Fareham	1
219 West Street	13/1090/PC	Fareham	1
Crofton Lane - 49 - 51	P/13/1080/FP	Fareham	2

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Castle Barn Land To West Of Wicor Path	12/0304/FP	Portchester	1
1 Portsdown Inn Leith Avenue	13/0105/FP	Portchester	1
22 The Downsway	13/0075/FP	Portchester	1
45 Newtown Road	10/0087/FP	Portchester	3
66 Land Adjacent Cornaway Lane	13/1108/FP	Portchester	1
39 Land At Westlands Grove	06/0145/FP	Portchester	1
Land At Nyewood Avenue	13/0083/FR	Portchester	2
5 Rudgwick Close	03/0038/FP	Portchester	1
34 Portchester Road	13/1049/FP	Portchester	2
33 West Street - The Car Cabin - The Precinct	P/14/0552/CU	Portchester	1
31 Stubbington Green	14/0614/CU	Stubbington	2
47 Land Adjacent St Marys Road	13/0140/FP	Stubbington / Hillhead	1
130 Newgate Lane	12/0771/FP	Stubbington / Hillhead	1
122 Mays Lane	12/0965/OA	Stubbington / Hillhead	1
36 Land To Rear Of Stubbington Lane	07/1310/FP	Stubbington / Hillhead	1
2 Crofton Lane	13/0730/OA	Stubbington / Hillhead	1
18 Land To Rear Of Pilgrims Way	12/0768/FP	Stubbington / Hillhead	1
27 Fern Way	09/0372/FP	Titchfield	1
75 Land To Rear Of Garstons Close	08/1215/FP	Titchfield	1
40 Land Adjacent Catisfield Lane	08/0956/FP	Titchfield	1
44 Common Lane	13/0670/CU	Titchfield	1
35 The Square	13/0953/CU	Titchfield	-1
18 Locks Heath Park Road	13/0717/RM	Western Wards & Whiteley	1
347a Hunts Pond Road	11/0242/FP	Western Wards & Whiteley	1
411 Hunts Pond Road	10/0928/FR	Western Wards & Whiteley	1
114 Locks Heath Park Road	13/0988/FP	Western Wards & Whiteley	1
153 Land Adjacent To Hunts Pond Road	13/0255/FP	Western Wards & Whiteley	1
141 Hunts Pond Road	12/0566/FP	Western Wards & Whiteley	2
2 The Grounds Heath Road North	13/0590/FP	Western Wards & Whiteley	1
348 Brook Lane	12/0400/FP	Western Wards & Whiteley	1
33 Lower Duncan Road	13/0742/OA	Western Wards & Whiteley	1
Site Of Former Sylvan Clinic Land At Columbus Drive	12/0630/OA	Western Wards & Whiteley	2
64 Botley Road	13/0237/FP	Western Wards & Whiteley	4

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24 Land Adjacent To Sherwood Gardens	12/0443/FP	Western Wards & Whiteley	1
70 Fleet End Road	13/0624/FP	Western Wards & Whiteley	1
80 Swinton Hall Warsash Road	13/0955/RM	Western Wards & Whiteley	4
201 Land Adjoining Locks Road	11/0542/FP	Western Wards & Whiteley	2
10 Locks Road	13/0588/FR	Western Wards & Whiteley	1
112 Locks Road	12/0571/FP	Western Wards & Whiteley	1
Land Off Wayside	13/0149/FP	Western Wards & Whiteley	2
233 Land To Rear Of Swanwick Lane	13/0062/FP	Western Wards & Whiteley	4
The Rosery, Allotment Road	13/0800/FP	Western Wards & Whiteley	4
190a Bridge Road	11/0945/CU	Western Wards & Whiteley	-1
27-29 Holly Hill Lane	12/0695/OA	Western Wards & Whiteley	3
39 Holly Hill Lane	12/0647/FP	Western Wards & Whiteley	1
39 Botley Road	14/0227/PC	Western Wards & Whiteley	4
12 Greenaway	13/1031/FP	Western Wards & Whiteley	2
133 Warsash Road - Land Adjacent To	14/0404/FP	Western Wards & Whiteley	1
4 Addison Road, Sarisbury Green	14/0465/FP	Western Wards & Whiteley	1
67 Church Road	14/0409/OA	Western Wards & Whiteley	3
63 Bridge Road	14/0340/FP	Western Wards & Whiteley	2
Carron Row Farm 15 Segensworth Road	14/0587/LU	Western Wards & Whiteley	1
3 Fleet End Road - Land Adjacent -	14/0244/FP	Western Wards & Whiteley	2
22 Peters Road	13/0832/FP	Western Wards & Whiteley	3
151 Hunts Pond Road (Plot 3)	14/0530/FP	Western Wards & Whiteley	1
Total Net Permissions			139

Appendix E: Sites with Planning Permission where Development is Currently in Progress

Table 11: Sites with planning permission where development is currently in progress (data correct as at ~~31 March 2013~~ 31 August 2014)

Address	Settlement area	Remaining Net Capacity as per planning permission
St Christopher's Hospital, Wickham Road, Fareham	Fareham	36 2
40-42 Westley Grove	Fareham	13
Collingwood House, Gibraltar Close	Fareham	40
Land South of Palmerston Avenue	Fareham	16
<u>Hinton Hotel</u>	<u>Fareham</u>	<u>82</u>
Land to rear 347-411 Hunts Pond Road	Western Wards & Whiteley	40
Swanwick Marina, Bridge Road, Swanwick	Western Wards & Whiteley	49
324-326 Brook Lane	Western Wards & Whiteley	4
Land North of Whiteley (Northern Portion)	Western Wards & Whiteley	29
122 Leydene Nursery, Segensworth Road	Western Wards & Whiteley	3
East of Lower Duncan Road, Park Gate	Western Wards & Whiteley	18
<u>Newpark Garage, Station Road</u>	<u>Western Wards & Whiteley</u>	<u>14</u>
<u>69 Botley Road</u>	<u>Western Wards & Whiteley</u>	<u>5</u>
<u>38 Rivendale Columbus Drive</u>	<u>Western Wards & Whiteley</u>	<u>12</u>
Linden Lea, The Leaway	Portchester	8
ATC Site Farm Road	Western Wards & Whiteley	36
<u>East of Northway, Southway and Westway</u>	<u>Western Wards</u>	<u>11</u>
<u>Peter's Road (Highwood)</u>	<u>Western Wards</u>	<u>48</u>
<u>Coldeast LOT 2</u>	<u>Western Wards</u>	<u>204</u>
Total =		<u>359 544</u>

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Appendix F: Windfall Allowance

Amendments to Tables 12 and 13 as follows;

Table 12: Historic windfall rates 2006 to ~~2012~~ 2014

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 - 2013 2014
Windfall	133	82	30	19	11	12	15	<u>22</u>	38*

*Rounded to whole number

Table 13: Historic windfall rates 2006 to ~~2012~~ 2014 (adjusted to account for methodology changes in the SHLAA)

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	<u>2013/14</u>	Average 2006 - 2013 <u>2014</u>
Windfall	33	41	17	19	11	12	15	<u>22</u>	21*

*Rounded to whole number

Appendix G: Fareham's Housing Trajectory

Amendments as follows;

Fareham's Housing Trajectory and Five-Year Housing Land Supply (excluding Welborne)

The Council is required to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Table 14 below, considers housing delivery, past and future, providing the overall housing trajectory across the plan period.

The trajectory identifies past housing delivery and the expected rate of projected housing delivery for the remainder of the plan period to 2026. Past housing completions are represented by row A. Rows D (Total Projected Housing Supply) represents the anticipated housing supply for Fareham Borough. This consists of sites identified in this Plan (Row C - Projected Planned Housing Completions), and a windfall allowance (Row C - Projected Windfall Allowance).

Row IH (Total Strategic Housing Requirement) represents the housing requirements for the Borough outside Welborne. It is a combination of the housing ascribed to Fareham through the ~~revised South Hampshire Strategy (2012 PUSH South Hampshire Strategy Requirement)~~ adopted Core Strategy and, as required by paragraph 47, bullet point 2 of the National Planning Policy Framework, an additional 5% buffer of deliverable sites (Row G) moved forward from later in the plan period (5% Buffer applied to five year housing supply). For information purposes row I shows the annual requirements of the South Hampshire Strategy, with Row J showing this annual requirement added to the Strategic Requirement for the Borough.

Row KM demonstrates the number of dwellings above or below the housing target, of the Core Strategy, at any one year. Despite a shortfall in housing land availability toward the latter stages of the plan period, significant projected over-delivery in the early stages of the plan period will ensure that Fareham is capable of meeting its housing requirements.

Row LN shows the number of dwellings above or below cumulative housing requirements of the Core Strategy. A positive figure demonstrates that a strategy is ahead of the delivery target whereas a negative figure shows a shortfall in housing delivery. The cumulative rate of delivery remains positive across the plan, despite a shortfall in annual delivery against annual supply in the latter stages of the plan period. For information purposes Row O shows the number of dwellings above or below cumulative housing requirements of the South Hampshire Strategy

As the table demonstrates, Fareham is capable of meeting and exceeding its five year deliverable housing land requirement by 95651 dwellings (~~1,1631,418 - 1,068767 = 95651~~). With regards to the developable supply (i.e. 6-10 year and 11-1413 years supply) Fareham is in a housing deficit of -169190 (~~427246 - 596436 = -169190~~) and -10629 (~~233137 - 333166 = -10029~~), respectively. However, when past delivery is taken into account, Fareham is capable of delivering the Cumulative Requirement across the plan period (i.e. 2006-2026) of 42013729 dwellings with a projected surplus of 287929 dwellings.

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Table 14: Fareham's Housing Trajectory and Five-Year Housing Land Supply (Excluding Welborne)

Delete existing Table 14 and replace with revised Table 14 below:

Plan Year										1-5 Year Supply					6-10 Year Supply					11+ Year Supply	
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26
A Past Completions	608	546	318	188	339	315	391	152													2857
B Projected Planned Housing Completions									252	297	342	256	171	50	20	40	70	66	88	49	1701
C Projected Windfall Allowance									20	20	20	20	20								100
D Total Projected Housing Supply									272	317	362	276	191	50	20	40	70	66	88	49	1801
E Cumulative Completions/Projections	608	1154	1472	1660	1999	2314	2705	2857	3129	3446	3808	4084	4275	4325	4345	4385	4455	4521	4609	4658	4658
F 2011 Core Strategy Housing Requirement	340	340	340	340	340	220	220	220	220	220	94	94	94	94	93	92	92	92	92	92	3729
G 5% buffer applied to five year deliverable housing supply									9	9	9	9	9			-9	-9	-9	-9	-9	0
H Total Strategic Housing Requirement (2006 - 2026)	340	340	340	340	340	220	220	220	229	229	103	103	103	94	93	83	83	83	83	83	3729
I 2012 Push South Hampshire Strategy Requirement						32	32	32	32	32	32	32	31	31	31	31	31	31	31	31	472
J Total Housing Requirement plus South Hampshire Strategy Requirements	340	340	340	340	340	252	252	252	261	261	135	135	134	125	124	114	114	114	114	114	4201
K Cumulative Core Strategy Requirement	340	680	1020	1360	1700	1920	2140	2360	2580	2800	2894	2988	3082	3176	3269	3361	3453	3545	3637	3729	3729
L Cumulative South Hampshire Strategy Requirement	340	680	1020	1360	1700	1952	2204	2456	2717	2978	3113	3248	3382	3507	3631	3745	3859	3973	4087	4201	4201
M Number of dwellings above or below annual housing requirement	268	206	-22	-152	-1	95	171	-68	43	88	259	173	88	-44	-73	-43	-13	-17	5	-34	N/A
N Number of dwellings above or below Core Strategy cumulative requirement	268	474	452	300	299	394	565	497	549	646	914	1096	1193	1149	1076	1024	1002	976	972	929	929
O Number of dwellings above or below South Hampshire Strategy cumulative requirement	268	474	452	300	299	362	501	401	412	468	695	836	893	818	714	640	596	548	522	457	457

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Annex G

Table 5: Monitoring Schedule

Delete existing Table 5: Monitoring Schedule' and replace with new Table 5 below:

Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP2	Environmental Impact	Limit complaints from residents/businesses	Number of upheld resident complaints	FBC	FBC complaints records
		Limit permissions contrary to EA advice	Number of developments permitted in spite of EA objections		EA comments on planning applications
DSP3	Impact on Living Conditions	Limit complaints from residents/businesses	Number of upheld resident complaints	FBC	FBC complaints records
DSP5	Protecting and Enhancing the Historic Environment	Limit development permitted contrary to EH advice.	Number of developments permitted in spite of EA objections	FBC	EH comments on planning applications
		Limit the loss of designated heritage assets	Losses of designated heritage assets Enabling developments permitted		Planning applications
DSP6	New residential Development Outside of the Defined Urban Settlement Boundaries	Limit development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Number of units permitted outside the Urban Area Boundaries	FBC	Planning applications
DSP7	Affordable Housing Exception Sites	Allow wholly affordable schemes, of a small scale, outside of existing urban areas to meet CS requirements	Number of affordable units permitted on exceptions sites	FBC	Planning applications
DSP8- DSP10	New development (non-residential) outside of the Defined Urban Settlement Boundaries	Limit non-residential development contrary to policy permitted outside of the Defined Urban Area Settlement Boundaries	Amount of non-residential floorspace permitted outside the Urban Area Boundaries	FBC	Planning applications

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Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP11	Development Proposals within Solent Breezes Holiday Park	Limit all year round occupation of existing chalets and mobile homes.	Number of units given all year round occupancy	FBC	Planning applications
DSP12	Public Open Space Allocations	Provision of 15 ha. Of public open space at Daedalus Provision of 25 ha. Of public open space a Coldeast.	Net gain of public open space at Daedalus Net gain of public open space at Coldeast	FBC	FBC Leisure department
DSP13	Nature Conservation	Limit loss local nature conservation sites as a result of development	Net gain/loss of local nature conservation sites as a result of development	HCC, HBIC & FBC	HCC/HBIC biodiversity records
DSP14	Supporting Sites for Brent Geese and Waders	Limit loss of important sites for Brent Geese and Waders	Development permitted on sites either "uncertain" or "important" for Brent Geese and Waders	HCC, HBIC & FBC	Planning applications
DSP15	Recreational Disturbance on the Solent Special Protection Areas	Contributions to in combination effects on SPA meet targets set by SRMP	Total contribution collected towards SRMP project	SRMP, FBC	Planning applications
DSP16	Coastal Change Management Areas (CCMA's)	Limit development within the CCMA's	Net gain/loss of dwellings within CCMA's	HCC, FBC	Planning applications, Coastal Change Vulnerability Assessments
DSP17	Existing Employment Sites and Areas	Limit loss of existing employment floorspace to non-economic development uses Allow for expansion and redevelopment of employment floorspace in existing employment areas	Floorspace lost to non-economic development uses on existing employment sites Net gain in economic development floorspace on existing employment sites	FBC	Planning Applications
DSP18	Employment Allocations	Delivery of employment allocations	New employment floorspace permitted on allocations identified in DSP18 (net)	FBC	Planning Applications

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Policy	Policy Name	Target	Indicator	Lead Partner	Source
		Delivery of new employment floorspace in the urban area	New employment floorspace permitted in the urban area (net)		
DSP19	Boatyards	Limit loss of existing boatyards.	Economic development floorspace permitted on boatyards identified in DSP19	FBC	Planning Applications
DSP20- DSP22	Retail Development in Fareham Town Centres	Support increase in "town centre" uses development in Primary and Secondary shopping areas. Maintain low vacancy levels in Primary and Secondary shopping areas.	Net gain in "main town centre uses" floorspace within Primary and Secondary shopping areas. Vacancy rates in Fareham Town Centre, including primary and secondary shopping areas	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP23	Making the Most Effective Use of Upper Floors	Support use of upper floors in Fareham Town Centre	Net gain/loss of floorspace in upper floors in Fareham Town Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP24	Mix of Uses in the High Street	Retain A1 and A3 uses on Fareham High Street.	Net gain loss of A1/A3 uses in Fareham High Street.	FBC	Planning Applications and Retail Health Checks (Bi-Annual).
DSP25	Fareham Waterfront	No development that would adversely impact upon views into and out of Fareham Waterfront	Assessments of development permitted in, and around, Fareham Waterfront	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP26	Civic Area	Delivery of Civic Area redevelopment	Amount of residential units and net gain in "main town centre uses" floorspace permitted in the Civic Area	FBC	Masterplan and Planning Applications
DSP27	Market Quay	Delivery of Market Quay redevelopment	Amount of residential units and net gain in "main town centre uses" floorspace permitted in Market Quay	FBC	Masterplan and Planning Applications
DSP28	Fareham Shopping Centre Upper Floors	Delivery of development on upper floors of Fareham Shopping Centre	Amount of residential units or "main town centre uses" floorspace permitted on the upper floors of Fareham Shopping Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)

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Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP29	Fareham Shopping Centre Improved Link	Delivery of improved link through Fareham Shopping Centre	Completion of improved link through Fareham Shopping Centre	FBC	Visual assessments as part of Retail Health Checks (Bi-Annual)
DSP30	Fareham Station East	Delivery of redevelopment at Fareham Station East	Amount of residential units and net gain in "main town centre uses" floorspace permitted at Fareham Station East	FBC	Masterplan and Planning Applications
DSP31	Russell Place	Delivery of redevelopment at Russell Place	Amount of residential units permitted at Russell Place	FBC	Planning Applications
DSP32	Corner of Trinity Street and Osborn Road	Delivery of redevelopment at the Corner of Trinity Street and Osborn Road	Amount of residential units and net gain in community use floorspace permitted at the Corner of Trinity Street and Osborn Road	FBC	Planning Applications
DSP33	Fareham College	Delivery of redevelopment of Fareham College site	Amount of education floorspace and residential units permitted on Fareham College site	FBC	Planning Applications
DSP34	Development in District Centre, Local Centres and Local Parades	Maintain low vacancy levels in Centres and parades	Vacancy rates in Centres and parades	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP35	Locks Heath District Centre	Support increase in "town centre" uses development in Locks Heath District Centre	Net gain in "main town centre uses" floorspace within Locks Heath District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP36	Portchester District Centre	Support increase in "town centre" uses development in Portchester District Centre	Net gain in "main town centre uses" floorspace within Portchester District Centre	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP37	Out-of-Town Shopping	Limit additional "main town centre uses" in out-of-town locations	Net gain/loss in "main town centre uses" in out-of-town locations	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP38	Local Shops	Limit the loss of local shops contrary to policy	Amount of floorspace previously used for "local shops" lost to other uses	FBC	Planning Applications and Retail Health Checks (Bi-Annual)

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Policy	Policy Name	Target	Indicator	Lead Partner	Source
		Allow additional local shops to come forward	Amount of floorspace permitted for local shops		
DSP39	Hot Food Shops	Limit additional "hot food shops" that are contrary to policy	Net gain in A5 uses in the Borough	FBC	Planning Applications and Retail Health Checks (Bi-Annual)
DSP40	Housing Allocations	Delivery of housing allocations Meet annual housing targets	Net additional dwellings permitted on sites allocated in DSP40 Net additional dwellings per annum	FBC	Planning Applications
DSP41	Sub-Division of Residential Dwellings	Limit sub-division of dwellings that are contrary to policy	Total number of sub-divided units permitted contrary to policy		Planning Applications
DSP42-DSP44	Older Persons Housing	Delivery of older persons accommodation across the Borough Delivery of older persons accommodation on allocations set out in DSP40	Total number of older persons units permitted Number of older persons units permitted on allocated sites	FBC	Planning Applications
DSP45	Houses in Multiple Occupation	Limit delivery of houses in multiple occupation that are contrary to policy	Total number of houses in multiple occupation permitted contrary to policy		Planning Applications
DSP46	Self Contained Annexes and Extensions	Limit the use of permitted annexes to be ancillary to the main house	Annex's being used as a separate dwelling to the main house	FBC	Neighbour complaints
DSP47	Gypsies, Travellers and Traveling Showpeople	Delivery of gypsy and traveller allocations Limit delivery of gypsy and traveller pitches that are contrary to policy	Net additional gypsy and traveller pitches permitted on sites allocated in DSP47 Net additional gypsy and traveller pitches permitted on other sites in the Borough	FBC	Planning Applications
DSP48	Bus Rapid Transit	Delivery of BRT improvements	Completion of BRT improvements as identified in DSP48	HCC	Planning Applications and progress of the scheme

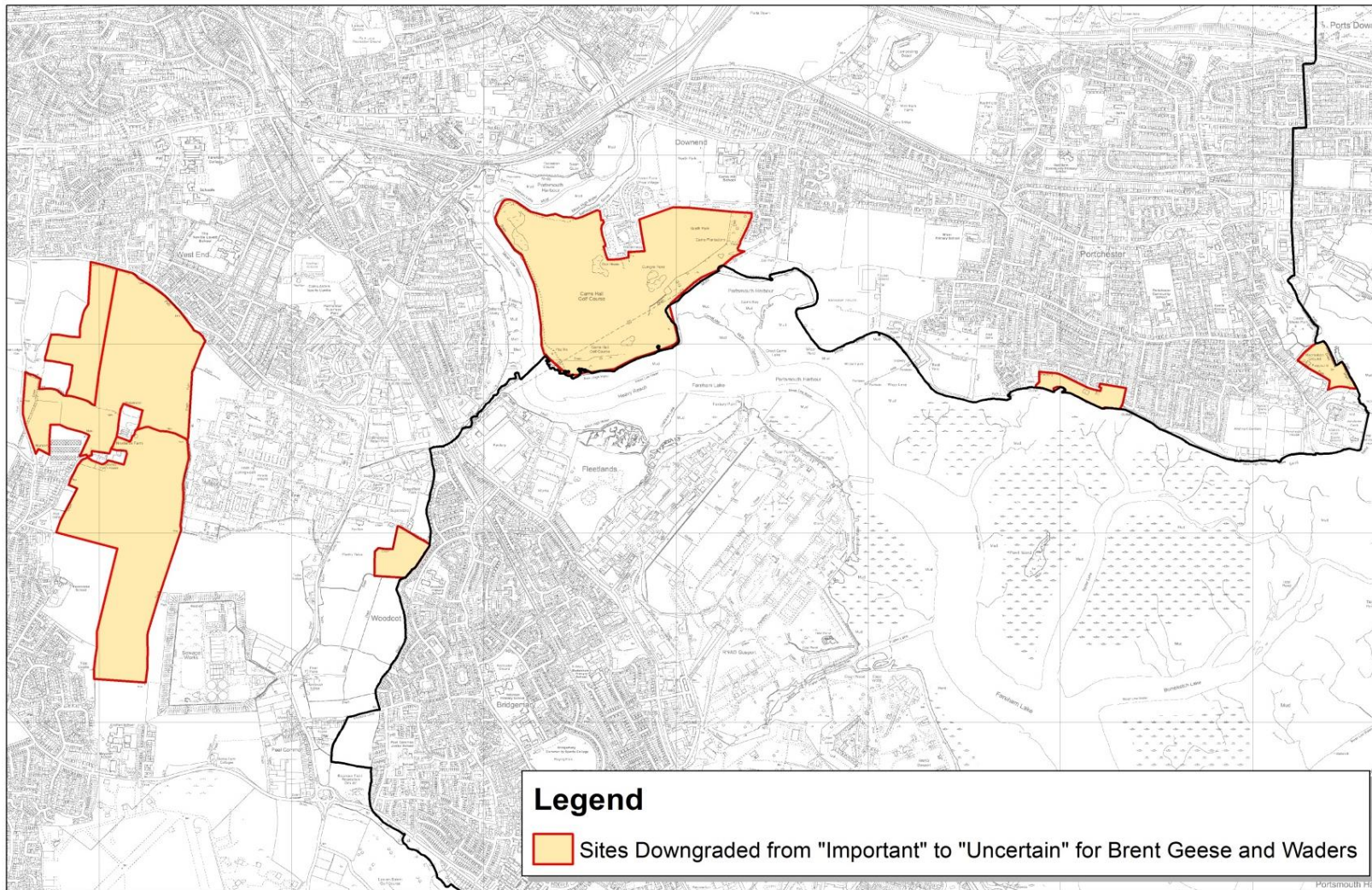
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Policy	Policy Name	Target	Indicator	Lead Partner	Source
DSP49	Improvements to the Strategic Road Network	Delivery of improvement to strategic road network	Completion of improvements to strategic road network set out in DSP49: <ul style="list-style-type: none"> • Newgate Lane, Palmerston Drive • Stubbington Bypass • Segensworth roundabout • Station roundabout • Delme roundabout 	HCC	Planning Applications HCC updates
DSP50	Access to Whiteley	Delivery of improvements to serve access to Whiteley	Completion of remaining section of Rookery Avenue		Planning Applications.
DSP51	Parking	Adequate replacement provision of car parking in Civic Area and Market Quay	Net parking spaces lost/gained as a result of redevelopment of Civic Area and Market Quay	FBC	Masterplanning and Planning Applications
DSP52	Community Facilities	Limit loss of existing community facilities Delivery of additional community facilities	Amount of community facility floorspace lost contrary to policy Amount of Community facility floorspace gained in new facilities	FBC	Planning Applications Liaison with the Leisure department.
DSP53	Sports Provision	Limit loss of existing sports pitches Delivery of additional sports pitches and facilities	Amount of sports pitches and facilities lost contrary to policy Amount of land (ha) delivered for sports pitches and facilities	FBC	Planning Applications Leisure department
DSP54	New Moorings	Limit moorings outside of Mooring Restriction Areas	Number of new moorings permitted outside of Mooring Restriction Areas	FBC	Planning Applications
DSP56	Renewable Energy	Delivery of renewable and low carbon energy	Amount (KWh) of renewable and low carbon energy permitted	FBC	Planning Applications

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Annex H

Sites amended from "important" to "uncertain" for Brent Geese and Waders (DMM34)



FAREHAM
BOROUGH COUNCIL

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