

FAREHAM

BOROUGH COUNCIL

Fareham Local Plan – Shaping Fareham's Future

Authority Monitoring Report 2014 – 2015

October 2015

Further Information

Information on the progress of Fareham's Local Development Documents and details of consultations are available at the following website

www.fareham.gov.uk/planning/local_plan

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For more detailed information and guidance on the planning system, visit the Department for Communities and Local Government website at <http://www.communities.gov.uk>.

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1. Introduction

PURPOSE & AIM OF THE MONITORING REPORT

1.1 This AMR formally covers the period 1 April 2014 to 31 March 2015, but also considers progress of the Fareham Local Plan up until the publication of this AMR in October 2015. This is the 11th Authority Monitoring Report (AMR) to be produced by Fareham Borough Council and the 4th AMR following adoption of the Fareham Borough Core Strategy in August 2011.

1.2 This AMR covers four key areas:

1. **Progress of all Local Development Documents (LDDs)** and any milestones that have been reached against the timetable in the Local Development Scheme (LDS);
2. **Housing supply monitoring** - providing the most up to date housing land supply for the Borough and setting out housing completions for the past year;
3. **Employment & Retail floorspace monitoring** - setting out the employment and retail floorspace completions for the monitoring year; and
4. **Analysis of development plan policies** (Core Strategy & 'saved' Local Plan Review policies) stating where relevant policies have not been applied;

2. Local Development Scheme Delivery and Implementation





LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) (September 2014) identifies the preparation stages and timetable for each of the Local Development Documents (LDDs) that the Council is preparing. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR must report on the progress of documents against LDS timetable and milestones.
- 2.2 The 2014 LDS sets out a timetable for the review of the Local Plan which allows the Authority to take account of the current review of the South Hampshire Strategy, which is being undertaken by the Partnership for Urban South Hampshire (PUSH).
- 2.3 The review of the South Hampshire Strategy to 2036 will inform the early review of Fareham's Local Plan. This is considered to be the most sound and robust approach to extend the time horizon of the Local Plan to 2036 and to take account of new housing and employment evidence, and ensuring that the Council fulfils its Duty to Cooperate with neighbouring and statutory authorities.
- 2.4 Following the amendments in 2008 to the Town and Country Planning (Local Development) (England) Regulations 2004, it is no longer necessary to include Supplementary Planning Documents (SPDs) within the LDS.

LOCAL DEVELOPMENT DOCUMENT PROGRESS

- 2.5 This section of the AMR audits the progress of Local Development Documents during the period 1 April 2014 to the date of publication of this AMR. Table 1 sets out the progress of document production against the timescale published in the Local Development Scheme (LDSs). As shown by Table 1, the development of all LDDs is on schedule and no risks or need for reprogramming has been identified.

Table 1 - Local Development Document progress against Local Development Scheme timetables

KEY			
	Achieved Early		Achieved
	On Track		At Risk/Need for re-programming

Document Title	LDS Edition	Draft Stage	Publication Stage	Submission	Examination	Adoption
Local Plan Part 1: Core Strategy	2011 LDS	May 2007 – September 2009	December 2010 – January 2011	February 2011	February 2011	September 2011
Local Plan Part 2: Development sites and Policies	2011 LDS	January 2008 – November 2011	February – April 2014	June 2014	November 2014	June 2015
Local Plan Part 3: Welborne Plan	2011 LDS	January 2009 – July 2012	February – April 2014	June 2014	October 2014	June 2015
Local Plan Review	2014 LDS	Summer 2016	Summer 2017	Autumn 2017	Winter 2017	Spring/Summer 2018

Local Plan Part 1: Core Strategy Development Plan Document

- 2.6 The Core Strategy identifies the Borough's development needs up to 2026 and how they will be met. It sets out the spatial vision, a series of objectives designed to achieve the vision; overarching key policy areas which provide focus and link the objectives to the spatial strategy; core delivery policies and an implementation and monitoring framework. A number of the Local Plan Review 2000 policies were replaced by the Core Strategy and these are set out in Appendix 2.
- 2.7 The Core Strategy achieved all of its milestones, as set out in the LDS 2011, from examination through to adoption, with adoption taking place one month in advance of the expected adoption date.

Local Plan Part 2: Development Sites and Policies (DSP)

- 2.8 The Local Plan Part 2 was submitted to the Secretary of State for independent examination in June 2014. The examination hearing sessions were held during November 2014, and were followed by a consultation on Main Modifications in February – March 2015. The Inspector's Final Report was issued in May 2015 and found the Local Plan Part 2 sound, subject to the Main Modifications.
- 2.9 The DSP Plan allocates housing and employment sites to meet the level of development for the Borough that is set out in the Core Strategy. The plan also contains development management policies, which in conjunction with those contained in the Core Strategy, are used in the determination of planning applications. As of 8th June 2015, all of the policies in the Local Plan Review 2000 have been replaced through the adoption of Local Plan Part 2.

Local Plan Part 3: The Welborne Plan

- 2.10 The Core Strategy provides the overarching policy basis for the new community of Welborne, setting out the headline requirements to be met by the Welborne Plan (see Core Strategy policy CS13 and supporting text for more details). The Welborne Plan was submitted for examination alongside the Local Plan Part 2 in June 2014, with examination hearing sessions held during October 2014 and consultation on Main Modifications in January – March 2015. The Inspector's Final Report, issued in May 2015, found the Local Plan Part 3 sound, subject to the Main Modifications that had previously been consulted on.
- 2.11 The Welborne Plan contains the policies that will be used in the determination of future planning applications for the development of the site.
- 2.12 The Welborne Design Guidance Supplementary Planning Document (SPD) and the Welborne Planning Obligations and Affordable Housing SPD were both consulted on during June – August 2014. Work to finalise and adopt these SPDs remains ongoing.

Community Infrastructure Levy

- 2.13 Fareham Borough Council formally approved the [Community Infrastructure Levy \(CIL\) Charging Schedule](#) on 25 April 2013 to start from 1 May 2013. Development permitted from the 1st May 2013 is required to pay the Levy as per the charges set out in the schedule, when development starts.
- 2.14 Alongside the CIL Charging Schedule a [guide](#) and [calculator](#) were published to help developers better understand and calculate their liability. Since adoption of the Council's CIL Charging Schedule, the Council has commenced a review of its CIL Charging Schedule, to ensure that rates are set at a level that is 'viable' for developers and supports long term economic growth in the Borough. The first stage in the setting of new CIL rates is the Preliminary Draft Charging Schedule 'First Review', which was subject to consultation from June - August 2014.
- 2.15 In line with Regulation 62 of the Community Infrastructure Levy Regulations 2010, the Council produces an annual CIL monitoring report. The report for year 2014-15 was published in June 2015 and is available on the Council's [website](#).

3. Housing Monitoring and Supply

PAST HOUSING DELIVERY

- 3.1 As per the Town and Country Planning (Local Planning) (England) Regulations 2012, Councils are required to report on the housing delivery that has taken place during the past monitoring year, which in this case, is the period from 1st April 2014 until the 31st March 2015.
- 3.2 The monitoring of housing delivery is undertaken in partnership with Hampshire County Council, in order to ensure that the housing completion count is accurate and robust. For the monitoring year 2014-15, a total of 285 units were delivered in Fareham Borough.
- 3.3 The delivery figure has been put in the context of those figures from previous years, so as to facilitate a comparative view. Table 2 below sets out annual housing completions since the beginning of the Core Strategy plan period in 2006-07. A breakdown of housing delivery for 2014-15 by settlement is included at Appendix 1.

Table 2: Past annual housing delivery

Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total
Housing Delivery C3 ¹	568	546	318	188	347	267	237	152	276	2899
Housing Delivery C2 ²	40	0	0	0	-8	48	154	0	9	243
Total Housing Delivery	608	546	318	188	339	315	391	152	285	3142
Housing Provision Target	340	340	340	340	340	252	252	252	252	2708
Surplus/ Deficit	+268	+206	-22	-152	-1	+63	+139	-100	+33	434

- 3.4 As Table 2 demonstrates, housing delivery has increased from 2013-14, though it remains significantly lower than before the economic recession in 2008. In line with new Planning Practice Guidance³, housing completions within planning use class C2 can also now be included within total housing delivery.

PROJECTED HOUSING DELIVERY (Excluding Welborne)

- 3.5 In addition to looking at past delivery, Councils are also required to maintain a flexible and responsive supply of land in order to demonstrate ability to achieve housing delivery objectives across the plan period. The housing provision data contained

¹ Use class C3 covers standard dwellings.

² Use class C2 covers residential institutions such as residential accommodation, nursing homes and care facilities.

³ [Paragraph: 037 Reference ID: 3-037-20150320](#)

within this AMR draws upon information contained within the Strategic Housing Land Availability Assessment (SHLAA) (January 2014), together with more up-to-date information to reflect the previous financial year's completions, changes in Planning Practice Guidance, recent planning applications and developer correspondence.

- 3.6 Where housing completions have occurred on sites identified within the 2014 SHLAA, these completions have been discounted from the overall site yield specified in the SHLAA. Furthermore, where new information about existing sites has come to light, this has been considered and where necessary the delivery phasing of the site has been adjusted. In addition, new sites that have been granted planning permission, and are above the SHLAA threshold of 5 units, have been included as part of the housing supply. This process has ensured that this AMR takes account of the most up to date information available and provides the most up to date housing land supply position for the Borough.
- 3.7 In the short-term, Councils' must be able to demonstrate a robust five-year housing land supply of deliverable sites. In line with the National Planning Policy Framework, deliverable housing sites are those that are suitable, available and achievable⁴. The determination of the deliverability of sites has been assessed through the SHLAA process and subsequent updates as set out in paragraphs 3.5 and 3.6.
- 3.8 It is also important to consider housing supply in the medium to long term (beyond five years). For the purposes of this AMR, the medium to long term supply is presented in two distinct delivery phases; medium-term 6-10 years and long term 11+ years. For sites within these two latter phases to be considered developable, they must be in a suitable location for housing development and must have a reasonable prospect of being available and being developed at the point envisaged.

FIVE YEAR HOUSING LAND SUPPLY (Excluding Welborne)

- 3.9 Local Planning Authorities must assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling⁵ five-year supply of deliverable land for housing, particularly in connection with making planning decisions.
- 3.10 Table 3 sets out the amount of housing that is expected to be delivered in the next five years on an annual basis, against the housing target for the same period. This table demonstrates a housing supply of 11.02 years against the revised housing requirement in the Development Sites and Policies Plan⁶.

⁴ Paragraph 47, NPPF

⁵ The supply of land should be managed in a way that ensures that a continuous five year supply of **deliverable** sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

⁶ The Core Strategy housing requirement was revised by the South Hampshire Strategy 2012, with the revised requirement incorporated into the Local Plan Part 2 (Table 4, page 78).

Table 3: Five-year housing land supply

Year	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Projected Housing Supply (excluding Welborne)	454	431	395	388	60	1,728
Adopted Local Plan Housing Requirement ⁷	258	132	132	131	131	784
Surplus / Deficit against Requirement	196	299	263	257	-71	944
Land Supply Position						11.02 years

FAREHAM BOROUGH HOUSING TRAJECTORY 2006-2026 (EXCLUDING WELBORNE)

- 3.11 The Council is required to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirement, 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 4 considers housing delivery, past and future, providing the overall housing trajectory across the plan period to 2026.
- 3.12 Past housing completions are represented by row A. Row D (Total Projected Housing Supply) represents the anticipated housing supply for Fareham Borough and consists of sites identified in the 2014 SHLAA (Row C - Projected Planned Housing Completions) as well as a windfall allowance (Row C - Projected Windfall Allowance).
- 3.13 The overall housing requirement for the Borough outside Welborne is presented in Row I and is a combination of the housing target specified in the adopted Core Strategy (Row F), the 2012 South Hampshire Strategy Requirement implemented by Local Plan Part 2 (Row G) and an additional 5% buffer of deliverable sites (Row H) moved forward from later in the plan period.
- 3.14 Row K demonstrates the number of completed dwellings above or below the total housing target 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 adopted Local Plan housing requirements.
- 3.15 As the table demonstrates, Fareham is capable of meeting and exceeding its five year deliverable housing land requirement by 944 dwellings ($1,728 - 784 = 944$). Fareham is also capable of delivering a cumulative requirement across the plan period (i.e. 2006-2026) of 4201 dwellings with a projected surplus of 942 dwellings.

⁷ Core Strategy Target + South Hampshire Strategy Review 2012 update + 5% buffer

Table 4: Fareham housing trajectory 2006 – 2026 (excluding Welborne)

Plan Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	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	285												3142
B	Projected Planned Housing Completions										434	411	375	368	40	0	0	10	67	136	60	1901
C	Projected Windfall Allowance										20	20	20	20	20							100
D	Total Projected Housing Supply (Row A+B+C)	608	546	318	188	339	315	391	152	285	454	431	395	388	60	0	0	10	67	136	60	5143
E	Cumulative Completions/Projections (Row D)	608	1154	1472	1660	1999	2314	2705	2857	3142	3596	4027	4422	4810	4870	4870	4880	4947	5083	5143	5143	5143
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	2012 Push South Hampshire Strategy Requirement						32	32	32	32	32	32	32	31	31	31	31	31	31	31	31	472
H	5% buffer applied to five year deliverable housing supply										6	6	6	6	6		-6	-6	-6	-6	-6	0
I	Total Housing Requirement plus South Hampshire Strategy Requirements (Row F+G+H)	340	340	340	340	340	252	252	252	252	258	132	132	131	131	124	117	117	117	117	117	4201
J	Cumulative Total Housing Requirement (Row I)	340	680	1020	1360	1700	1952	2204	2456	2708	2966	3098	3230	3361	3492	3616	3733	3850	3967	4084	4201	4201
K	Projected housing supply (Row E) against cumulative requirement (Row J)	268	474	452	300	299	362	501	401	434	630	929	1192	1449	1378	1254	1137	1030	980	999	942	942

HOUSING SUPPLY AT WELBORNE

- 3.16 The Welborne Plan 2015 anticipates that the first dwellings will be delivered at the site in 2016-17, with development continuing until 2035-36. Table 5 sets out the proposed annual housing delivery rate at Welborne.

Table 5: Housing trajectory for Welborne

Year		2006-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-36	Total
Projected Housing Delivery	Market	0	84	126	140	224	238	238	238	238	238	238	2198	4200
	Affordable Housing	-	36	54	60	96	102	102	102	102	102	102	942	1800
	Total	-	120	180	200	320	340	340	340	340	340	340	3140	6000

Source: Local Plan Part 3: Welborne Plan (June 2015)

- 3.17 The Welborne Plan represents a significant addition to the supply of affordable housing with commitment from the site promoters to deliver 30% of the total units on site as affordable dwellings (1800 units).
- 3.18 As housing construction has not yet started at Welborne, monitoring cannot be undertaken; however at this stage, it is assumed that the projected completion rate will be equal to the target build rate. Future editions of the AMR will report on delivery at Welborne.

AFFORDABLE HOUSING PROVISION (excluding Welborne)

- 3.19 Information from the Land Registry⁸ indicates that the average house price in Fareham in the period April to June 2013 was £231,292, compared with £76,536 in January to March 1996. This is a price increase of over 300% over a period of 16 years. Average property prices for a detached, semi-detached, terrace or flat are £313,602, £209,192, £196,351 and £129,462, respectively. Whilst past completions of new housing have been healthy in the Borough, the rate of delivery remains insufficient to successfully address the problems of affordability as shown by Table 6 setting out the relationship of median earnings to house prices⁹.

Table 6: Ratio of house prices to median earnings

	2013 ratio of median house prices to median earnings	2013 ratio of lower quartile house prices to lower quartile earnings
Fareham	7.58	8.54
Hampshire	8.04	8.50
England	6.72	6.45

⁸ Source: ONS figures reported via BBC News Website

⁹ Source: HM Land Registry via HCC Website

- 3.20 As set out in the Core Strategy, the affordable housing target was deferred to the Council's Housing Strategy which currently has a target of 500 units over a six year period between 2011-12 and 2017-18¹⁰. For the purposes of the Monitoring Report an annual target of 84 units has been applied between 2011 and 2016, with a residual requirement of 80 units in 2016-17.
- 3.21 During the monitoring year 2014-15, a total of 96 affordable housing units were delivered in the Borough. This was 13 units above the affordable housing provision target set out in the Council's Housing Strategy.
- 3.22 In accordance with Paragraph 47 of the NPPF, the expected rate of affordable housing delivery is set out in Table 7. Where the expected completions on a site are spread over two or more years, the delivery of the affordable units has been phased in the last year of completions.

Table 7 – Affordable housing trajectory for Fareham (excluding Welborne)

	Year	2006-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-26	2006-26
A	Past Delivery (2006-15) / Projected Delivery (2015-26) LP2	954	79	46	21	130	3	67	1300
B	Total Cumulative Delivery	954	1033	1079	1100	1230	1233	1300	1300
C	Annualized Housing Strategy Target	836	84	80	-	-	-	-	1000
D	Cumulative Housing Strategy Target	836	920	1000	-	-	-	-	1000
E	No. of affordable units above or below Housing Strategy target (A – C)	+118	-5	-34	-	-	-	-	-
F	No. of dwellings above or below cumulative Housing Strategy target	118	113	79	-	-	-	-	-

- 3.23 As part of the examination of Local Plan Part 2, the Council undertook an analysis of the amount of affordable housing required by Core Strategy policy CS18 and whether this requirement was being met. Appendix 5 sets out the sites in detail and the amount of affordable housing that was required compared to the amount that has been achieved. Of the 1694 units identified through permissions and allocations, 584 affordable units would have been required to conform to Policy CS18. However, a supply of 493 affordable units has been secured or identified, as such resulting in a deficit of 91 units. It is important to note that this identified deficit was in relation to the Council's aims to deliver more affordable housing and was not in itself a provision target.

¹⁰ As set out in the Fareham Borough Council Corporate Strategy (2011-2017).

4. Employment and Retail Floorspace Monitoring

KEY FINDINGS

- 4.1 An important aspect of Fareham's development strategy is to encourage economic growth. The Strategy seeks to increase Gross Value Added by 3.5% per annum by 2026, however, given the current and recent economic climate, this is perhaps an ambitious target. The Partnership for Urban South Hampshire (PUSH) commissioned an update to the original Economic Development Strategy (EDS) produced in 2005, which takes account of the current macro-economic situation. It is now thought that average annual Gross Value Added (GVA) growth over the period 2006-26 will be around 2%, rather than the PUSH aspiration for growth in excess of 3% (PUSH Economic Development Strategy (October 2010)).
- 4.2 Table 8 sets out the employment and retail completions for the monitoring year 2014-15. As a result of the changes to the General Permitted Development Rights, which came into force on 30th May 2013, there has been 8,024.38 sq. metres of B1 office floorspace lost through the change of use to residential accommodation (to date). A detailed list of these sites is set out in Table 9. Despite an initial lull in these types of applications, there has been a steady increase in the amount of floorspace lost to residential use. This trend will continue to be monitored through future Employment Land Reviews and the annual Retail Health Check.

Table 8: Retail and employment completions in Fareham (2014-15)

Site Address	Use Class	Proposal	Completed Gain (m2)	Completed Loss (m2)
Employment				
Unit R, Fort Wallington Industrial Estate, Military Road, Fareham	B1-8	Change of use to education centre	0	588
Hinton Hotel & The Limes, Catisfield Lane, Fareham	B1(c)	Redevelopment for housing	0	396
Fort Wallington Ind. Estate Units G1-G6, Military Road, Fareham	B2	Partial demolition	0	440
Unit 18 Castle Trading Estate, Portchester	B1-8	Demolition of factory	0	927
44 High Street, Fareham	B1-8	Redevelopment for housing	0	746
Great Brook, Brook Lane, Warsash	B1-8	Use Of Buildings For Light Industrial/Storage (B1-B8)	876	0
Daedalus Airfield, Hangers East, Chark Lane	B1-8	Development For B1/B2/B8/Aerospace Use	2404	0
Standard Way, Fareham	B1-8	Install Two Mezzanine Storage Areas And New Offices	683	0
20, Davis Way, Fareham	B1-8	Replacement Light Industrial/Warehouse Building	3151	3287
Maindell, North Wallington, Fareham	B1a	Change Of Use From Pumping Station To Office Use (B1a)	352	0

Total Employment Completions			7466	6384
Retail				
Unit 31/32, Locks Heath Centre SO31 6DX	A1	Change of use of units from office to retail	260	0
Seaye House, Lower Quay Road, PO16 0RG	A1	Change of use from B1 offices to A1 retail	892	0
Aldi, 208 West Street, PO16 0AL	A1	Single storey extension to foodstore	315	0
Total A1 Completions			1467	0
154-158 West Street	A2	Change of Use from 3 residential flats to A2	467	0
203 West Street	A2	Change of use from mixed use to A2	270	0
Total A2 Completions			737	0

Table 9: Change of use from office (B1) to residential (C3)

Site Address	Proposal	Estimated Floorspace Loss m ²
2 Old Manor Cottages, Wickham Road, Fareham.	Change of use of first floor offices to residential use (class C3)	16.94
219 West Street, Fareham	Change of use from B1(a) to Residential Use (Class C3)	69.14
Fareham Point, Wickham Road, Fareham	Change of use of offices to form 18 two Bedroom Apartments	2932
39 Botley Road, Park Gate	Change of use of ground floor from B1(a) to residential use (class C3) to four flats	49
8 Southampton Hill Titchfield	Prior approval of a proposed change of use from office (B1) to 9 nos. 2 bed flats (C3)	139
10 Southampton Hill Titchfield	Conversion of building to provide three 1 bed and two 2 bed flats	164
31 Newtown Road Warsash	Change of use from (A1) retail to C3 (residential)	28
44 High Street Fareham	Conversion of building from class B1 to C3	746.2
229 West Street	Change of Use from Class B1 (Office) To Class C3 (Dwelling House)	185
227b West Street	Change Of use from Class B1 (Office) to Class C3 (Dwelling House)	98.80
2 Crescent House Crescent Road	Change of Use from Offices (Class B1) to a use falling within Use Class C3 (Residential).	82
A1 Segensworth Business Centre Segensworth Road	Change Of Use Of A Building From Office (Use Class B1) To A Use Falling Within Use Class C3 (Dwellinghouses)	228
Unit 1 Crescent House Crescent Road	Prior notification - change of use from class B1(a) (office) to class C3 (residential)	35
Furze Court Wickham Road	Change of Use from Class B1a (Office Use) to Class C3 (Residential)	2932.30
4 Malthouse Lane	Change of Use From Use Class B1 (Office) to Class C3 (Dwellinghouse)	115
Spurlings Road - Greenhill Cottage	Change of use from office to dwelling	204
TOTAL m²		8024.38

- 4.3 Turning to 'Town Centre Use' floorspace¹¹, there were two new "town centre use" floorspace completions within the Borough's centres, which represented a total of 575 sq. metres. These were in Fareham Town Centre (Aldi extension) and Locks Heath District Centre (change of use from office to retail). In comparison, 892 sq. metres of town centre uses were completed outside of the centres. Although this runs contrary to the Council's Core Strategy and the National Planning Policy Framework, in terms of directing town centre uses into the Borough's centres, overall since 2006 the floorspace that has been completed in the Borough's centres is almost double that completed outside of them. In addition, the completions serve local needs and would thus be considered local shops rather than main "town centre uses".
- 4.4 The Retail Health Check (RHC) is an essential tool for measuring the vitality and viability of Fareham Town Centre, the district centres at Portchester and Locks Heath and the local centres at Stubbington, Park Gate, Broadlaw Walk, Highlands Road, Gull Coppice, Titchfield and Warsash. The study measures:
- Diversity of main town centre uses (by number, type and amount of floorspace);
 - The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations;
 - Proportion of vacant street level property; and
 - Pedestrian flows.
- 4.5 Preliminary findings from the Fareham Retail Health Check which was conducted in Summer 2015 show a decrease in vacancies across all centres in the Borough, with the exception of Portchester District Centre, which saw an increase in vacancies and Stubbington which remained unchanged. There was an increase in Sui Generis uses within Fareham Town Centre, with an additional three units coming into use. Retail use remains the dominant feature across all centres with the exception of Park Gate where A2 uses are the dominant use. The full Retail Health Check will be published in winter 2015.
- 4.6 The Fareham Employment Study (2014) sets out a projected future need for employment floorspace across the Borough in order to accommodate projected job growth. Table 10 (overleaf) sets out the net employment and town centre use delivery since 2006. The floorspace requirements across the different use classes, as well as the updated projected supply, are shown in Table 11(overleaf). This demonstrates that there is a healthy surplus in terms of overall supply of employment floorspace (21,358 m²) in the Borough.

¹¹ Development falling within planning use class A1, A2, B1a, D2 use

Table 10: Net employment and Town Centre use floorspace delivery 2006-07 to 2014-15

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total
Employment Floorspace (B1 gain sq. m)	4,247	1,596	6,108	0	-193	0	0	0	0	11,758
Employment Floorspace (B2/B8 gain sq. m)	4,379	1785	3,363	688	-360	0	986	-608	730	10,963
'Town Centre Use' Floorspace - within Town Centre areas (A1, A2, B1a, D2) gain	933 (gross)	0	833	2,536	-82	7,916	206	-448	1312	13,206
'Town Centre Use' Floorspace - Outside of Town Centre areas (A1, A2, B1a, D2) gain	1000	1,216	950	0	2,706	0	476	2099	1244	9,691
Total Commercial Development Floorspace	10,559	4,597	11,254	3,224	2,071	7,916	1668	1043	3286	45,618

Table 11: Employment requirement and predicted supply

	2011-16		2016-21		2021-26		Total 2011-26		
	B1a	B1c/B2/B8	B1a	B1c/B2/B8	B1a	B1c/B2/B8	B1a	B1c/B2/B8	Total
Completions 2011-15	552	4205	-	-	-	-	552	4205	4757
Excess Vacancies ¹²	3400	8600	-	-	-	-	3400	8600	12,000
Permissions	340	1709	1952	53,199	-	-	2292	54,908	57,200
Allocations	-	-	-	27,201	-	-	0	27,201	27,201
Welborne	-	-	-	1700	4400	14,200	4400	15,900	20,300
Total supply	4292	14,514	1952	82,100	4400	14,200	10,644	110,814	121,458
Total Requirement	13,567	19,800	13,567	19,800	13,567	19,800	40,700	59,400	100,100
Surplus (+) / deficit (-)									+21,358

¹² Wessex Economics (as at June 2013)

5. Policy Analysis

LOCAL PLAN POLICIES

- 5.1 All development management policies were applied to all applications with the exception of those nullified by changes to national policy and guidance. These nullified policies are set out in greater detail below.
- 5.2 During this monitoring period, an increased threshold of 10 units was applied to the provision of affordable housing, by Ministerial Statement on 28th November 2014. Therefore during the period from 28th November 2014 to 31st March 2015, in line with the Ministerial Statement, the section of Policy CS18 in the Core Strategy, relating to affordable housing contributions on sites with a capacity of between 5 and 9 units could not be applied.
- 5.3 From 25th March 2015, the Core Strategy requirement specified in Policy CS15 for new housing development to meet Level 4 of the Code for Sustainable Homes was no longer able to be applied, in line with new national guidance which announced the removal of the Code for Sustainable Homes. Instead a requirement for energy and water efficiency, equivalent to the standards set out in Code Level 4 is now set out in Building Regulations.
- 5.4 A detailed review of all Local Plan policies (Core Strategy, DSP Plan and Welborne Plan) will be conducted as part of the Local Plan Review. This process will enable officers to assess the effectiveness of policy, suggest changes to any policy shortcomings and revise policies where legislation has changed. The findings of this analysis will be reported through subsequent AMRs.
- 5.5 Following the adoption of the Core Strategy in August 2011 a number of Local Plan policies were replaced and deleted from the Development Plan, and as such are no longer monitored. Appendix 2 provides a list of the Local Plan policies replaced by the Core Strategy and Appendix 3 lists those policies that were not saved by the Secretary of State's direction in September 2007.

6 Duty to Cooperate

- 6.1 The 'duty to co-operate' is set out in Section 110 of the Localism Act. It applies to all local planning authorities, national park authorities and county councils in England and to a number of other public bodies as set out in Section 4 (1) of The Town and Country Planning (Local Planning) (England) Regulations 2012. The duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
 - requires that councils set out planning policies to address such issues;
 - requires that councils and public bodies to 'engage constructively, actively and on an on-going basis' to develop strategic policies; and
 - requires councils to consider joint approaches to plan making.
- 6.2 Fareham is a two-tier area, with Hampshire County Council providing some public services including education, highways and social services.
- 6.3 Fareham is a member of the Partnership for Urban South Hampshire (PUSH), which is made up of 12 local authorities, including New Forest District Council; Test Valley Borough Council; Southampton City Council; Eastleigh Borough Council; Winchester City Council; Fareham Borough Council; Gosport Borough Council; Portsmouth City Council; Havant Borough Council, East Hampshire District Council, Isle of Wight Council, and Hampshire County Council. PUSH (formed in 2003) is a strategic partnership that deals with strategic and sub-regional issues. The partnership meets at both member and officer level, to discuss strategic issues such as housing, employment, transport, waste, environment and biodiversity, and provision for gypsies and travellers.
- 6.4 A Duty to Co-operate Statement of Compliance was produced in the preparation of both the [Development Sites and Policies Plan](#) and the [Welborne Plan](#) to show how the duty was complied with in the preparation of both Local Plan documents. Both documents formed part of the evidence submitted for examination of each Plan.

Appendices

Appendix 1: Housing delivery by settlement

Appendix 2: List of Local Plan Review policies replaced by the Core Strategy

Appendix 3: List of Local Plan Review policies not saved in by 2007 Government direction

Appendix 4: Schedule of large sites which form the five-year housing land supply

Appendix 5: Delivery of affordable housing from Local Plan Part 2 supply sites

Appendix 6: List of sources referred to in the AMR

Appendix 1: Housing delivery by settlement

Settlement	2010-14	2014-15
Western Wards	500	232
Fareham	505	39
Portchester	28	13
Stubbington & Hill Head	44	1
Total	1077	285

Appendix 2: List of Local Plan Review (2000) policies replaced by the Core Strategy (2011)

Local Plan Review Policy		Replacement Policy	
C1	Development in the Countryside	CS14	Development Outside Settlements
C2	Conversion of Existing Buildings in the Countryside	CS14	Development Outside Settlements
C3	New Buildings in the Countryside	CS14	Development Outside Settlements
C4	Farm-Based Diversification	CS14 PPS7	Development Outside Settlements Sustainable Development in Rural Areas
C5	Coastal Zone	CS14	Development Outside Settlements
C6	River Hamble and Fareham Lake	CS14	Development Outside Settlements
C9	Areas of Special Landscape Character	CS6 CS14	The Development Strategy Development Outside Settlements
C10	Protection of the Setting of Settlements	CS6 CS14	The Development Strategy Development Outside Settlements
C11	Strategic Gaps	CS22	Development in Strategic Gaps
C14	Statutory National and Local Nature Conservation Designations	CS4	Green Infrastructure, Biodiversity and Geological Conservation
C16	Sites of Importance for Nature Conservation	CS4	Green Infrastructure, Biodiversity and Geological Conservation
DG1	Environmental Impact	CS15 CS16	Sustainable Development and Climate Change Renewable Energy
DG2	Prejudice to Other Development	CS15 CS17	Sustainable Development and Climate Change High Quality Design
DG3	Impact on the Surrounding Area	CS15	Sustainable Development and Climate Change
DG5	Design	CS15 CS17	Sustainable Development and Climate Change High Quality Design
DG6	Landscape Design	CS17	High Quality Design
DG9	Infrastructure Requirements	CS20	Infrastructure and Development Contributions
DG10	Coldeast Hospital	CS10	Coldeast Hospital (Strategic Development Allocation)
DG12	Daedalus Airfield	CS12	Daedalus Airfield (Strategic Development Allocation)
E6	Employment Development in the Urban Area	CS6	The Development Strategy
E7	Business Development in Fareham Town Centre	CS8 CS1	Fareham Town Centre (Strategic Development Location) Employment Provision
E10	Employment in the Countryside	CS14	Development Outside Settlements
FS1 (D)	Community Facility Allocations	CS10	Coldeast Hospital Strategic Development Allocation
FS6	Renewable Energy	CS16	Renewable Energy
H2	Residential Development in the Urban Area	CS2 CS6 CS15	Housing Provision The Development Strategy Sustainable Development and Climate Change
H3	Areas of Special Residential Character	CS15	Sustainable Development and Climate Change
H7	Elderly Persons' Housing, Rest	CS2	Housing Provision

Local Plan Review Policy		Replacement Policy	
	Homes and Nursing Homes	CS15	Sustainable Development and Climate Change
H10	Affordable Housing	CS18	Provision of Affordable Housing
H11	Residential Development in the Countryside	CS14	Development Outside Settlements
H12	Conversion of Existing Buildings in the Countryside to Residential Use	CS14	Development Outside Settlements
H15	Sites for Gypsies and Travelling Showpeople	CS19	Gypsies, Travellers & Travelling Showpeople Population
HE1	Archaeology	CS6	The Development Strategy
HE2	Listed Buildings	CS6	The Development Strategy
HE3	Conservations Areas Setting	CS6	The Development Strategy
HE4	Conservations Areas - New Development	CS6	The Development Strategy
R3	Protection of Existing Open Space	CS21	Protection and Provision of Open Space
R4 (D)	Public Open Space Allocations	CS10	Coldeast Hospital (Strategic Development Allocation)
R5	Open Space in New Residential Development	CS21	Protection and Provision of Open Space
R6	Recreation, Leisure and Tourism in the Countryside	CS14	Development Outside Settlements
S2	Shopping in the Retail Core, Fareham Town Centre	CS8	Fareham Town Centre (Strategic Development Location)
S3	Non Retail Uses in the Retail Core, Fareham Town Centre	CS8	Fareham Town Centre (Strategic Development Location)
S5	Quay Street, Fareham	CS8	Fareham Town Centre (Strategic Development Location)
S6	Shopping Development in District and Local Centres	CS3 CS9 CS11	The Vitality and Viability of Centres Development in the Western Wards and Whiteley Development In Portchester, Stubbington and Whiteley
S10	Out-of-Centre Shopping	CS3	The Vitality and Viability of Centres
S11	Retail Warehouses	CS3	The Vitality and Viability of Centres
S13	Garden Centres	CS14	Development Outside Settlements
T1	Location of New Development	CS5 CS6 CS15 CS17	Transport Strategy and Infrastructure The Development Strategy Sustainable Development and Climate Change High Quality Design
T2	Public Transport	CS15 CS17	Sustainable Development and Climate Change High Quality Design
T4	Walking, Cycling and Mobility Impairment	CS5	Transport Strategy and Infrastructure
T5	Transport Development	CS15 CS17	Sustainable Development and Climate Change High Quality Design
T6	New or Improved Highway Access	CS5	Transport Strategy and Infrastructure

Appendix 3: List of Local Plan Review policies not saved in 2007 by Government direction

C13	Statutory International Nature Conservation Designations
FS3	Educational Establishments and Institutions in the Countryside
FS5	Garden of Rest, Portchester
R1	Recreation, Leisure and Tourism in the Urban Area
E8	Business Development in District and Local Centres
S1	Fareham Town Centre Strategy
S4	Market Quay, Fareham
T10	Rear Service Roads, Fareham Town Centre
T11	Public Car Park Allocation, Market Quay, Fareham

Appendix 4: Schedule of large sites which comprise the five year housing land supply

SHLAA Ref	Site Name	Settlement Area	Capacity	2015-16	2016-17	2017-18	2018-19	2019-20
1058	Former Community Facilities, Wynton Way	Fareham	10			10		
1076	Land Between 335-357 Gosport Road	Fareham	10			10		
N/A	Hampshire Rose Site	Fareham	6			6		
1381	Croft House, Redlands Lane	Fareham	15					15
1127	Land South Of Palmerston Avenue	Fareham	16	16				
P/14/0509/OA	142-144 West Street	Fareham	17			17		
P/14/0080/PC and P/15/0316/FP	Fareham Point	Fareham	22	18	4			
50	Hinton Hotel, Catisfield Lane	Fareham	10	10				
1316	Collingwood House, Gibraltar Close	Fareham	40	40				
1426	Land To The Rear Of Red Lion Hotel And Bath Lane (TC12)	Fareham	55			20	35	
2531	Fareham College Site	Fareham	111		30	50	31	
P/13/0059/OA	84 Fareham Park Road Fareham Hampshire	Fareham	6		6			
P/14/0913/PC	44 High Street Fareham Hants	Fareham	16	16				
P/14/0952/PC	Furze Court Wickham Road Fareham Hants	Fareham	42	42				
	Furze Court Wickham Road Fareham Hants	Fareham	33				33	
P/15/0016/PC	229 West Street Fareham Hants	Fareham	5		5			
N/A	Windmill Grove	Portchester	24				24	
1002	Land At Corner Of Station Rd And A27	Portchester	15					15
1992	Catholic Church Of Our Lady	Portchester	7	7				
1394	Sea Lane	Stubbington & Hill Head	5				5	
1078	Land At Stubbington Lane	Stubbington & Hill Head	10				10	
14/0533/PC	10 Southampton Hill	Titchfield	5		5			
14/0447/PC	8 Southampton Hill	Titchfield	9		9			
4	324-326 Brook Lane	Western Wards & Whiteley	4	4				
1305	69 Botley Road	Western Wards & Whiteley	5		5			
1996	Land To The Rear Of 123 Bridge Road	Western Wards & Whiteley	5		5			
13/0965/OA	411 Hunts Pond Road	Western Wards & Whiteley	7		7			
1995	Land To Rear Of Coldeast Close	Western Wards & Whiteley	6	6				
1064	21 Bridge Road	Western Wards & Whiteley	10	10				
1075	33 Lodge Road	Western Wards & Whiteley	10					10
1144	Newpark Garage, Station Road	Western Wards & Whiteley	14		14			

1249	East Of Lower Duncan Road, Park Gate	Western Wards & Whiteley	18			5	13	
58	East Of Raley Road (South Section)	Western Wards & Whiteley	20			20		
58	East Of Raley Road (North Section)	Western Wards & Whiteley	30				30	
1072	Extra Part Of Hunts Pond Road (No.S 399-411)	Western Wards & Whiteley	20			20		
2851	Genesis Centre	Western Wards & Whiteley	35			35		
1124	Atc Site Farm Road	Western Wards & Whiteley	2	2				
41	Peters Road (Highwood)	Western Wards & Whiteley	1	1				
P/14/0639/FP	Peters Road- Land To The South Of - Parcel C Locks Heath	Western Wards & Whiteley	18		18			
P/14/0638/FP	Peters Road - Land To South Of - Parcel B Locks Heath	Western Wards & Whiteley	9		9			
41	Peters Road (Taylor Wimpey)	Western Wards & Whiteley	142	38	42	32	30	
41	Peters Road (Bovis Homes)	Western Wards & Whiteley	64	32	32			
1203	Swanwick Marina, Bridge Road, Swanwick	Western Wards & Whiteley	49	20	29			
1007	Land At Heath Road	Western Wards & Whiteley	70			30	40	
1258	Coldeast Housing Allocation (Lot 2), (Linden Homes)	Western Wards & Whiteley	31	16	15			
1257	Coldeast Housing Allocation (Lot 2), (Miller Homes)	Western Wards & Whiteley	36	36				
1121	Coldeast Hospital (Lot 1) Phase 2	Western Wards & Whiteley	97	25	25	25	22	
1258	Coldeast Sheltered Element (Strategic Housing)	Western Wards & Whiteley	36		36			
P/13/1121/OA	Navigator	Western Wards & Whiteley	37		20	17		
12/0433/CU	Cams Alders	Fareham	6			6		
14/1071/PC	A1 Segensworth Business Centre	Western Wards & Whiteley	6			6		
P/15/0626/FP (Undecided)	The Meadows (C2) -71 Units	Western Wards & Whiteley	71				71	
P/14/1252/FP (Undecided)	100 Wickham Road	Fareham	13			13		
P/15/0351/FP	Pct Housing Land Coldeast	Western Wards & Whiteley	30		30			
P/14/1155/FP	Blackbrook House (C2)	Fareham	6			6		
P/15/0308/FP	Avon Park Rest Home	Western Wards & Whiteley	7			7		
P/12/0325/FP	Little Brook House 101 Brook Lane (C2)	Western Wards & Whiteley	5	5				
P/12/0201/VC	Tudor Lodge 229 Newgate Lane (C2)	Stubbington & Hill Head	25		25			
50	Hinton Hotel, Catisfield Lane (C2 Element)	Fareham	50	50				
Total			1484	394	371	335	344	40

Appendix 5: Delivery of affordable housing from Local Plan Part 2 supply sites

Housing site	Total Predicted No. of units	Affordable Housing Target	Affordable Housing figure achieved	Comment
Allocations				
Peters Road (remaining allocation)	20	8	6	Based on viability study
East of Raley Road	50	20	20	Based on viability study
Land at Fleet End Road	10	3	0	May deliver less than 10 units
Land off Church Road	20	8	8	Based on viability study
Land to rear of 347-411 Hunts Pond Road	20	8	4	Based on viability study
33 Lodge Road	10	3	0	
PCT Land Coldeast	30	12	12	Based on adjacent schemes
Croft House, Redlands Lane	15	6	0	Based on viability study
Hope Lodge, Fareham Park Road	5	2	0	Financial Contribution of £102,992
Former Community Facilities, Wynton Way	10	3	10	Wholly affordable submission
Land between 335-337 Gosport Road	10	3	0	May deliver less than 10 units
Land at Heath Road, Locks Heath	70	28	21	Based on viability study
Land at Stubbington Lane	10	3	0	May deliver less than 10 units
Land at Sea Lane	5	2	0	May deliver less than 10 units
Genesis Centre	35	0	0	Older Person's Accommodation
Civic Area	80	32	32	FBC owned
Market Quay	60	24	24	FBC owned
Fareham Station West	80	0	0	Older Person's Accommodation
Maytree Road	20	8	0	Based on viability study
Sub-Total for Allocations	560	173	137	
Sites with Permission but no material start				
21 Bridge Road	10	3	3	
Peters Road (Taylor Wimpey)	143	57	16	
Peters Road (Bovis Homes)	64	26	6	
Catholic Church of our lady	7	2	2	
Land to the rear of Red Lion	55	22	11	
Fareham Point	18	0	0	Prior Approval
411 Hunts Pond Road	6	2	0	Financial Contribution of £91,283
Coldeast Hospital (LOT 1, Phase 2)	97	39	26	
Tudor Lodge	25	0	0	Older Person's Accommodation
Little Brook House	5	0	0	Older Person's Accommodation
Fareham College	110	44	29	
Land to rear of 123 Bridge Road	6	2	6	
Rear of Coldeast Close	5	2	5	
8 Southampton Hill	9	0	0	Prior Approval
10 Southampton Hill	5	0	0	Prior Approval
142-144 West Street	17	7	7	
35-37 Shore Road	8	2	0	
Sub-Total for Sites with Permission but no material start	590	208	111	

Sites with Permission with a material start				
St Christopher's Hospital	2 (originally 37)	15	15	
Collingwood House	40	16	40	
Land south of Palmerston Avenue	16	6	16	
Hinton Hotel	82	13	13	
Swanwick Marina	49	20	16	
324-326 Brook Lane	4 (originally 12)	0	0	Permitted prior to Core Strategy and no requirement for under 15 dwellings
122 Leydene Nursery, Segensworth	3 (originally 20)	6	5	Permitted prior to Core Strategy. Requirement 30%.
East of Lower Duncan Road, Park Gate	18	7	5	
Newpark Garage	14	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
69 Botley Road	5	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
38 Rivendale, Columbus Drive	12	5	3	
ATC Site, Farm Road	36	14	36	
East of Northway, Southway and Westway	11	0	0	Permitted prior to Core Strategy an no requirement for under 15 dwellings
Peters Road (Highwood)	48	20	16	
Coldeast LOT 2	204	81	80	
Sub-Total for sites with Permission with a material start	544	203	245	
OVERALL TOTAL	1694	584	493	

Appendix 6: List of sources referred to in the AMR

- Census 2011
<http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>
- Fareham Borough Council's Corporate Strategy 2011–2017
<http://www.fareham.gov.uk/pdf/cxoffice/vision.pdf>
- Fareham Borough Core Strategy (August 2011)
<http://www.fareham.gov.uk/pdf/planning/corestrategy/CoreStrategyAdopted.pdf>
- Fareham Borough Local Plan Review (2000)
<http://wwwfareham/pdf/planning/corestrategy/localplan.pdf>
- Strategic Housing Land Availability Assessment (January 2014)
<http://www.fareham.gov.uk/pdf/planning/corestrategy/shlaavol2.pdf>
- Local Development Scheme (March 2012)
<http://wwwfareham/pdf/planning/LDSrevMar12.pdf>
- Hampshire County Council 2011 Small Area Population Forecast
<http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm>
- PUSH Economic Development Strategy (October 2010)
http://www.push.gov.uk/pos-101109-r02-bto-amm-appendix_b.pdf
- Fareham Borough Employment Land Review (2010)
<http://www.fareham.gov.uk/council/departments/planning/ldf/landreview.aspx>
- Land Registry
<http://www.landreg.gov.uk/house-prices>