

APPENDIX A

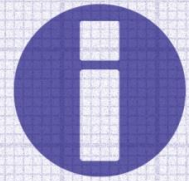
SUPPLEMENT



**FAREHAM
LOCAL PLAN
2036**

**FAREHAM
BOROUGH COUNCIL**

INFORMATION AND CONTACTS



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Get in touch

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INTRODUCTION





What is the Purpose of a Local Plan?

- 1.1 Fareham Borough Council as a Local Planning Authority is required to prepare a Local Plan to identify strategic priorities and to plan for future development in the Borough. In line with the Government's current relevant legislation, policies and guidance, the Council sets out what it considers are the opportunities for development as well as clear policies on what will or what will not be permitted and where. The plan aims to ensure beneficial and high-quality development to meet the development needs of its residents, workers and visitors, whilst protecting its most valued natural and man-made assets such as landscapes, settlement character, heritage and community buildings. The new Local Plan will follow the priorities outlined in the Council's Corporate Strategy¹.

Local Plan History to Date

- 1.2 Fareham Borough Council has an Adopted Local Plan, formed of three component parts. They are as follows:
- Local Plan Part 1 (LP1): 'Core Strategy' (Adopted in August 2011)
 - Local Plan Part 2 (LP2): 'Development Sites & Policies' (Adopted in June 2015)
 - Local Plan Part 3 (LP3): The 'Welborne Plan' (Adopted in June 2015)
- 1.3 The Council committed to reviewing the Local Plan in 2015 and, following the adoption of LP2 and LP3 in 2015, work commenced immediately on a new Draft Local Plan. In October 2017, the Council began a Regulation 18 consultation² on the Draft Local Plan. The Consultation Plan outlined the vision and strategic priorities for the Borough, in line with the Council's Corporate Strategy. The consultation on the draft plan ran until 8 December 2017 and resulted in over 2,500 responses from individuals and organisations. The Draft Local Plan sought, amongst other aims, to address the Borough's objectively assessed housing need (OAN) as identified in the Partnership for South Hampshire's (PUSH, now PfSH) Strategic Housing Market Assessment (SHMA) Update (published in April 2016).
- 1.4 At the same time as the Council were consulting on the Draft Local Plan, the Government undertook a consultation called 'Planning for the right homes in the right places' which proposed changes to the National Planning Policy Framework (NPPF), including a new method for calculating housing need using a 'standard methodology'. The standard methodology calculates how many homes are needed by taking into account household projections based on house prices compared to local salaries.
- 1.5 The Government confirmed the implementation of the standard methodology in July 2018, resulting in a higher housing need for Fareham. The Draft Local Plan which the Council had consulted on in 2017, would not meet the new requirement and so the Council has had to revisit this work in order to meet the new identified housing target.
- 1.6 The Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF. In the summer of 2019, the Council undertook an Issues and Options consultation and has used the

¹ Corporate Strategy can be found at: https://www.fareham.gov.uk/PDF/about_the_council/CorpStrategy.pdf

² Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain. <http://www.legislation.gov.uk/ukSI/2012/767/regulation/18/made>



responses to help formulate the revised Development Strategy for the new Local Plan, which is the basis for this consultation.

What is this document?

- 1.7 This document is a supplement to the Draft Local Plan that was consulted upon in 2017 and sets out the detail of the revised Development Strategy, identifies further proposed development allocations and any additional policies needed to address the amendments to the NPPF. This document seeks to address the changing housing requirements identified for the Borough and to ensure the new Local Plan is compliant with the revised NPPF. It aligns with the vision and objectives of the Draft Local Plan which was consulted upon in 2017.

The Local Plan Process

- 1.8 It is intended that at adoption stage the new Local Plan will formally replace the existing Local Plan Part 1: Core Strategy (2011) and Local Plan Part 2: Development Sites and Policies (2015). Local Plan Part 3: The Welborne Plan will not be replaced by the 2036 plan, but together with the new Local Plan and further documents, such as Supplementary Planning Documents (SPDs), will make up the suite of planning policies upon which planning applications will be considered.
- 1.9 The target dates for these key stages are set out below, and accord with those in the Council's current Local Development Scheme (LDS) which was adopted in March 2019:
- Autumn/Winter 2019: Consultation on Revised Development Strategy and additional allocations (Reg.18)
 - Spring 2020: Consultation on Publication Plan (Reg.19)
 - Summer 2020: Submission of Plan to Secretary of State (Reg. 22)
 - Autumn/Winter 2020: Public Examination (Reg. 23, 24 & 25)
 - Summer 2021: Adoption (Reg. 26)
- 1.10 In preparing the additions to the Draft Local Plan, the Council has complied with the relevant national and legal requirements applicable at this stage in plan preparation. Key elements of the evidence base which supports the Draft Local Plan has also been updated. This includes a revised Infrastructure Delivery Plan, Employment Study, Strategic Housing and Employment Land Availability Assessment (SHELAA) and Viability Assessment. In addition, an updated Sustainability Appraisal (SA) baseline report and a high-level assessment of new sites and growth areas accompany this version of the plan. These documents will also be subject to consultation. The SA, Environmental Impact Assessment (EIA) and Habitats Regulation Assessment (HRA) process will continue to be worked on following the consultation and finalised documents will be produced for the Regulation 19 consultation.
- 1.11 This supplement will be subject to a formal six-week consultation period. All representations received in relation to this document will be considered and any necessary changes will be made. The revised Development Strategy, new sites and policies within this consultation document will be combined with the 2017 version of the Draft Local Plan, as amended



following its consultation. The resulting Publication Plan will then be produced, and that document will be subject to a further six-week period of representation (Regulation 19³).

- 1.12 Following the consultation on the Publication Plan, the plan together with any representations made under Regulation 19, will be submitted to the Secretary of State for independent examination. A Planning Inspector will then carry out an independent examination of the Plan in public and, if found sound (potentially subject to some modifications), the Council can then proceed with the adoption of the plan.

³ <http://www.legislation.gov.uk/uksi/2012/767/regulation/19/made>

DEVELOPMENT STRATEGY





Background

- 2.1 In order to provide certainty to planning applicants, residents and business owners within the Borough, as well as key partners and stakeholders, one of the fundamental roles of a Local Plan is to define the area's Development Strategy for the duration of the plan period. A Development Strategy indicates the scale of development likely and necessary to come forward, as well as how that scale of growth is to be located across the Borough.
- 2.2 The strategy therefore defines where development is deemed acceptable in principle for development, as well as where is not. Being clear about the strategy provides clarity to all who have an interest in the future of the Borough.

Good Growth

- 2.3 At the heart of the Development Strategy proposed for Fareham is the concept of good growth. Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, provide opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.
- 2.4 The Council has considered the most appropriate Development Strategy for the Borough, with options for 'good growth' areas being tested through the earlier Issues and Options consultation which took place in the summer of 2019 and the Sustainability Appraisal process. This document identified the Council's preferred approach to its Development Strategy which it proposes to use to guide the focus of development until at least 2036.

Revised Development Strategy

- 2.5 The important factors that have helped shape the spatial expression of the development strategy are listed below;
 - Landscape and countryside
 - Settlement boundaries and the desire to respect settlement identity
 - Climate change, flood zones and coastal management areas
 - Protected areas for nature conservation and recreational purposes
 - Transport corridors and opportunities to encourage more active travel modes
 - Need to encourage diversity in the housing market (small and medium sites)
 - Sustainability and accessibility to services
 - The requirement to meet our housing need.
- 2.6 These factors, shown on figure 2.1, reflect the definition of sustainable development in the NPPF, alongside other key national drivers as well as responding to the comments received on previous public consultations. For example, landscape and the value that residents give to certain landscapes in the Borough was a feature of the consultation event earlier in 2019.
- 2.7 The Borough of Fareham has a remarkably complex landscape for its size. The landscape is one that is balanced between mixed rural valleys, coastal plain, farmland and woodland and extensive built-up areas, as well as the M27 motorway and railway lines which cross the



Borough. One of the core principles of national planning policy is that planning should recognise the intrinsic character and beauty of the countryside.

- 2.8 Recent planning appeal decisions in the Borough have highlighted the need to consider the designation of valued landscapes as part of the Local Plan. Previous Local Plans have included the demarcation of 'Areas of Special Landscape Quality' in the Borough which were used to help shape planning strategy and decisions on planning applications. These areas were the Meon, Hamble and Hook valleys, Portsdown Hill and the Forest of Bere. The most recent landscape assessment, published in 2017, still recognises the intrinsic character and distinctiveness of these relatively undeveloped areas of the Borough and so their locations have been used to shape the development strategy. There is a presumption against major development in these areas, unless it can be demonstrated through a landscape assessment that the quality and distinctiveness of the landscape character can be conserved. For these reasons there remain no development allocations in these areas.
- 2.9 The need to respect settlement boundaries and protect the identity of our key settlements has been a strong influence on planning decisions to date. Two strategic gaps have been established, one in the Meon valley and the other between the settlements of Fareham to Stubbington. Strategic gaps will be retained but, given the additional protection afforded to the most valued landscapes in the Borough, they will be re-defined in the new Local Plan to focus on preventing settlement coalescence. For this reason, it is necessary to understand the precise settlements that any 'strategic gap' is protecting to allow a careful re-drawing of the boundary to ensure that the strategic gap performs the function of supporting the retention of settlement identity, whilst avoiding confusion with landscape character. Again, this policy direction has been driven as a response to the NPPF and recent planning appeals where the function, and strength of, the strategic gaps were called into question.
- 2.10 Another key influencing factor on the revised development strategy is climate change. This is an issue that has helped shape national planning policy in recent decades and the process of plan preparation is acknowledged as having an important role in shaping how our future land use responds to this challenging phenomenon and the need to mitigate its impacts. Two of the most influential elements of climate change in terms of shaping a development strategy is the need to respect Coastal Change Management Areas and areas prone to severe flood risk. For this reason, both of these factors have influenced the proposed spatial strategy for development and major development is not proposed in areas identified as having a role in mitigating the impacts of flooding or coastal erosion.
- 2.11 Allied with this is the need to respect areas designated for nature conservation interest, both in terms of the intrinsic interest of the site in question and its role in a wider ecological network. Recognising the important role that green infrastructure has on the physical and mental wellbeing of our residents and visitors, areas designated as open space or protected for recreational purposes are also areas that will continue to support those functions in the long term within this proposed development strategy.
- 2.12 Recognising that good growth enables greater choices in terms of how our residents, employees and visitors travel, the existing and proposed transport corridors have influenced the revised development strategy. The eight potential growth areas proposed in the consultation document earlier in 2019 each have their particular merits and disbenefits in terms of how people living or working within them would choose to travel. Future potential transport opportunities that may be secured through significant investment, such as Rapid Transit services need to be considered alongside the development strategy as well as ensuring that access to the existing road network is provided to any development site.



- 2.13 The National Planning Policy Framework (NPPF) recognises the need to ensure that there is diversity within the housing market and acknowledges the role that small to medium sites (of less than one hectare) can bring to any development strategy both in terms of ensuring a supply of deliverable sites that can be relied upon within the first few years of a Local Plan and the fact that small sites help to diversify the housing product, such as by encouraging people who wish to build their own homes. For this reason, the proposed Development Strategy provides a new policy tool to allow small-scale development in the countryside where it can be demonstrated that the location is sustainable in terms of access to local facilities and services, and that the development would be in keeping with the character and pattern of the existing settlement. While the policy applies to the whole Borough, its specific wording means that it can only be applied in certain areas where particular criteria are met. The new policy can be viewed in full in the housing chapter (Chapter 3) and will be subject to regular monitoring to ensure that it is achieving the desired effect.
- 2.14 That said, the need to find sustainable locations for development that are accessible to local facilities and services runs throughout the Local Plan and the revised Development Strategy. As referred to in paragraph 1.10, each potential development area and then each site considered for development has been assessed against the sustainability objectives set by the Council in the Sustainability Appraisal. There is an update available to the 2017 Interim SA which is available alongside this consultation.
- 2.15 The final important factor that has influenced this proposed Development Strategy is the need to find sufficient suitable, available and achievable sites in order to meet the housing need and to provide some certainty to residents and businesses that the Council is working within a plan-led system for development that should not be undermined by speculative, unsuitable and unsustainable development. To do this, the Council needs to meet the requirements of the NPPF in terms of housing numbers and provide sufficient contingency within those numbers to avoid losing control of development management should sites fail to deliver as expected.
- 2.16 It is for this reason, alongside the key aspiration of the Council to take control of its development strategy in the longer term, rather than be at the whim of future Government change, that the Council is proposing two Strategic Growth Areas within the Borough providing an insight into the shape of development that it believes will be necessary in order to meet the future demands for housing. These areas are described in more detail in the housing chapter (Chapter 3).
- 2.17 The Council has an obligation to work with neighbouring authorities in order to identify and address unmet need within the region. This work is being undertaken through the Partnership for South Hampshire (PfSH), which the Council sits on. PfSH are working on a Statement of Common Ground to identify Strategic Development Opportunity Areas (SDOAs) that could be selected to address the identified unmet need in the sub-region. This work is likely to continue into 2020 and the Council will remain an active partner in discussions. Depending upon progress of the PfSH work and discussions with neighbouring authorities, it is possible that the Publication Plan will need to address unmet need.
- 2.18 This Development Strategy has been used to determine the suitability of proposed sites for development, alongside a wide range of other factors that are more appropriate at a more localised level such as the need to protect and enhance the historic environment, ecological issues and factors related to environmental health. More on how we have defined sites that are suitable, available and achievable within the lifespan of the plan can be found in the



Strategic Housing and Employment Land Availability Assessment (SHELAA) which accompanies this consultation.

Scale of Growth

- 2.19 It is a requirement of the new National Planning Policy Framework (NPPF) to, as a minimum, meet the objectively assessed needs for housing using the standard methodology set out in practice guidance, unless exceptional circumstances justify an alternative approach. The Council intends to meet our housing number as identified through the standard methodology, and to apply an appropriate delivery buffer due to high reliance on one large site, Welborne Garden Village, coming forward.
- 2.20 The current figure identified through the standard methodology is higher than that included in the Draft Local Plan, which was consulted upon in 2017. This increase is the main reason that the Council is having to update the plan and this document sets out, for consultation, how the Council anticipates the higher housing figure will be met. More information on the standard methodology and the implications for the Borough can be found in the housing chapter (Chapter 3).
- 2.21 This consultation focusses on the additional sites required to meet the new housing need figure. We are not re-consulting at this stage on the proposed allocations in the Draft Local Plan of 2017. This includes the greenfield residential development sites in Warsash, Titchfield Common, Portchester and along Newgate Lane South, many of which are progressing through the planning application process. In addition, we are also not re-consulting on the sites identified within Fareham Town Centre which will continue to play a role within the development strategy, as do development allocations on previously developed land and on greenfield land around the edges of existing urban areas.
- 2.22 No new employment sites are proposed as part of the revised Development Strategy. This is because the existing provision identified predominately at Daedalus and Welborne is sufficient to meet the needs of the Borough to 2036.





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Figure 2.1 Revised Development Strategy

DEVELOPMENT STRATEGY



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HOUSING





Meeting the Borough's Housing Requirement

- 3.1 Addressing housing need through the provision of new homes is a fundamental part of any Local Plan. The NPPF is clear that planning authorities should prepare Local Plans to boost the supply of housing to meet the needs of the area as well as keeping a rolling supply of housing land available for development.
- 3.2 Local housing need should be determined by using the standard methodology set out in National Planning Practice Guidance (PPG). The housing requirement for Fareham currently stands at a minimum of 520 dwellings per annum. However, this will be subject to change as the plan progresses. This is because the standard methodology uses the most recent affordability ratios, published by the Office for National Statistics. These are published annually and will have a bearing on local housing need as preparation of Fareham's Local Plan moves forward. The PPG allows Councils to fix the housing requirement at the point of submitting the Local Plan to Government for examination. Therefore, the Publication Local Plan, due to go to consultation in spring 2020, will include the final housing need figure proposed for the plan.
- 3.3 Providing a buffer on top of the annual housing number is sensible to ensure that the Local Plan is sufficiently flexible to accommodate needs not anticipated in the plan and to allow a rapid response to economic changes in accordance with the NPPF. A buffer of approximately 10-15% is proposed for the new Local Plan. A buffer is deemed necessary due to the heavy reliance on Welborne Garden Village and other large greenfield sites across the borough. Providing additional contingency offers additional flexibility in the event that there are unforeseen delays in delivery.
- 3.4 The table below indicates how the housing requirement for the emerging Local Plan is made up.

Local Plan Housing Requirement	
Fareham Annual Housing Need (based on current data)	520
Plan Period 2020-2036	16 years
Total Fareham Need	8,320
Plus Buffer of 10-15%	832-1,248
Plus unmet need	To be confirmed
Total Local Plan Housing Requirement	To be confirmed

Table 3.1 Local Plan Housing Requirement

- 3.5 If a 10-15% buffer were applied, the annual housing requirement would be between 572 and 598 homes. When considering the potential housing supply required to meet this need, the Council can take into account existing commitments including outstanding planning permissions, resolutions to grant planning permission, adopted Local Plan allocations and estimates of future windfall permissions. The result is that there is already a broad match between the housing need and housing supply, however this is a position that the Council must keep under review as it moves forward in preparing its new Local Plan.
- 3.6 The Draft Local Plan consulted upon in 2017 proposed a number of new housing allocations which continue to be an important part of the supply of new homes, with many of them progressing through the planning process. It will be necessary to keep these sites under



review as the Local Plan progresses, particularly if changes to housing numbers are being suggested through the process of applying for planning permission. However, the number of homes that need to be planned for has increased and as such, additional proposed allocations are being consulted on in this Regulation 18 consultation document. These are detailed in the section entitled 'Housing Allocations' later in this chapter.

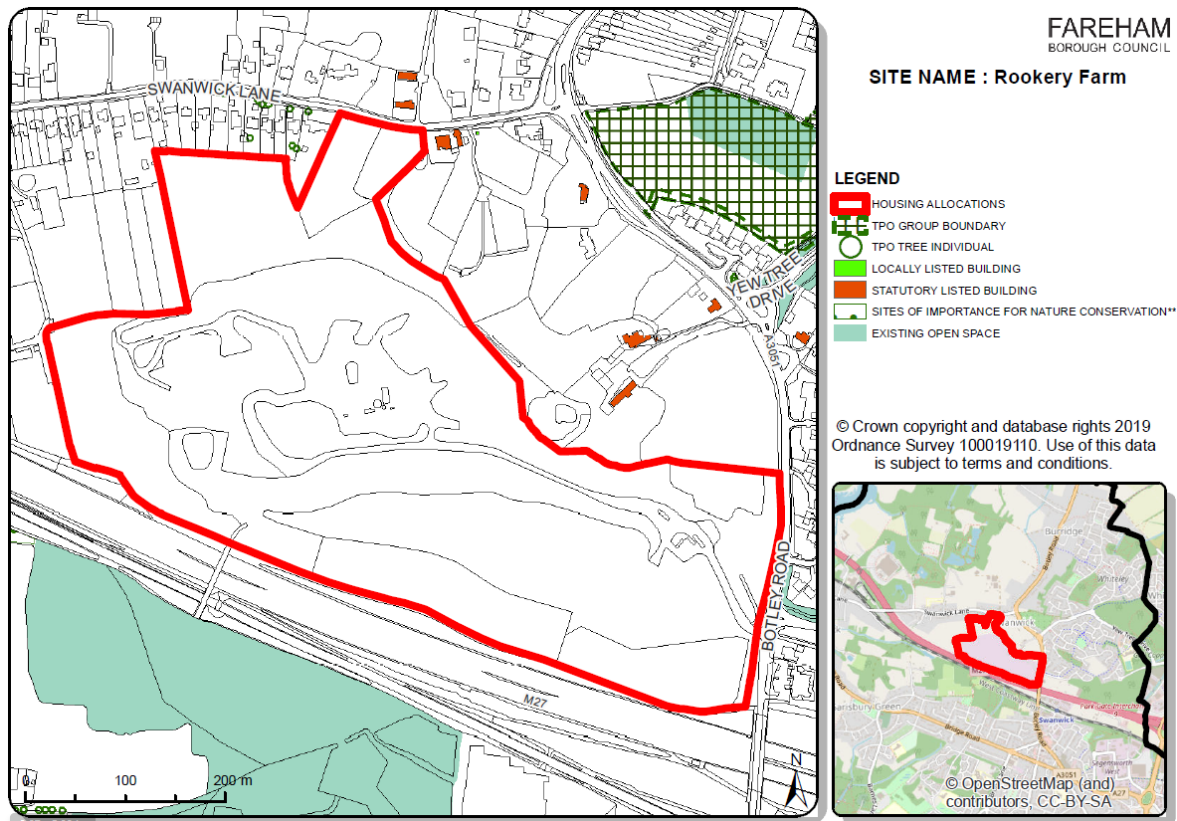
- 3.7 Another element of the housing supply that will be kept under review is the Council's assumptions around windfall. The housing supply will incorporate a windfall allowance, in accordance with the provisions set out in paragraph 70 of the NPPF. The NPPF states that windfall allowances should be realistic and have regard to the Strategic Housing and Employment Land Availability Assessment (SHELAA), historic windfall delivery rates and expected future trends. The calculation of windfall allowance will be updated for the publication version of the Draft Local Plan and will take account of all of these factors in arriving at an annual windfall allowance for the Borough.
- 3.8 The Council is working with neighbouring authorities through the Partnership for South Hampshire (PFSH) to identify unmet need across the sub-region and where this should go. However, as this work is not yet complete the Council has identified two Strategic Growth Areas (SGAs) which may play a role in meeting unmet need. Unmet need arises where an authority can demonstrate that it cannot meet its own need and, in those situations, national policy requires that neighbouring authorities do what they can to take up that unmet need in their boroughs and districts. It is likely that unmet need will arise across south Hampshire and work is ongoing through PFSH to identify how collectively authorities may address this situation. These areas are not housing allocations as there is further work required on the detail of any growth that may be required in these areas. The role these SGAs play in addressing the total housing requirement will be kept under review as the new Local Plan progresses. More information is provided on these areas later in this chapter in the section entitled 'Strategic Growth Areas'.
- 3.9 Due to the requirement to update the housing need annually, the publication version of the draft Local Plan will provide the final version of the housing figures, and this will be released for consultation in spring 2020. For the Publication plan, the housing requirement will be set out in a policy along the lines of Policy H1 in the 2017 Draft Local Plan. However, this detail has not been included in this version of the plan while the housing requirement is still subject to change.



Housing Allocations

3.10 The sites listed below are proposed new housing allocations to meet Fareham housing needs including a buffer to deal with delivery contingency.

3.11	Housing Site: HAX	SHELAA Reference: 0046
	Name: Rookery Farm	Proposed Use: Residential
	Location: Sarisbury	Indicative Capacity: 150
	Size: 20.05 ha	Planning Status: None



Planning Permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the site-specific requirements:

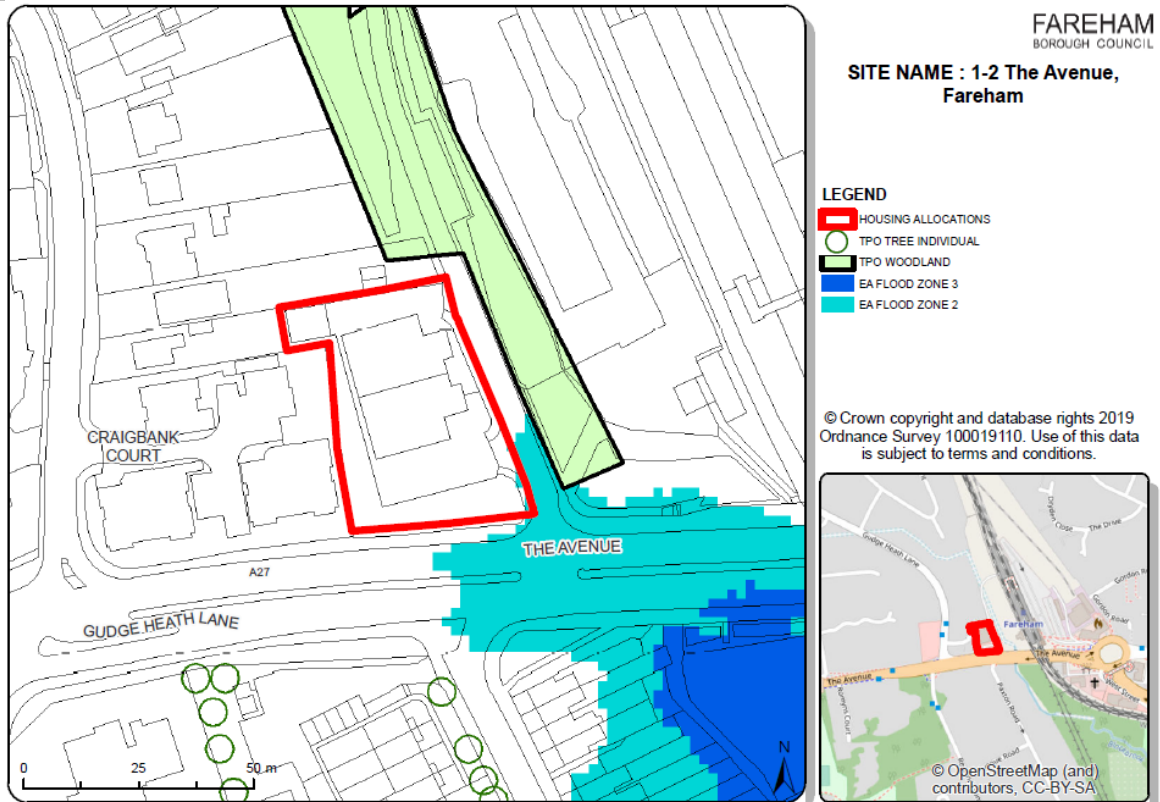
- The quantum of housing proposed shall be broadly consistent with the indicative site capacity and focussed to the north and east of the site; and
- Primary vehicular access will be from Botley Road; and
- A secondary vehicular access will be from Swanwick Lane; and
- Building heights shall generally be 2 storeys with occasional 2.5 storeys to provide added visual interest to the streetscape ; and
- The site should be sensitively designed to create a discernible sense of place and identity, with a core focussed on public open space and green infrastructure links; and



- f) Development should ensure continuous street frontages within the site to prevent inappropriate separation of development parcels; and
- g) Development should respect the setting of nearby listed buildings, supported by a proportional Heritage Statement; and
- h) Pedestrian and cycle connectivity will be provided throughout the site, linking to Botley Road and Swanwick Lane, including provision for off-site improvements to local destinations; and
- i) Provision of a noise assessment that appropriately addresses noise impact from the M27; and
- j) The area of landfill to the south of the site is enhanced and managed for public open space; and.
- k) Proposals shall either provide directly, or provide a financial contribution towards the delivery (and maintenance where deemed necessary) of the following infrastructure in line with the Council's Planning Obligations SPD:
 - Off-site highway improvement and mitigation works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - A Neighbourhood Equipped Area of Play (NEAP) on site within an accessible location.



3.12	Housing Site: HAX	SHELAA Reference: 86
	Name: 1-2 The Avenue	Proposed Use: Residential
	Location: Fareham Town Centre	Indicative Capacity: Minimum of 9, up to 20
	Size: 0.18 ha	Planning Status: None



Planning Permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the site-specific requirements:

- Building heights shall be between 3 and 4 storeys to reflect the character of the surrounding area and make efficient use of land in this highly sustainable location; and
- The existing access from the Avenue should be utilised and upgraded where necessary; and
- Provision of an air quality assessment that appropriately addresses any potential air quality impact; and
- Provision of a comprehensive assessment of noise impacts both arising from development proposals and from the adjoining highways network and Fareham Station, and demonstration of how necessary mitigation will be incorporated within the development proposals; and
- Proposals shall provide a financial contribution towards the delivery (and maintenance where deemed necessary) off-site of the following infrastructure:
 - Highway improvement and mitigation works; and
 - Open space (in line with the Council’s Planning Obligations SPD);



3.13	Housing Site: HAX	SHELAA Reference: 3204
	Name: 20 Botley Road	Proposed Use: Residential
	Location: Park Gate	Indicative Capacity: 5
	Size: 0.09ha	Planning Status: None



FAREHAM
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**SITE NAME : 20 Botley Road,
Park Gate**

LEGEND
 HOUSING ALLOCATIONS

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Planning Permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the site-specific requirements:

- a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and
- b) Vehicular access should be from Botley Road; and
- c) Development will be between 2 and 3 storeys; and
- d) Proposals shall include a financial contribution towards the delivery (and maintenance where deemed necessary) off-site of the following infrastructure:
 - Highway improvement and mitigations works; and
 - Open space (in line with the Council's Planning Obligations SPD)



Flexibility in the Housing Supply

- 3.14 The Council is committed to delivering the housing requirement set out in the Local Plan, 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 Policy XX: Five-Year Housing Land Supply. This potentially allows for additional sites to come forward, over and above the allocations in the Local Plan, where it can be proven that the Council cannot demonstrate a five-year land supply against the Local Plan housing targets.
- 3.15 In order to accord with the Revised Development Strategy and Policy XX (Development in the Countryside), proposals for development 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 Local Plan.
- 3.16 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 delivery 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.
- 3.17 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 other relevant policies in the Local Plan have been duly considered.

3.18 Policy XX: Five-Year Housing Land Supply

Where it can be demonstrated that the Council does not have a five-year supply of land for housing against the requirements set out in the Local Plan, additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- a) The proposal is relative in scale to the demonstrated five-year housing land supply shortfall;
- b) 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;
- c) The proposal is sensitively designed to reflect the landscape character and setting of the settlement and to minimise any adverse impact on the countryside and, if relevant, the Strategic Gaps;
- d) It can be demonstrated that the proposal is deliverable in the short term; and the proposal would not have any unacceptable environmental, amenity or traffic implications.



Strategic Growth Areas

- 3.19 As referred to in paragraph 3.8, the Council has identified two Strategic Growth Areas which may play a role in the new Local Plan in meeting the total housing requirement, particularly in relation to unmet need.
- 3.20 The identification of two Strategic Growth Areas is not the same as a housing allocation as there is further work required to understand the role these areas could play in meeting the overall housing requirement. The intention is to work with landowners and site promoters to develop a Council-led masterplan which will focus on delivery of community benefits as part of good growth.

3.21 **Policy XX: Strategic Growth Areas**

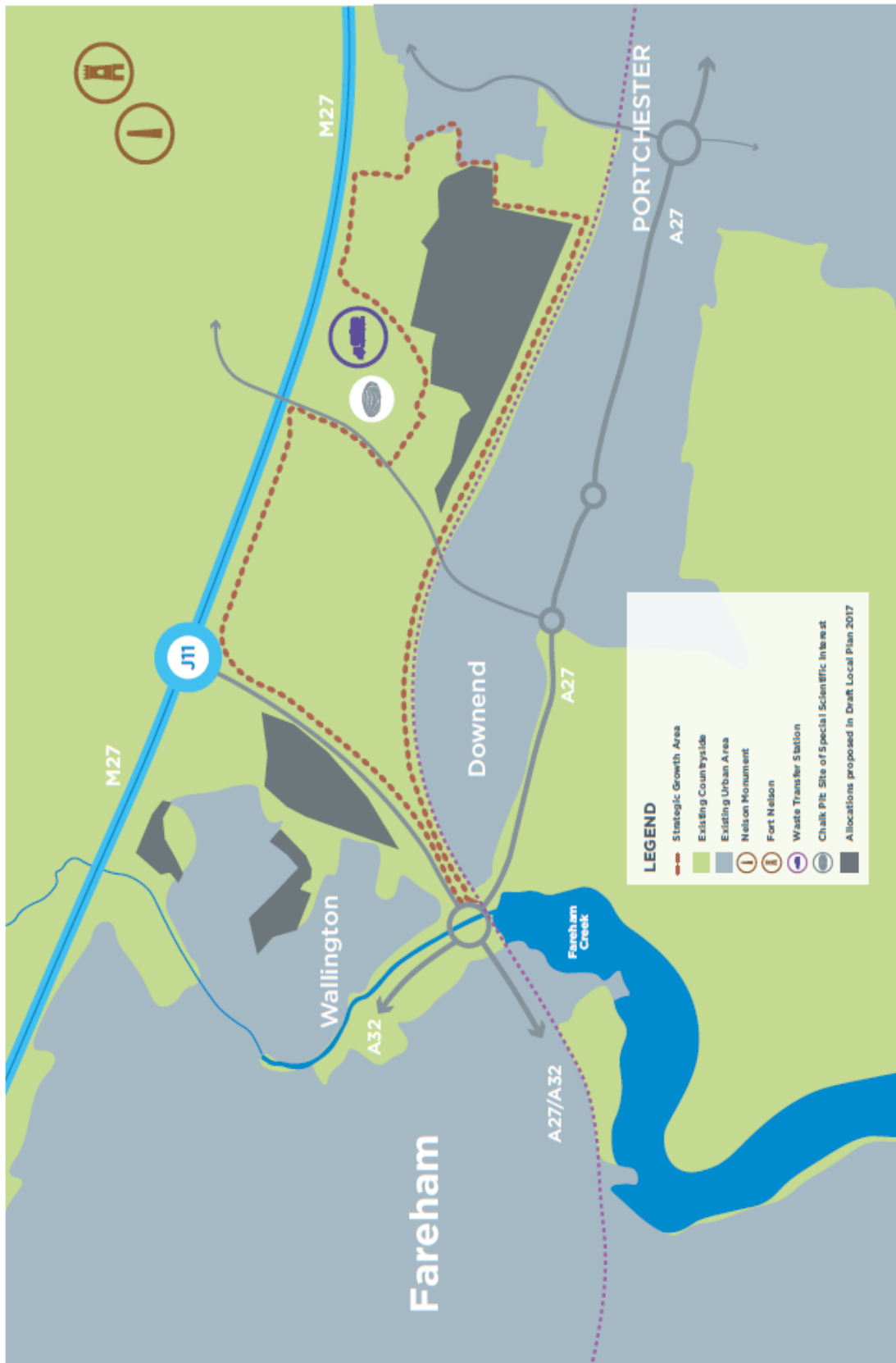
Any development proposals in the Strategic Growth Areas should come forward in conjunction with a masterplan for the area, that reflects the principles of the Local Plan, developed by all relevant landowners, to ensure that comprehensive development can be achieved.

Proposals will not be permitted which would prejudice the delivery of a comprehensive development in advance of a robust masterplanning process.



Strategic Growth Area: North of Downend

- 3.22 An application for up to 350 homes east of Down End Road was recently dismissed at appeal (P/18/0005/OA Land to East of Down End Road). This site is one of the sites included as a draft Local Plan allocation in the Draft Local Plan that the Council consulted upon in 2017. The Appeal Inspector dismissed the appeal on the basis of pedestrian access over the railway bridge but regarded the site to be in a sustainable location. Therefore, the Council are continuing to support development in this area but as a comprehensive development that would be subject to a masterplanning approach.
- 3.23 Development of an area wide masterplan should be informed by the following high-level principles and requirements:
- a) The design and layout of proposals shall be informed by and be consistent with the agreed masterplan; and
 - b) New homes can be built for people to live within attractive, sustainable, walkable and safe neighbourhoods; and
 - c) Neighbourhoods are distinctive yet well related to existing settlements and infrastructure; and
 - d) Provide a mix of different sized homes to buy, rent and self-build that will be designed to assimilate with the natural topography of the area; and
 - e) Local shop(s), community space and sports pitches, can be delivered to support new and existing communities; and
 - f) Supported by a transport assessment and strategy, together with infrastructure delivery plan; and
 - g) Multi-modal infrastructure works will deliver a safe new crossing and movement at Downend Road bridge; and
 - h) Provide high quality pedestrian and cycle links to the A27 Rapid Transit bus services connecting Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs; and
 - i) Retain existing Public Rights of Way; and
 - j) Provide a network of interconnected footpaths, cycleways and bridleways that link new and existing communities and facilities, and act as a recreational resource to promote health and wellbeing; and
 - k) Proposals respect the rural landscape setting of the area through the maintenance and extension of existing wooded edges and provision of connected natural greenspace of appropriate scale; and
 - l) Natural greenspace will provide a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning and movement; and
 - m) Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Open space including sports provision (in line with the Council's Planning Obligations SPD)



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Figure 3.1 Proposed Strategic Growth Area: North of Downend.



Strategic Growth Area: South of Fareham

- 3.24 Development of an area wide masterplan should be informed by the following high-level principles and requirements:
- a) The design and layout of proposals shall be informed by and be consistent with the agreed masterplan; and
 - b) The settlements of Fareham and Stubbington will continue to be separated with a strategic gap in between the settlements; and
 - c) New homes can be built for people to live within attractive, sustainable, walkable and safe neighbourhoods; and
 - d) Different sized neighbourhoods are built to cater for different needs, infrastructure requirements and delivery timing; and
 - e) Provides a mix of different sized homes available to buy, rent, self-build, for the elderly and those needing care; and
 - f) The development creates a place where you can safely walk to your local shops, cafes, community spaces, sports, recreation and health facilities; and
 - g) The development links with Rapid Transit bus services connecting to Fareham Town Centre and rail station, other settlement centres and local employment hubs;
 - h) Supported by a transport assessment and strategy, together with an infrastructure delivery plan; and
 - i) Retains existing Public Rights of Way; and
 - j) Ecological parkland is managed to create a major Green Infrastructure resource that will connect the Alver and Meon valleys through a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning, movement and wildlife;
 - k) Provision of a sports pitch hub and associated facilities; and
 - l) Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Open space including sports provision (in line with the Council's Planning Obligations SPD)



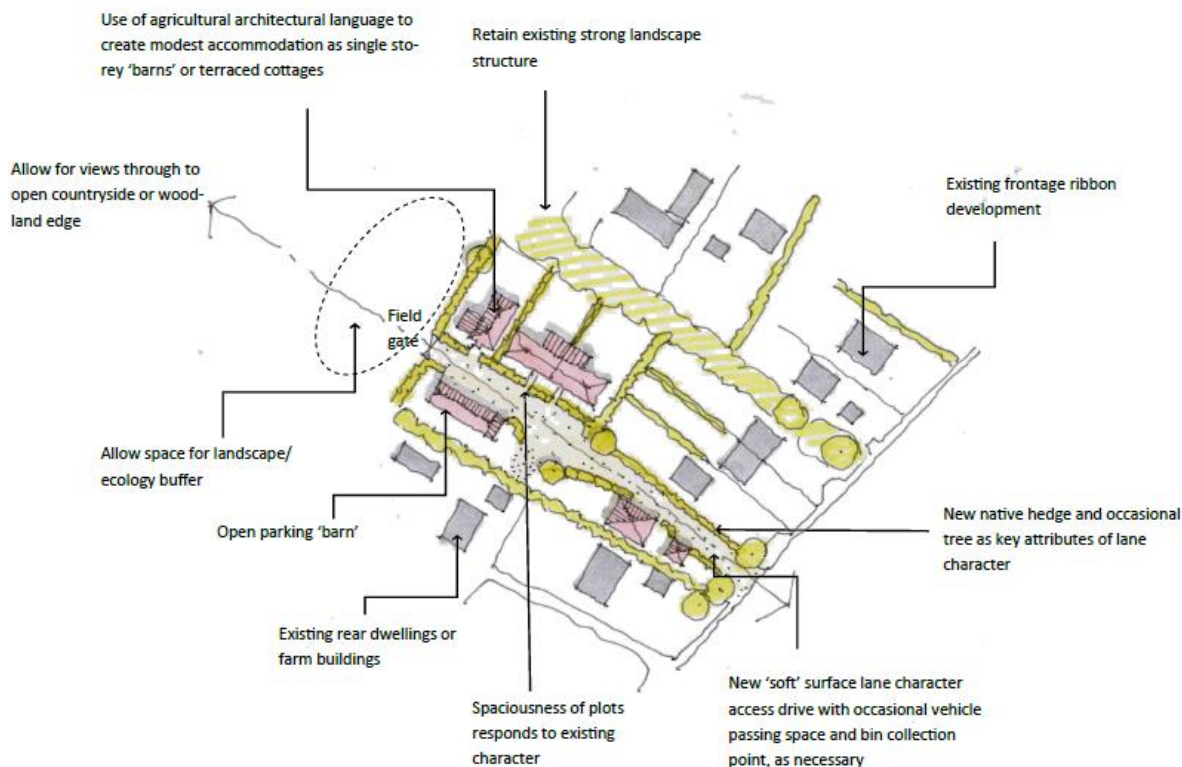
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Figure 3.2. Proposed Strategic Growth Area: South of Fareham



Small Scale Development Outside Defined Urban Areas

- 3.25 Small housing development sites can make a significant contribution to the supply of new dwellings within the borough, helping the Council to meet its housing need requirement. They also help to support small and medium sized house builders and those seeking self-build plots.
- 3.26 The NPPF supports the inclusion of small and medium sized sites in Local Plans and recommends that at least ten percent of the housing requirement is identified on sites no larger than one hectare. The Council will endeavour to achieve this proportion through the Local Plan but recognises that traditionally, small sites have not been a significant part of housing supply.
- 3.27 The Council will ensure that a proportion of large scale sites include self-build plots and included a draft policy on this point in the Draft Local Plan, which was consulted upon in 2017. However, most small sites have historically been delivered within existing urban settlements, often as a result of developing large single house plots or as amalgamations of smaller plots. Small site delivery has been declining over recent years as opportunities within existing urban settlements reduce.
- 3.28 In order to maintain a suitable supply of small sites, the Council considers that, with careful design, there is scope to appropriately deliver small sites within or adjacent to existing sustainably located housing settlements within the Borough. For that reason, it is proposing to include a new policy that will allow such development to take place.



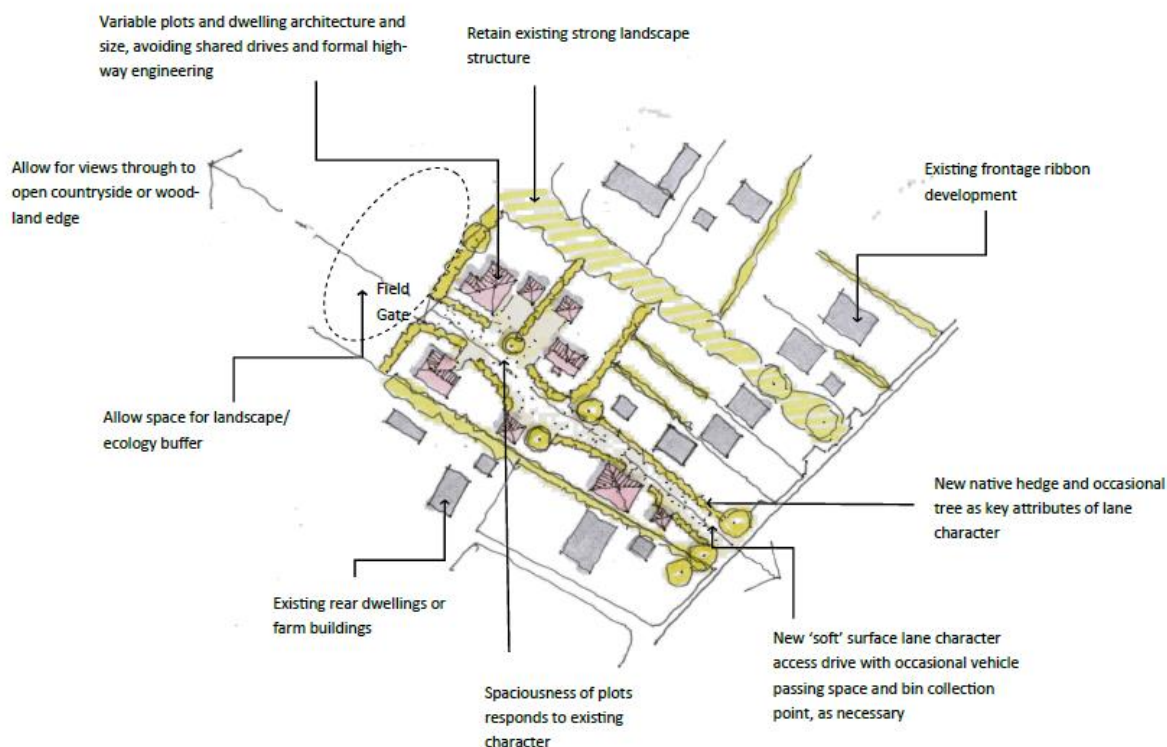


Figure 3.1 Indicative sketches of potentially appropriate approaches to small-scale development scenarios outside of defined urban areas.

- 3.29 The Council will seek to ensure that the location of new plots is reasonably located in relation to existing centres to encourage non-motorised access to jobs, services community and leisure facilities. Sites are considered to be particularly sustainable if there is safe pedestrian or cycling access to;
- a high-frequency bus stop within 400m, or a train station within one mile (20 minutes' walk or 1.6km), and
 - local shops within approximately one mile (20 minutes' walk or 1.6km).
- 3.30 High quality contextual and sustainable design will be a key element of new small site delivery. The Council will expect development to be of high quality and ensure that the settlements' essential characteristics are maintained, whilst ensuring that future occupants are well served by nearby centres.

3.31 Policy XX: New Small-Scale Development outside defined urban areas

New small scale housing development within or adjacent to existing areas of housing will be permitted subject to the following:

- 1. The site is well related to the settlement boundary and,**
- 2. The site is within reasonable proximity to a high frequency bus route or a train station, and safe walking and cycling routes that connect to a local, district or town centre;**



3. It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:
 - a. the building line and scale of adjacent houses;
 - b. plot size and proportion,
 - c. site coverage/ratio,
 - d. space between dwellings,
 - e. landscape and views through to countryside beyond,
4. It comprises development:
 - a. That is not greater than 4 units,
 - b. Where the design and external appearance of each house is demonstrably different, unless a terrace or semi-detached form is appropriate,
 - c. It does not extend the settlement frontage.

Specialist Housing

- 3.32 The need to provide housing for older people is growing increasingly more critical. Nationally, people are living longer lives and the proportion of older people in the population is increasing. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.
- 3.33 For plan-making purposes, strategic policy-making authorities are required to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people. According to the 2011 Census, Fareham had a higher proportion of residents aged over 65 at 20.4% (as a percentage of the total borough population) than both England (16.3%) and the South East (17.2%). The 2016 Office for National Statistics sub-national population forecasts also show that over 65's made up 23.4% of the Fareham population in 2019, compared to 18.4% for England and 19.5% for the South East, and is projected to constitute 29.9% of the borough's population in 2036, compared to 23.5% for England and 25.4% for the South East. Fareham's older population is growing according to the national trend, meaning the Borough will face increasing pressures over the plan period.
- 3.34 Most people aged 65 and over within the Borough own their homes outright. Only a small proportion rent in the private rented sector or live in social rented accommodation. These two tenures become more common in those aged 85 and over. It is this cohort that is forecast to experience the greatest level of growth over plan period with an 84% increase anticipated. It is the growth in the size of the 85+ age group which is most closely tied to the demand for specialist forms of accommodation since this age group is most likely to need care which is provided in specialist settings.
- 3.35 Based on the recommended ratios provided by the Elderly Accommodation Council, the greatest demand for future specialist provision within the Borough will be Sheltered Housing⁴. Provision for sheltered housing within the Borough is managed through the

⁴ Also referred to as supported housing) is self-contained accommodation specifically designed and managed for older people (minimum age of 55 years) who require no or a low level of support. Usually means having your own flat or bungalow in a block, or on a small estate. Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/ telecare system.



Council's Housing Register. Applicants for sheltered housing represent approximately 14% of those waiting for any type of housing. However, sheltered housing schemes are bespoke and need to be delivered in blocks or groups (often with a Sheltered Housing Officer based on site). Applicants must be aged over 55 to be eligible for sheltered housing, and the projections show that the number of applicants will increase by 20% from 2019 to 2036. The greatest increases in demand for units are expected to be witnessed in Portchester and Fareham South as shown in the following table.

3.36

Location	Sheltered Applicants (number of applications)		All Applicants Over 55 (number of applications)	
	2019	2036	2019	2036
Fareham North	25	30	63	75
Fareham South	40	48	71	85
Fareham West	39	47	59	71
Portchester	46	55	69	83
Stubbington	20	24	36	43
Titchfield	6	7	21	25
Total	176	211	319	382

Table 3.2 Sheltered Housing Applicants by Ward Source: Fareham Borough Council Housing

3.37

The precise amount and type of specialist and older person accommodation required within the Borough will depend on a range of factors including choices of individual people and households. However, to facilitate the delivery of older person's accommodation the Council has identified a site considered suitable for this type of development at Cams Alder for a Sheltered Housing scheme to meet the demand for Housing Register applicants within the Fareham South ward. The site at Cams Alder is therefore identified for new sheltered housing provision and further general affordable housing provision. This scheme will be delivered alongside investment in the leisure provision at the site.

3.38

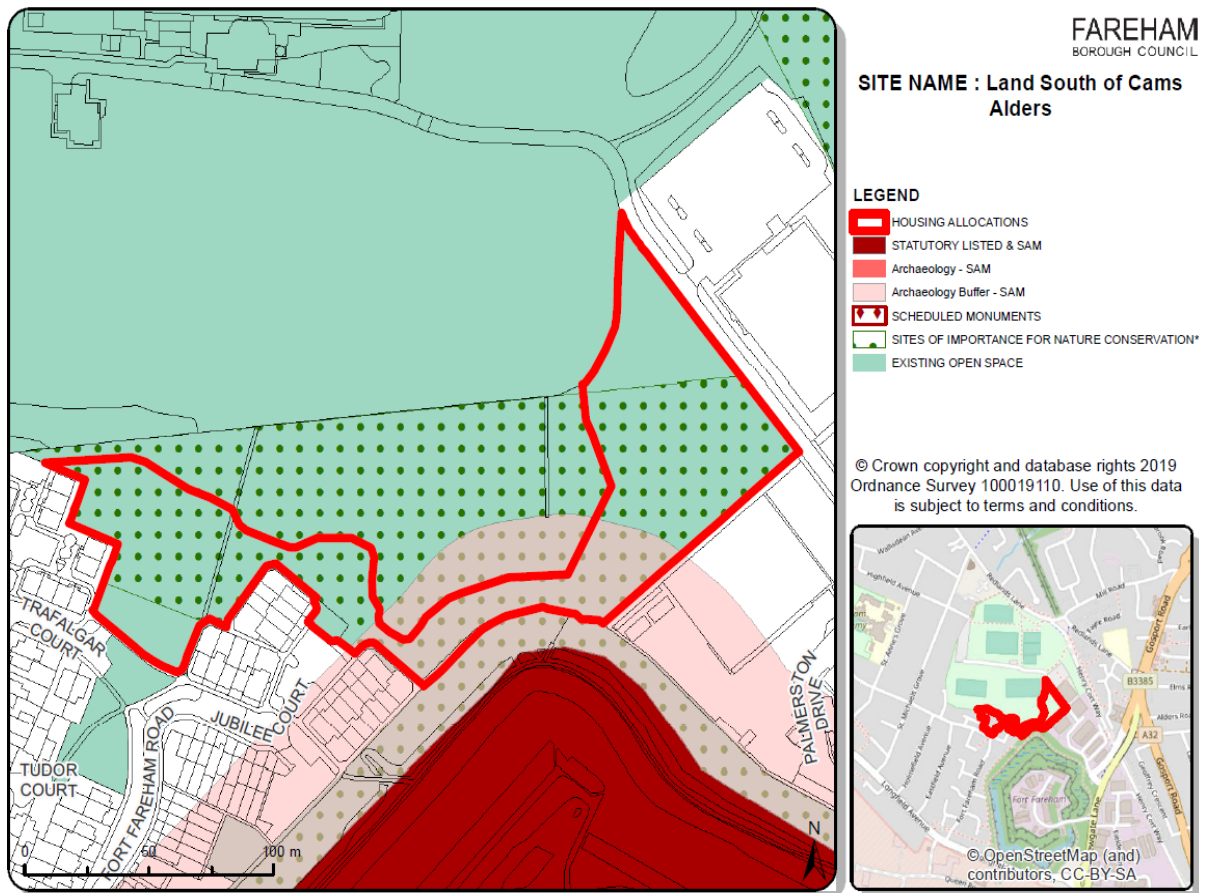
Policy XX: Sheltered Housing – Land South of Cams Alders

Development will be permitted for sheltered housing provision and further general affordable housing provision. Planning permission will be granted provided that detailed proposals address the site-specific criteria set out below:

- **The quantum of housing shall be consistent with the indicative site capacity of 60 dwellings, being a mix of Sheltered Housing and affordable residential;**
- **Proposals shall clearly demonstrate how the community benefits clearly outweigh the scale of the net loss of open space;**
- **A buffer shall be incorporated between development and the SINC;**
- **Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the south west;**



- The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands lane;
- Building heights shall reflect the surrounding character and built form;
- Proposals should align with the principles set out in the Fareham Housing Greener Policy.





High Quality New Homes - Space Standards

- 3.39 The provision of sufficient living space within new homes is an important element of good housing design and a pre-requisite for basic living. Potential residents of new homes should be provided with sufficient space for basic daily activities and needs. Space standards help to mitigate impacts from overcrowding, particularly relating to health and wellbeing; reducing depression, giving children room to play within the home and helping to ensure a good night's sleep. Space should be provided for the furniture people need, to store personal possessions, to prepare food conveniently or to socialise with friends and family. If homes are to have a long life, they must offer functional and adaptable spaces that meet the needs of families, children, older people and disabled residents.
- 3.40 The Planning Practice Guidance allows local planning authorities to have the option to set higher space requirements as set out in the Technical housing standards – nationally described space standard (2015)⁵. The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard and is continually updated. These standards exceed the minimum standards required by Building Regulations for bedroom size. The practice guidance requires local planning authorities to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans.
- 3.41 The Council is keen to ensure that all dwellings provide sufficient living space, and this applies to larger dwellings as it does 1 and 2-bedroom units. Evidence collected by the Council shows that most new dwellings in the Borough are being built consistent with the space standards. However, it is on closer inspection that the discrepancies can be seen. Firstly, it is often the 'box rooms', bedrooms 3, 4, 5 etc. which fail to meet the space standards for single rooms, and secondly, whilst rooms may meet the standards for single rooms, they are often marketed as doubles. Introducing a policy will guarantee that those good practices that are prevalent today will continue and ensure that rooms are delivered to the size they are required to be across the range of dwelling types and sizes, ensuring a good stock of homes of all sizes.

Table 3.3. Evidence of meeting space standards in new builds in recent applications

Category	Summary of findings
1 bed dwellings	Several dwellings have been identified with double rooms that do not meet the standard and should be considered as one single bedroom consequently.
2 bed dwellings	There is a mix in two-bedroom dwellings built with some providing two double bedrooms, others as one double and one single. There are also examples of two-bedroom properties where the doubles meet the standards, but the singles do not, and one example where only one of the bedrooms meets even the standards for a single.
3 bed dwellings	Several examples show a trend of dwellings meeting the standards as one double and two singles as opposed to two doubles and a single. Other developments meet the standards for all three bedrooms being double rooms. This shows the

5

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf



	variation across delivery. On larger sites there is evidence of dwellings meeting the standards for one double and one single but with bedroom 3 failing to meet the standards for a single.
4+ bed dwellings	As with other dwelling types there is a range in the combinations of bedroom sizes. Evidence shows several dwellings are designed as 1 double and three singles, but bedroom 4 does not meet the space standards for a single. Others are designed to have 2 doubles and 2 singles, and others meet the standards for four doubles etc. There are also several examples of dwellings providing for a double and 3 singles, which in 4-bedroom houses might suggest that intended doubles do not meet the standards, for example one site where all four bedrooms meet the standards for single rooms, but none meet the standards for double rooms. It is also common in 5-bedroom dwellings that bedroom 5 does not meet the standard for a single room.

3.42 The Council considers it to be essential to the quality of life and social well-being of its residents that all new dwellings, subdivisions and conversions in the Borough are provided in accordance with the standards. Building to appropriate space standards will ensure new homes and extensions to existing homes provide sufficient space for basic activities and needs. The starting point will be for all new homes, including subdivisions of larger properties and conversions, to meet the standards, unless it can be shown unpracticable in the face of other material considerations and policy requirements. However, where developers wish to deliver an alternative approach, this will need to be fully justified.

The Council will therefore require all residential development to meet the nationally described space standards. This approach will be carried forward in line with any subsequent standard that the government may introduce, pending a review of any potential viability consequences when applied to the Borough.

3.43 Policy XX: Internal Space Standards

The Council requires that all new dwellings, extensions, subdivisions and conversions shall meet as a minimum the nationally described (internal) space standards (or future equivalent) as set out in the government’s housing technical paper: ‘Technical housing standards – nationally described space standard’ (2015).

All new residential development will be expected to meet these standards as a minimum, with development proposals accompanied by a table setting out for every dwelling the internal floorspace, bedroom sizes and the extent of built-in storage.



- 3.44 The technical housing standards for minimum gross internal floor areas and storage are set out below.

Technical housing standards – nationally described space standard (2015) Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39(37*)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 3.4 Technical housing standards – nationally described space standard

- 3.45 The standard requires that:
- the dwelling provides at least the gross internal floor area and built-in storage area set out Table 3.4 above.
 - a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double



bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

- i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

3.46 Planning Practice Guidance outlines that there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions. There are no notable viability impacts anticipated from the introduction of a nationally described space standard and most permitted/emerging schemes within the last two years have sought to meet the national standards of their own accord. It is therefore not proposed to allow for a transitional period before adoption of a new policy on space standards but rather seek to adopt and implement the policy alongside the other policies within the Local Plan.

NATURAL ENVIRONMENT





Landscapes

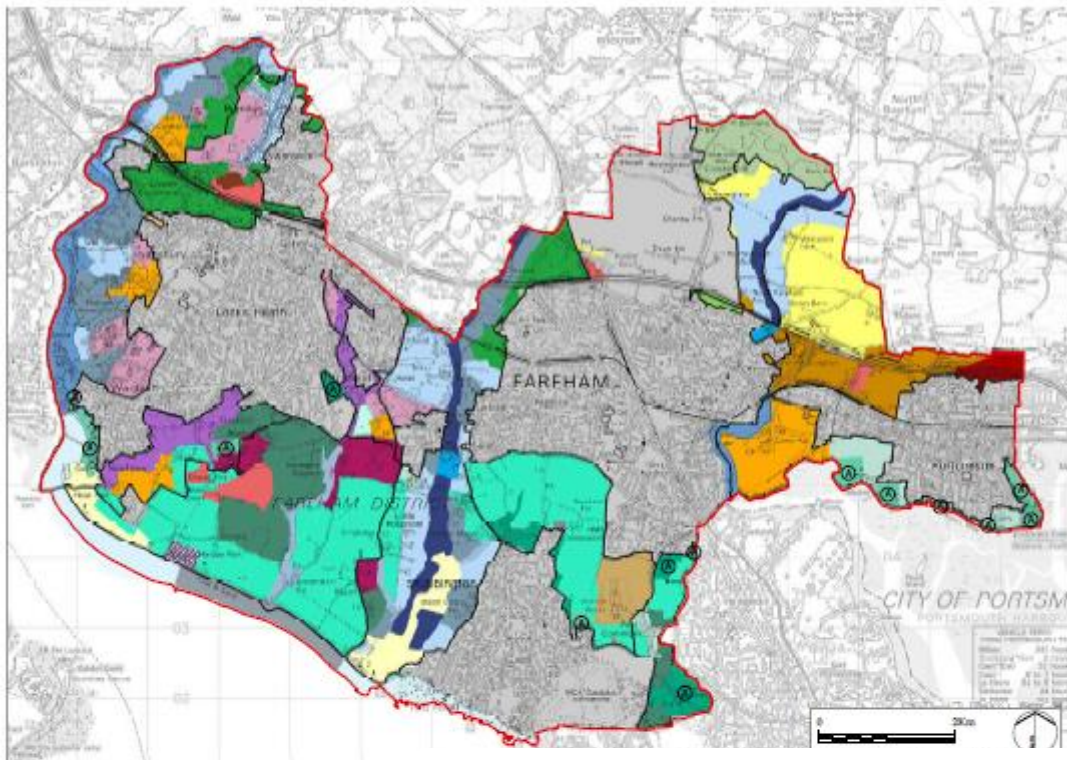
- 4.1 Despite its modest scale, the Borough of Fareham contains a rich and varied pattern of landscapes that has evolved from historical, physical and human influences, including prehistoric colonisation, roman influences, farming practices of the middle ages and the growth of the wrought iron and brickworks industries. This has produced a landscape of mixed character ranging from areas of unspoilt countryside, transitional landscapes on the fringes of built-up areas and along roads, to the true urban landscapes, or townscape, of the Borough's towns and settlements.
- 4.2 The NPPF states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.
- 4.3 Two recent planning appeal decisions demonstrated how the argument of valued landscapes could help to determine planning decisions. Both decisions were on sites located in the Lower Meon Valley (Land west of Old Street, Stubbington APP/A1720/W/18/3200409 and Land east of Posbrook Lane, Titchfield APP/A1720/W/18/3199119) and the Inspectors recognised the high-quality landscape concluding that the Lower Meon is a valued landscape.
- 4.4 With this in mind, the Council proposed the designation of valued landscapes as part of the Draft Local Plan Update consultation in the summer of 2019. The responses to this part of the consultation suggested numerous parts of the Borough held a value for residents and other respondents. Responses suggested that green spaces, coastal areas, open spaces, historic areas and treed landscapes were all valued in the Borough.

Evidence Base

- 4.5 The starting point for the definition of landscape types within Fareham was a county-wide landscape assessment produced by Hampshire County Council in 1993. The assessment identified ten rural landscape types in the Borough which formed the basis for the initial landscape characterisation. These were then further sub-divided into those areas shown in figure 4.1.
- 4.6 Chalklands are an important component of the landscape in the north east of the Borough occurring in a broad sweeping band focussed around the scarp face of Portsdown Hill and its flanks. Lowland mosaic landscapes account for the majority of the Borough's non-urban landscapes and tend to include a mix of farmland and woodland. However, a distinction can be made between the open landscapes of the coastal plain and those that lie further inland to the north and west of the Borough.
- 4.7 The Meon valley is the main river valley landscape within the Borough, although the character varies along the length of the valley floor and sides. Open floodplain farmland also exists in the Wallington river valley whilst the Hamble valley is characterised by both open and enclosed valley sides.



Figure 4.1: Landscape types. Source Fareham Landscape Assessment, LDA 2017



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LEGEND

Fareham Borough Boundary	Wooded Valley: Heath Associated	Enclosed Tidal River
Landscape Character Areas	Enclosed Valley Side	Cliff Coastline
Land Within Defined Urban Settlement Boundary	Open Valley Side	Parkland and Grounds
Chalklands	Open Floodplain Farmland	Airfield/Large-Scale Utilities
Open Arable Downs	Enclosed Floodplain Farmland	Disturbed Landscapes
Open Arable Downs: Fringe Character	Marsh, Reedswamp and Brackish Lagoon	Recolonising Landscape
Scarp Face	Open Coastal Plain: Weak Structure	Urban: Industrial
Lowland Mosaic	Open Coastal Plain: Strong Structure	Urban: Greenspace
Mixed Farmland and Woodland: Large-Scale	Open Coastal Plain: Fringe Character	Urban: Low Density Fringe / Ribbon Development
Mixed Farmland and Woodland: Small-Scale	Enclosed Coastal Plain	Urban: Inter / Post Suburban Housing
Mixed Farmland and Woodland: Fringe Character	Open Coastal Amenity Land	Urban: Chalet / Caravan park
Horticulture and Small-holdings: Large-Scale	Enclosed Coastal Amenity Land	
Horticulture and Small-holdings: Small-Scale	Open Estuary	
Small-Scale Enclosed Valley		

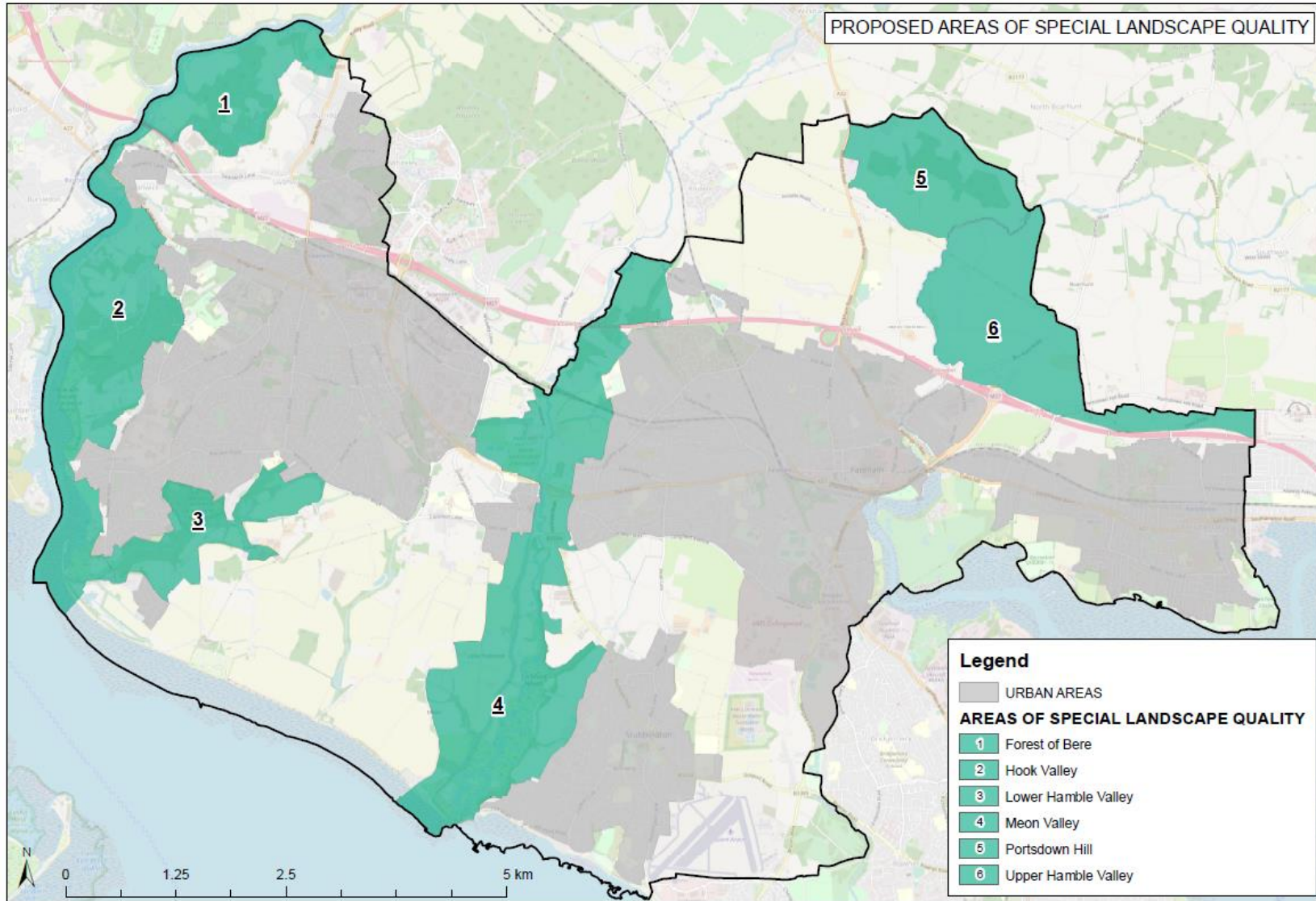
4.8 The 2000 plan included designated Areas of Special Landscape Quality in the following locations:

- Upper Hamble Valley;
- Lower Hamble Valley;
- Hook Valley;
- Meon Valley;
- Forest of Bere; and,
- Portsdown Hill.



- 4.9 The Upper Hamble Valley is characterised by a strong valley landform with dense woodland cover. The river landscape itself has a distinctive tidal creek character and a peaceful, private and relatively undisturbed character.
- 4.10 The Lower Hamble Valley is characterised by a well-defined and strong landform of steep valley sides with dense semi-natural woodland cover, which reinforces the sense of enclosure and naturalness, a lively and distinctive estuarine character provided by boats and boatyards, and a relatively sparse development pattern.
- 4.11 The Hook Valley lies to the south of Warsash and Locks Heath and similarly to the Hamble valley is characterised by a strong valley form with dense woodland cover. The enclosed valley floor contains areas of high nature conservation value with unspoilt, natural qualities and a relatively sparse pattern of development.
- 4.12 The Meon Valley is characterised by a relatively gentle but distinctive valley landform running through the borough. The valley is narrower in the upper reaches but broadens into open floodplain and a complex pattern of wetland communities to the south at Titchfield Haven, bordered by a mosaic of open farmland and minor wooded valleys.
- 4.13 The Forest of Bere is a distinctive and attractive enclosed area formed by large blocks of mixed woodland connected by mature hedgerows. The woodland edge is continuous and forms an attractive backdrop to the open arable farmland of the North Fareham Downs. The medium scale farmland within the woodland blocks maintain a strong sense of enclosure.
- 4.14 Portsdown Hill is a landscape unit that extends beyond the Borough boundary into neighbouring Winchester district. It is characterised by a distinctive rolling chalk downland above the Wallington river valley with a dramatic landform ridge and steep, south-facing scarp of the hill itself. Portsdown Hill provides the setting for Nelson's Monument and Fort Nelson as well as spectacular views over Portsmouth Harbour and the Solent.
- 4.15 The 2017 Landscape Assessment still recognises the intrinsic character and quality of these largely undeveloped areas and so these have been used to shape the revised development strategy and are proposed as Areas of Special Landscape Quality for the new Local Plan.

Figure 4.2. Proposed Areas of Special Landscape Quality



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- 4.16 In addition, recognising that all parts of the Borough have some landscape quality and may be sensitive to landscape change, the following policy, revised from the policy consulted upon in 2017, demonstrates how landscape should be dealt with in terms of development management.

4.17 **Policy NE1: Landscape**

Development proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of landscape character areas. Development in the countryside will be permitted where it contributes to and enhances the landscape with particular regard to:

- a) Intrinsic landscape character, quality and important features;**
- b) Visual setting, including to/from key views;**
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;**
- d) The landscape's role as part of the existing Local Ecological network;**
- e) The local character and setting of buildings and settlements;**
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and**
- g) The character of the Borough's rivers and coastline, which should be safeguarded.**

Applications for major development in the countryside within the Areas of Special Landscape Quality of the Hamble, Meon and Hook Valleys, Portsdown Hill and the Forest of Bere, will only be permitted where it can be demonstrated, through a proportionate landscape assessment, that the proposals satisfy the specific development criteria contained within the Council's Landscape Sensitivity Assessment⁶ for the character area in which the development is located.

Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.

Trees, Woodland and Hedgerows

- 4.18 Trees, woodlands and hedgerows are under increasing threat from pollution, disease and the pressures of the developing world. As a result, over the last 100 years the tree canopy in our towns and cities has significantly declined.
- 4.19 The loss of trees, woodlands and hedgerows in our built environment reduces liveability. Balancing our borough's growth, whilst protecting the environment, maintaining vibrant public spaces, creating recreational opportunities and fostering economic growth is an increasing and on-going challenge.

⁶ Part two of the Fareham Landscape Assessment (2018)



- 4.20 Trees, woodlands and hedgerows contribute to the environment in many ways; they improve the quality of the air removing dust particles and harmful gas emissions such as carbon dioxide. In urban areas they help to reduce the heat island effect, reduce soil erosion and flash flooding by slowing down and capturing fast flowing water. In addition, trees, woodlands and hedgerows help to improve biodiversity and provide landscape character whilst also adding a sense of place in our communities. These benefits all help to improve the health and wellbeing of people and in turn improve the quality of life for those who live and work in Fareham.
- 4.21 The challenge will be to constantly increase awareness of the long-term benefits of trees, woodlands and hedgerows within the urban environment. As Fareham continues to urbanise, this need increases, as does our obligation to enhance the quality of life in Fareham by delivering high quality and well maintained green infrastructure.
- 4.22 The Council has a Corporate Tree Strategy, in line with section 197 of the Town and Country Planning Act 1990, which provides guidance to developers on the protection, enhancement and creation of high quality and well maintained green infrastructure within the Borough.

4.23 **NEXX Trees, Woodland and Hedgerows**

The removal of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

A proposed loss or damage of non-protected trees, woodland or hedgerows which have high amenity values should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.

Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an ecological survey and arboricultural method statement.

Where possible, opportunities for planting of new trees, woodlands and hedgerows should be identified and incorporated; particularly where this would help mitigate and adapt to the effects of climate change. New planting should be suitable for the site conditions, use native species where appropriate, build in resilience by a varied choice of species and be informed by and contribute to local character, and enhance or create new habitat linkages.

- 4.24 The loss of protected trees, woodland and hedgerows will only be permissible in exceptional circumstances and any proposed loss will be considered on a case by case basis. The applicant must demonstrate clear and robust reasoning for any proposed loss, setting out why any loss is unavoidable and justified. The loss of any protected trees, woodland and hedgerows should be compensated for by the replacement of an appropriate number, species and size. This should be done in consultation with the Council's Tree Team.
- 4.25 All trees, woodlands and hedgerows within the Borough provide benefits in terms of habitats, biodiversity, climate change mitigation and adaptation as well as being important to the



character and amenity value of the Borough's urban and rural landscapes. There is a presumption that loss and damage to trees, woodland and hedgerows that are important for these reasons should be avoided. Therefore, where it can be demonstrated that the loss or damage to non-protected trees, woodland and hedgerows is unavoidable, the Council will seek replacement and/or compensation where appropriate.

- 4.26 Where development proposals affect existing trees, woodlands and hedgerows, applicants shall be required to submit their development proposals with an arboricultural survey.
- 4.27 To prevent damage to tree roots and branches, developers will be required to provide tree protection prior to and during the site clearance, demolition and construction phases.
- 4.28 Where appropriate, the Council will seek opportunities for planting of new trees, woodlands and hedgerows. This can be included as part of a development's proposal to achieve net gains for biodiversity or to enable the development to adapt and mitigate the effects of climate change such as through a reduction in the urban heat island effect. Any new planting should be suitable for the site conditions, use native species where appropriate and be informed by and contribute to local character, and enhance or create new habitat linkages. The Ecological Network Map produced by the Hampshire Biodiversity Information Centre (HBIC) which covers the whole of Hampshire, highlights areas where additional planting could help improve habitat linkages and biodiversity.
- 4.29 Appropriate costed ongoing maintenance specifications and plans will be necessary to protect any newly planted and existing trees, woodlands and hedgerows; and ensure they establish successfully and thrive so their long-term benefits can be delivered.

Flood Risk and Sustainable Drainage Systems

- 4.30 There are areas of the Borough at risk from flooding from a variety of sources such as rivers and the sea in addition to local sources of flooding such as surface water. With Climate Change, the risks from these types of flooding are likely to be exacerbated. The NPPF makes clear that development should be directed away from areas at highest risk to flooding both present and in the future. The Local Plan has been informed by the PUSH Strategic Flood Risk Assessment 2016 Update.

4.31 **NEXX Managing Flood Risk and Sustainable Drainage Systems**

Planning permission will only be granted where:

- **The proposal meets the sequential and exception tests as set out in the NPPF.**
- **The proposal does not prejudice land required for current or future flood management, including natural floodplains;**
- **The development will be safe over its lifetime, taking into account the increased risk of flooding due to climate change and without increasing flood risk elsewhere;**
- **Any proposed flood protection, prevention and resilience measures address the specific requirements of the site and are appropriate to the character and biodiversity of the area.**



Developments that are required to incorporate Sustainable Drainage Systems should ensure that:

- **For greenfield sites, run-off rates do not exceed existing greenfield run-off rates and where possible, be reduced to minimum feasible rate;**
- **For brownfield sites, run off rates are reduced as close as reasonably practicable to greenfield run-off rates;**
- **Onsite surface water run-off is managed close to the source as possible;**
- **Priority is given to SuDS which mimic and reflect natural drainage processes;**
- **Details for future maintenance over the lifetime of the development must be included.**

Climate Change

- 4.32 The UK Climate Change Risk Assessment (2017)⁷ states how climate change will increase risks to human health and well-being, agricultural food production, water resources, natural assets in addition to increasing the risks of new and emerging pests and diseases and flooding and coastal changes. The Environment Agency recently published a Climate Impacts Tool⁸ based upon UK Climate Projections data 2009 which predicts there will be on average: 75% more winter rainfall, 59% less summer rainfall, 105% higher peak river flows, 1m of sea level rise, an additional 70cm of storm surge and an 11.7°C increase in average summer temperatures this century. Fareham is particularly vulnerable to the effects of climate change due to its location on the south coast and the many rivers and streams that flow through the Borough. It is important therefore, to reduce greenhouse gas emissions in order to limit the effects of climate change in the future.
- 4.33 In order for the UK Government to meet its international obligations, the UK Climate Change Act 2008 requires the reduction of the nation's greenhouse gas emissions by 100% (net zero) compared to 1990 levels by 2050⁹. In combination with Section 182 of the Planning Act (2008)¹⁰ and the Planning and Energy Act (2008)¹¹, the need to reduce the nation's emissions was reinforced by the ratification of the United Nations Framework Convention on Climate Change Paris Agreement in November 2016. The Paris Agreement's central aim is to keep global temperature rise this century well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5°C above pre-industrial levels.
- 4.34 The Council as Local Planning Authority has a legal duty to help meet the requirements of the Climate Change Act 2008 by ensuring the Local Plan includes policies designed to secure that the development and use of land contribute to the mitigation of, and adaption to, climate change¹².

⁷ UK Climate Change Risk Assessment. 2017.

⁸ Climate Impacts Tool: Understanding the risks and impacts from a changing climate. 2019.

⁹ Climate Change Act 2008. <http://www.legislation.gov.uk/ukpga/2008/27/part/1/crossheading/the-target-for-2050>

¹⁰ The Planning Act 2008. http://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf

¹¹ The Planning and Energy Act 2008. <https://www.legislation.gov.uk/ukpga/2008/21>

¹² The Planning and Compulsory Purchase Act 2004



4.35 Policy NEXX Climate Change

The Council promotes mitigation and adaptation to climate change through:

- a) A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved.
- b) Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments.
- c) Integrating Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO₂ concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding.
- d) Adopting higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough.
- e) Supporting the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, renewable and low carbon technologies into residential and commercial developments of all sizes.

4.36 Critical to climate change mitigation is having the right spatial strategy that minimises the need to travel by private car and encourages the use of active and public modes of transport. The new Local Plan will seek to direct development to those places with better services and facilities and public transport links.

4.37 There is an increased risk of flooding in the Borough due to climate change and this risk has been factored into the choice of site allocations, through the Strategic Flood Risk Assessment level 1 and 2 and sequential testing report. Flood risk should also be factored into more detailed development proposals and where necessary at the planning application stage. Policy NEXX Climate Change ensures this, and provides opportunities for mitigation through, for instance Sustainable Drainage Systems (SuDS). The Policy can also be integrated with wider objectives such as to improve blue and green infrastructure and achieve net gains for biodiversity.

4.38 The approach taken in Policy NEXX Trees, is to maintain and improve tree canopy cover in the Borough where appropriate and possible to do so. This approach is not just to improve biodiversity and visual amenity, but to also help offset the 'urban heat island' effect and pollution issues.

4.39 Parts of the Borough are in areas of water stress from a supply point of view and considering the likely future effects of climate change, this new Local Plan will adopt higher technical



standards for water efficiency across the whole Borough. Policy NEXX ensures this and that we protect water quality across the Borough, including the Source Protection Zone in Wallington.

- 4.40 Energy efficiency standards are primarily factored into new buildings through Building Regulations however, the Council supports development that will exceed Building Regulations requirements and/or is consistent with the Governments Zero Carbon Buildings policy. The Council also supports development that reuses existing materials and/or seeks to use materials that have been sustainably sourced.
- 4.41 Designing and constructing developments using low carbon principles can ensure that energy consumption, overheating and the Borough's carbon footprint is reduced. It can also lower the overall costs of running the building for the occupants and reduce the need for expensive retrofits later. This would also help meet the aspirations of the Government's Clean Growth Strategy (2017) for all homes to be of an Energy Performance Certificate B and C standard by 2035.
- 4.42 The scope for some types of large-scale renewable and low carbon energy development in the Borough is likely to be limited to areas where it can be adequately accommodated within Fareham's landscape. However, taking a landscape led approach to considering development proposals (in line with NEXX Landscape) will be important in determining the appropriateness of renewable and low carbon energy development in Fareham. There may also be opportunities for decentralised energy and/or heating systems to be included as part of developments and these opportunities would be supported by the Council.

Air Quality

- 4.43 It is recognised that air quality is a major environmental factor that can affect human health, as well as significantly influence and alter local ecosystems. The Council has taken steps to improve Air Quality in the Borough since the original identification of two Air Quality Management Areas (AQMAs) in the Borough and corresponding Air Quality Action Plan¹³. Both AQMAs were extended in November 2017 following on from the results of the Annual Status and Detailed Assessment of Air Quality Report¹⁴.
- 4.44 In July 2017, the Government published its UK plan for tackling roadside nitrogen dioxide (NO₂) concentrations. This stated that as well as Air Quality Action Plans, Local Plans should seek to target air pollution measures so as to minimise their impact on local residents and businesses.
- 4.45 Whilst the Air Quality Action Plan focuses primarily on the A27 and the A32, the Council monitors over 40 locations throughout the Borough. In order to ensure no further areas exceed the NO₂ thresholds in the future, it is essential for the Council to identify measures to reduce the NO₂ emissions across the Borough and make improvements to local air quality. Figure 4.3 shows the current AQMA locations within the Borough:

¹³ http://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf

¹⁴ http://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf



AIR QUALITY MANAGEMENT AREA 2017 (B)
PORTLAND STREET FAREHAM

FAREHAM
BOROUGH COUNCIL



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AIR QUALITY MANAGEMENT AREA 2017 (A)
GOSPORT ROAD FAREHAM

FAREHAM
BOROUGH COUNCIL



Figure 4.3 - AQMA Areas within Fareham

- 4.46 In November 2019, the National Planning Policy Guidance was updated to reflect the requirement that Local Plans should seek opportunities to actively improve air quality through plan-making and development management decisions. Following these changes to national policy and guidance and in light of recent discussion on air quality with neighbouring authorities through PfSH, it is now considered appropriate to include a policy specifically on air quality within the Local Plan.
- 4.47 The Council recognises that most development could increase road transport emissions, both during the construction and operational phases. However, it is also recognised that the Local Plan can positively influence air quality through the promotion of sustainable development. The approach to this Air Quality Policy will be to minimise road transport emissions wherever practicable to sustainable levels, while also seeking to counter the cumulative impacts arising from the aggregation of incremental emissions arising from each development scheme.
- 4.48 In formulating the Local Plan it is necessary to consider:
- The observed trends in recent air quality monitoring data and what would happen to these trends in light of the proposed allocations;
 - Any impacts from point sources of air pollution;



- The potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments, including their implications for vehicle emissions;
- Ways in which new development could be made appropriate in locations where air quality is or is likely to be a concern, and not give rise to unacceptable risks from pollution; and,
- Opportunities to improve air quality or mitigate impacts, such as through traffic and travel management and green infrastructure provision and enhancement.

- 4.49 The Strategic Environmental Assessment (SEA) of the Local Plan is the basis for including these considerations and has informed the selection of development allocations which make up the Development Strategy for the Local Plan. Using the SEA process has ensured a strategic approach to air quality has been undertaken to ensure as practicably possible that the selected development allocations were located in areas where air quality is not likely to be a concern both now and in the future. The approach will also enable the Council to help secure net improvements in overall air quality where possible through measures such as traffic and travel management and green infrastructure provision and enhancement in areas at risk of being above air quality limits.
- 4.50 All developments will be required to show how proposals will minimise emissions and contribute to the reduction of impacts on local air quality. For small scale developments, where relevant exposure does not require an air quality assessment, mitigation will still be required to offset air quality concerns in the area and should seek to be at least Air Quality Neutral. In the case of Major developments, an Air Quality Assessment will be required and should include the consideration of increased exposure for relevant receptors affected by the development. Consideration should be given to the potential impacts of neighbouring pollutant sources on the site and whether the development will expose future occupiers to unacceptable levels of air pollution, even if an assessment of impacts of the development on the surrounding area is screened out.
- 4.51 Mitigation options will need to be related to the development in terms of nature and proportion to the likely impact. The Council will work with applicants to consider appropriate mitigation so as to ensure new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations may be used to secure mitigation where the relevant tests are met.
- 4.52 24% of all emissions across the UK can be directly attributed to Transport¹⁵. Road transport is the most significant source of emissions in this sector, in particular passenger cars. Developments are required where possible to provide infrastructure supporting the use of alternative vehicle types and fuels in support of both Government and Council ambitions in improving Air Quality. Consideration should be given to designing communal parking arrangements and electrical connections in such a way that EV charging points can be retrofitted to parking bays without unreasonable levels of disruption, at the expense of the developer.
- 4.53 Local air quality improvements can be achieved through good practices, careful design of neighbourhoods and actions such as ensuring public services are joined up, and enabling easier to access via public transport, active travel modes or other sustainable transport

¹⁵ BEIS (2017) UK Greenhouse Gas Inventory Statistics (1990-2015)

<https://www.gov.uk/government/collections/final-uk-greenhouse-gas-emissions-national-statistics>



choices. Improvements can also be accomplished through highway improvement measures, such as modifications to junctions to improve flows, achieved through physical works or developer contributions to future highway improvement schemes.

- 4.54 Additionally, the provision or enhancement of Green Infrastructure should be considered in conjunction with any mitigation measures aimed at reducing vehicle emissions. Paragraph 181 in the NPPF seeks to ensure that planning decisions sustain and contribute towards compliance with relevant limit values or national objectives for pollutants. Further information on this can be found in the Green Infrastructure chapter of this Plan and in the Fareham Borough Council Green Infrastructure Strategy.

4.55 **POLICY NEXX: Air Quality**

Planning applications are required to assess the effects of development and its inherent increased demand on the road networks leading to increasing detrimental effects on air quality from initial concept phases of development design.

To counter the effects of development on air quality, all major developments should actively demonstrate through an Air Quality Assessment (AQA) that proposals will minimise emissions and contribute to the reduction of impacts on local air quality including the delivery of Green Infrastructure. Smaller scale development will be required to be Air Quality Neutral, with the need for a AQA to be agreed with the Local Planning Authority.

Development will be permitted where it:

- a) Positively contributes to the delivery of the Council's Air Quality Action Plan by mitigating the effects of development on air quality within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones;**
- b) Provides or makes provision for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations for:**
 - one EV charging point installation per residential dwelling with off-street parking; and,**
 - At least one EV 'rapid charge' point in shared parking areas per 10 residential dwellings or 1,000m² of commercial floorspace.**
- c) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality.**

- 4.56 It is important that applicants engage early on with the Council, including environmental health, to establish the need and scope of any assessment to support an application. The Council as Local Planning Authority will consult Environmental Health with regards to air quality impacts on or resulting from a development where:

- The development is in close proximity to an existing source of poor air quality (M27 motorway or major A road) or located within or close to an air quality management area; or



- When the development is likely to create emissions such as substantially increasing traffic movement, or is an industrial process, 10 or more dwellings or a site of 0.5ha or more, or 1,000 sqm or more of commercial, leisure or industrial use.

4.57 Major developments should consider and employ the principles of good design stated in the Institute of Air Quality Management (IAQM) Land-use Planning & Development Control: Planning for Air Quality:

- New development should not contravene the Council's Air Quality Action Plan, or render any of the measures unworkable;
- New development should not create a new street canyon, or a building configuration that inhibits effective pollution dispersion;
- Minimise public exposure to pollution sources e.g. by locating habitable rooms away from busy roads or directing combustion generated pollutants through well sited vents or chimney stacks.
- The provision of at least 1 Electric Vehicle (EV) "rapid charge" point per 10 residential dwellings and/or 1000m² of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made.
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport.
- All gas-fired CHP plant to meet a minimum emissions standard of:
 - Spark ignition engine: 250 mg NO_x/Nm³;
 - Compression ignition engine: 400 mg NO_x/Nm³;
 - Gas turbine: 50 mg NO_x/Nm³¹⁶.
- A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of:
 - Solid biomass boiler: 275 mgNO_x/Nm³ and 25 mgPM/Nm³.

4.58 Planning applications will need to consider the effects of development and its inherent increased demand on the road networks leading to increasing detrimental effects on air quality. Whether air quality is relevant to a planning decision will depend on the proposed development and its location. Considerations that may be relevant to determining a planning application include whether the development would:

- Lead to changes (including any potential reductions) in vehicle-related emissions in the immediate vicinity of the proposed development or further afield;
- Introduce new point sources of air pollution.
- Expose people to harmful concentrations of air pollutants, including dust. This could be by building new homes, schools, workplaces or other development in places with poor air quality;
- Give rise to potentially unacceptable impacts (such as dust) during construction for nearby sensitive locations;
- Have a potential adverse effect on biodiversity, especially where it would affect sites designated for their biodiversity value.

¹⁶ A common metric to compare all NO_x emissions is mg/Nm³ (milligrams of dry NO_x per Normalised Meter Cube of Exhaust)

NATURAL ENVIRONMENT



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GLOSSARY





- Adoption:** The final confirmation of the approval of a Local Plan or Supplementary Planning Document by a local planning authority (LPA).
- Affordable Housing:** See NPPF for full definition.
- Air Quality Management Area (AQMA):** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
- Biodiversity:** The variety and diversity of life in all its forms, within and between both species and ecosystems.
- Building Regulations:** National standards, separate to the planning system designed to uphold standards of public safety, health, and construction.
- Bus Rapid Transit (BRT):** This is a broad term given to a variety of transport systems that, through improvements to infrastructure, vehicles and scheduling use buses to provide a service that is of a significantly higher quality than a conventional bus service. For the PfSH area, BRT is anticipated to comprise a limited network of routes with dedicated vehicles linking major communities and employment centres with frequent, limited stop services, including using the M27 if appropriate.
- Countryside:** In planning terms, any area outside of the urban area boundary where more restrictive policies would be applied.
- Development Plan:** The Development Plan sets out the parameters for all development in the Borough. In the Fareham Borough it currently comprises the Local Plan Part 1: Core Strategy, Local Plan Part 2: Development Sites and Policies, Local Plan Part 3: The Welborne Plan and the Hampshire Minerals and Waste Plan.
- Evidence Base:** Information gathered by the local planning authority to support the local plan and other development plan documents.
- Flood Risk Assessment (FRA):** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
- Green Infrastructure (GI):** A network of high-quality multi-functional green (and blue) spaces, urban and rural, capable of providing a wide range of environmental and quality of life benefits for local communities.
- Habitats Regulations:** Refers to the Habitats and Conservation of Species Regulations 2010, which provide for the designation and protection of European sites, and the adaptation of planning and other controls for the protection of European sites.
- Heat Island Effect** Describes built up areas that are hotter than nearby rural areas.



Infrastructure:	The facilities and services needed for a place to function. This includes roads and utilities as well as school places, GP surgeries, libraries and a range of other facilities.
Infrastructure Delivery Plan (IDP):	Forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of the Borough and provides an overview of the way infrastructure is planned and the organisations involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the bases for assessing contributions that would be sought to meet the needs for new development.
Local Plan:	See NPPF for full definition.
Local Planning Authority (LPA):	See NPPF for full definition.
Material Consideration:	Any genuine planning consideration which relates to the use of land or the regulation of development. Much will depend on the nature of the application under consideration, the relevant policies of the development plan and the surrounding circumstances.
National Planning Policy Framework (NPPF):	Introduced in March 2012, this new framework sets out the Government's planning policies for England and how these are expected to be applied. It provides the framework within which local councils can produce local plans, which reflect the needs and priorities of their communities. Since March 2012 there have been further revisions to the NPPF it was first revised in July 2019 and again in February 2019.
Open Space:	See NPPF for full definition.
Partnership for Urban South Hampshire (PUSH):	A partnership of eleven local authorities in South Hampshire and the Isle of Wight, from the New Forest in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy. Often referred to as the 'sub-regional level'.
Previously Developed Land (PDL):	See NPPF for full definition.
Self-Build:	Where an individual directly organises the design and construction of their home. This can include commissioning an architect or builder to assist with the construction process.
Sense of Place	Creating somewhere that is recognisably distinct, but also simultaneously strengthens the local distinctiveness of an existing settlement/community.
Sheltered Housing	Sheltered housing is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency



	and the advantage of social activities and companionship. Each unit has its own front door and can be part of a larger complex with communal facilities.
Site of Importance for Nature Conservation (SINC):	A local site which is of substantive nature conservation value. The Site of Importance for Nature Conservation (SINC) system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP).
Site of Special Scientific Interest (SSSI):	Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology.
Strategic Gap:	Areas of open land/countryside that have been defined to prevent the coalescence of urban areas.
Strategic Housing and Employment Land Availability Assessment (SHELAA):	A key component of the evidence base to support the delivery of the Local Plan, the assessment aims to identify sites with potential for housing and employment, assess their capacity, and timing for development.
Supplementary Planning Document (SPD):	Provides additional guidance and detail to development plan policies for a specific area or a specific topic but is not part of the development plan.
Sustainability Appraisal (SA):	A tool for assessing policies to ensure they reflect sustainable development objectives (i.e social, environmental and economic factors). It incorporates Strategic Environmental Assessment (SEA). An SA is required under the Planning and Compulsory Purchase Act 2004, to be carried out on all Development Plan Documents.
Sustainable Development:	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SuDS):	A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.
Transport Assessment (TA)	A review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences.
Urban Area Boundary:	The dividing line between the urban area and rural area (countryside) to define where planning policies apply.

GLOSSARY



Viability

A financial appraisal of the profit and loss arising from a proposed development, taking into account the estimated value of the scheme upon completions and other building and development costs incurred delivering the scheme.

Windfall Development/Sites:

See NPPF for full definition.