



# Regulation 19 Publication Local Plan Statement of Consultation

May 2021

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## Regulation 19 Publication Local Plan Consultation

### 1.0 Introduction

- 1.1 This document is supplemental to the Statement of Consultation produced in September 2020 and relates specifically the regulation 19 Local Plan Consultation.
- 1.2 The regulation 19 Consultation was undertaken in November and December 2020 and as such was subject to amended regulations due to the ongoing Coronavirus pandemic.<sup>1</sup>











### 2.0 Methods of Engagement

- 2.1 The following information sets out in detail the methods of engagement used to invite representations (in accordance with Regulation 22 (1)(c)(i) and (ii) for the consultation.

#### Web Page

- 2.2 The Council encouraged comments to be made online via the Publication Local Plan Consultation webpage, at [http://www.fareham.gov.uk/have\\_your\\_say/](http://www.fareham.gov.uk/have_your_say/), where an on-line survey was available for completion. The Council also provided an option of submitting representations by completing a hard copy of the representations form which were available on request. Representations could also be made in writing to the Consultation Team or by email to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk). The consultation webpage was as follows:

Publication Version of the Local Plan

 Comment on the Plan	 Attend the Virtual Exhibition	 Stay up to date with the Plan	 Publication Version of the Local Plan	 Read the Evidence
 Fareham Today Special Edition	 Statement of Representations Procedure and Fact	 Policies Map	 Frequently Asked Questions	 Downloadable Comments Form

**We asked**

For you to have your say on the Publication version of the new Local Plan.

Every Council is required to have a Local Plan, which it uses to allocate space for housing, employment opportunities, transport infrastructure and leisure and community facilities. We are now consulting on the Publication Version of the Local Plan. This consultation is the final stage before the Plan is submitted to a Government Planning Inspector for independent examination. It is different from previous ones as it no longer seeks views on alternative options.

You can make comments on the Plan, known as representations, by clicking on the 'Comment on the Plan' button above. If you cannot use the online system, a printable copy of the response form is available to download above or on request from the Council at the Civic Offices or by calling 01329 824601.

Response forms can be returned by email to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk) or by post to:

The Consultation Team,  
Fareham Borough Council,  
Civic Offices,  
Civic Way,  
Fareham,  
PO16 7AZ.

Please submit your comments by 18 December 2020.

<sup>1</sup> [https://www.legislation.gov.uk/ukxi/2020/731/pdfs/ukxiem\\_20200731\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/731/pdfs/ukxiem_20200731_en.pdf)



## Fareham Today

The special edition of Fareham Today magazine was available from 6<sup>th</sup> November 2020 on the Council's website in visual and audio form, and paper copies were delivered to residents throughout the Borough. Electronic versions were also emailed to interested residents. This magazine provided information on the requirements of a Regulation 19 consultation. It also provided details of the representation procedures and how to access the virtual exhibition and electronic copies of the Publication Local Plan and supporting documents.

The Special edition of the Fareham Today is set out on the following pages:

Local Plan Special | Autumn 2020

# Fareham TODAY

COVID-SECURE VIRTUAL EXHIBITION

FAREHAM BOROUGH COUNCIL

## FOREWORD

BY COUNCILLOR SEAN WOODWARD,  
EXECUTIVE LEADER OF FAREHAM BOROUGH COUNCIL

Welcome to this special issue of Fareham Today, which details the latest consultation on the publication of our new Local Plan and explains how you can have your say. We believe everyone should have a place they can call home, which is why planning for new homes in our Borough is so important. We have a growing population so demand for new properties is increasing. The challenge is to ensure that we plan for the right kind of homes, in the right places, while protecting the distinct character of our communities and green spaces.

We have been working to create a suitable new Local Plan for Fareham, which sets out our approach to development in the Borough for the next 15 years. This year the Government has proposed further changes to its Planning Practice Guidance, which has a significant impact on the number of new homes we need to plan for. If the proposed changes go ahead without any amendments, Fareham is required to deliver a minimum of 403 new homes a year, a reduction of 22.5% on the figure of 520 that we were working towards in 2019. Our proposed approach to delivering this new number is outlined in the new Local Plan which, at this stage, is referred to as the 'Publication Plan'. Now we would like to hear what you think of that approach.

We previously consulted with you in summer 2019 on the Issues and Options for future development in Fareham, and again earlier this year on a Supplement which proposed limited additional areas for development, alongside more ways to protect our green spaces. Due to the reduced housing numbers, many of the sites proposed in earlier consultations no longer appear in the Publication Plan. The consultation we are running now is an opportunity for you to have your say before we submit this Publication version of the new Local Plan to the Government for it to be examined.

Due to the reduced housing numbers, many of the sites proposed in earlier consultation versions no longer appear in the Publication Plan.

The coronavirus pandemic means we have had to find new ways to seek your views. The usual ways of consulting with you, such as public meetings and face to face exhibitions with officers, will not be possible under the current restrictions. We have thought carefully about how to ensure everyone has an opportunity to have their say, while keeping staff and residents safe. In this special issue of Fareham Today you will find details of the various ways in which you can get involved (see pages 6-7).

### THE CHANGES PROPOSED BY GOVERNMENT MEANS THE FOLLOWING SITES ARE NOT BEING PROGRESSED

Strategic Growth Area: South of Fareham
Land west of Downland Road in the Strategic Growth Area North of Downland
Rookery Farm, Swanwick
Newgate Lane South, Peel Common
Romsey Avenue, Porchester
Pinks Hill, Wallington
Military Road, Wallington
North Wallington
Standard Way, Wallington

Please read this issue carefully and take part in the consultation. Your feedback will form an important part of how the new Local Plan develops and help to ensure our future development strategy meets everyone's needs.

3 Fareham Today - Local Plan Special - Autumn 2020 Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

## CONTEXT AND BACKGROUND

The Council began this Local Plan process in 2015 when the number of new homes the Council needed to give planning permission to each year was much lower. Since then, the population in our part of Hampshire has continued to grow and the shortage of housing has become more severe.

Alongside this, in 2018, the Government announced changes to its National Planning Policy Framework (NPPF). The way it calculated how many new homes each council had to plan for was changed – and for Fareham this meant a significant increase. As a result, we had to pause work on our new Local Plan and look again at possible sites for new homes.

In summer 2020 the Government began consulting on new changes to its methodology for calculating how many new homes areas should provide. Based on the new proposals, we would have to plan for at least 403 new homes a year. This is a decrease on the number for Fareham following the 2018 changes but still up on the original amount planned for in 2015.

Because this is such a significant change for Fareham, the Council has taken the view that it would be irresponsible to ignore it. However, the decision to plan for fewer numbers is not without risk as the Government may make further changes to its proposed methodology before it is implemented. As a result the Council will need to wait.

However, the decision to plan for fewer numbers is not without risk...

for the final outcome of the Government's consultation before moving on to the next stage.

Taking all of this into account, it's really important that we develop a clear and comprehensive strategy for planning in Fareham.

Once approved, together with the Welborne Plan, it will provide a development blueprint for the Borough.

The Local Plan will, when adopted:

- Provide the strategy for the use of land and buildings up to 2037.
- Set out where new homes, employment areas and services such as shops and community facilities should be.
- Detail how historic and natural environments should be conserved and enhanced.
- Guide decisions on planning applications.

We are now at the 'Publication Plan' stage (sometimes called a 'Regulation 19'). This is the final stage before the Plan is submitted to a Planning Inspector for independent examination on behalf of the Government. It is therefore important that you take this opportunity to have your say on the Plan.

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) Fareham Today - Local Plan Special - Autumn 2020 3

## WHAT HAVE WE DONE ALREADY?

Our work to develop our new Local Plan has been guided by national planning policy. We have also gathered extensive evidence, carried out technical assessments and worked with neighbouring authorities, statutory bodies and infrastructure providers.

Your views have also helped to shape the Publication Plan. Three public consultations have already taken place. In these consultations we asked for feedback on the sites being considered for new homes and employment areas, the policies to be included and the areas identified as important open spaces.

It is clear that some councils cannot meet their own housing need with the land available to them, and we are required to take a joint approach to balance the needs of the Borough with the rest of the region.

Your views have also helped to shape the Publication Plan.

All the comments we received have been considered in the preparation of this Publication Plan. You can find a summary of comments and main findings for each consultation on our website at: [www.fareham.gov.uk/PublicationPlanEvidence](http://www.fareham.gov.uk/PublicationPlanEvidence)

WELBORNE

We have a separate Local Plan for the development of Welborne Garden Village Local Plan Part 3: The Welborne Plan.

This development will see 6,000 new homes with district and local centres for shops, community facilities and schools. The development also includes major improvements to Junction 10 of the M27 so it can be used by traffic going both ways, health facilities, green spaces and employment areas.

Welborne Garden Village alone should deliver at least 40% of the housing required in the Borough up to 2037.

Have your say at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation) Fareham Today - Local Plan Special - Autumn 2020



# WHAT IS THE SCOPE OF THIS CONSULTATION?

As mentioned earlier, this stage of the consultation is known as the Publication stage or the Regulation 19 consultation, referring to the legislation that governs plan making.

It is different from the three previous consultations (under Regulation 18) as it no longer seeks views on alternative options, but provides the opportunity to comment on specific questions or tests:

 <p><b>LEGAL COMPLIANCE</b> Does the Plan meet the legal requirements for plan making as set out by planning and environmental laws?</p>	 <p><b>SOUNDNESS</b> Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?</p>	 <p><b>DUTY TO COOPERATE</b> Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?</p>
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All responses to these questions will be forwarded to the Planning Inspector for consideration.

Please note that only comments that address these questions can be taken into account. For more details about the questions for this consultation, please see pages 8-9.

Have your say at [www.farnham.gov.uk/localplanconsultation](http://www.farnham.gov.uk/localplanconsultation)

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# HAVE YOUR SAY



## VIRTUAL PUBLIC EXHIBITION

- We will be running a virtual public exhibition throughout the consultation. You will be able to watch short information videos, view display boards and submit questions for a Q&A.
- We are also creating a video presentation of the Publication Plan which will illustrate some of the key aspects and explain the points on which we are seeking feedback.
- You'll find a link to an interactive map that allows you to see how the draft policies under consideration apply across the Borough.

You will be able to view all the policies together or simply select the ones of interest to you.



## LOCAL PLAN TELEPHONE HELPLINE

- We recognise that not everybody is able to access the details of the Plan online. To help with this, we have a designated phone number - 01329 824601 - where you will be able to:
- Request paper copies of the survey
- Make an appointment to come into the Civic Offices to use a computer to access documents online.



Farnham Today - Local Plan Special - Autumn 2020

Have your say at [www.farnham.gov.uk/localplanconsultation](http://www.farnham.gov.uk/localplanconsultation)

## 6 November – 18 December

Your views are really important to us, so we have made the Publication Plan and the feedback form as accessible as possible to everyone, while adhering to Government guidelines relating to coronavirus.



## VIEWING DOCUMENTS

Normally the Plan and its evidence base would be available in the Civic Offices and libraries throughout the Borough. However, the Government has changed this requirement as a result of the effects of the Covid-19 pandemic. This means, for this consultation, paper copies of the documents will not be available to view in the usual way.

Electronic copies of the Plan will, however, be available by pre-booked appointment in a Covid-secure environment at the Civic Offices in Farnham and you'll be able to submit any questions to the Planning team. Please call 01329 824601 between 9.45am and 5.15pm to arrange an appointment and discuss your requirements.



Have your say at [www.farnham.gov.uk/localplanconsultation](http://www.farnham.gov.uk/localplanconsultation)



## SUBMITTING YOUR COMMENTS

Comments on the Publication Plan must be made in writing. At this stage, representations must relate only to matters of legal compliance, the 'tests of soundness' and compliance with the Duty to Cooperate.

We have developed a form to help you respond to the consultation as there are specific questions you will need to answer. If possible, we encourage people to submit comments online.

If you cannot use the online system, a printable copy of the response form is available to download from our website or on request from the Council at the Civic Offices or by calling 01329 824601.

Response forms can be returned by email to [consultations@farnham.gov.uk](mailto:consultations@farnham.gov.uk) or by post to the Consultation Team, Farnham Borough Council, Civic Offices, Civic Way, Farnham, PO16 7AZ.

The consultation begins on 6 November 2020 and comments must be received by us no later than midnight on 18 December 2020. Only those representations made within this set period will be taken into account by the Inspector as part of the examination.

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# WHAT DO YOU THINK?



The Government requires us to seek comments on the following points at this stage of the consultation.

Please tell us if you think we have complied or not complied with the following requirements when developing the Publication Plan and why you think this.

### 1 Matters of Legal Compliance

- The Council set out its programme of work in the development of the new Local Plan in the Local Development Scheme prepared in September 2020. This document, together with the Statement of Community Involvement (which sets out our strategy for involving the local community in the preparation and revision of the Local Plan) forms the framework and timetable that we should follow.
- The Council is also required to provide a Sustainability Appraisal (SA) which includes a Strategic Environmental Assessment (SEA) when it publishes a plan. This should identify the process by which the SA has been carried out, the information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The new Local Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.



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Have your say at [www.farnham.gov.uk/localplanconsultation](http://www.farnham.gov.uk/localplanconsultation)



- 2.3 It was highlighted during the course of the consultation that some streets in the Borough did not receive a paper copy of Fareham Today and there appeared to be an issue with the delivery firm used to complete the task. Where possible, the addresses of properties which did not receive a copy were taken and this was rectified. It should be noted that the delivery of Fareham Today is not a requirement of the Statement of Community Involvement.

### Consultation Letter/Statement

- 2.4 The following letter was sent out to all companies, individuals and organisations who were registered on our Local Plan Consultation Database including statutory consultees. This was sent by email where possible. If no email was held, a paper



copy was posted. This text formed the Statement of Consultation which was publicised on the Council website:

### **Regulation 19 Local Plan Consultation (6th November – 18<sup>th</sup> December 2020)**

Fareham Borough Council is launching the next stage of its consultation on the new Local Plan 2037. The Council is inviting comments on its Publication Local Plan which it intends to submit to the Secretary of State for independent examination.

The Fareham Local Plan 2037 will cover the Borough of Fareham excluding the area covered by Local Plan Part 3: the Welborne Plan. The Fareham Local Plan 2037 will set out the development strategy and policy framework for Fareham and once adopted, will be used to guide decisions on planning applications up to 2037. The Publication Plan, which the Council is now consulting on, includes the vision for the Borough, the overall strategy that directs the location of development, the sites that have been identified for development in the Borough, the policies that will be used to make decisions on planning applications, and how the plan will be monitored.

The Publication Plan is accompanied by a policies map which shows the policy allocations and designations.

#### **Where to view the proposed submission documents:**

The Publication Plan, the proposed submission documents and the relevant evidence base will be available for inspection from 6 November 2020 until 18 December 2020:

- a. on the Council's website at  
<https://www.fareham.gov.uk/localplanconsultation>
- b. subject to Covid 19 restrictions, by prior appointment at the Fareham Borough Council Offices during office hours:

Office opening hours (excluding Bank Holidays) are:  
Monday to Thursday 8.45 a.m. to 5.15 p.m.  
Friday 8.45 a.m. to 4.45 p.m.

The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020<sup>2</sup> temporarily removes the requirement to provide hard copies of Local Plan documents for inspection in Council offices and other public locations in the Borough, in response to the coronavirus pandemic.

#### **Period of publication for representations:**

The Council will receive representations on the Fareham Local Plan 2037 for a six-week period which runs from **6 November 2020 until 11.59pm on 18 December 2020**. As set out in the Town and Country Planning (Local Planning) (England) Regulation 20 (2), **any representations must be received by the date specified**.

#### **How to make representations:**

Representations can be made through the following means:

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<sup>2</sup> <https://www.legislation.gov.uk/ukxi/2020/731/introduction/made>

- Online: By using the Council's online response form at <https://www.fareham.gov.uk/localplanconsultation>
- Copies of the response form are available to download from the Council's website at: <https://www.fareham.gov.uk/localplanconsultation>. These can be emailed to [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk) or posted to address below.
- Paper copies of the response form are available upon request by telephoning 01329 824601.
- Paper copy response forms should be sent to the Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ and must be received within the six-week consultation period stated above.

### **Content and structure of representations**

Following the consultation period, the Local Plan will be submitted for examination by an independent Planning Inspector, appointed by the Secretary of State. The Inspector's role is to examine whether the submitted plan meets the tests of soundness (as defined in the National Planning Policy Framework paragraph 35) and meets all the relevant legislative requirements, including the duty to co-operate.

The Planning Inspector will consider representations made during this period of consultation. Any comments on the Publication Plan should specify the matters to which they relate and the grounds on which they are made.

Only the following matters will be of concern to the Planning Inspector:

- **Legal Compliance** – does the plan meet the legal requirements for plan making as set out by planning and environmental laws?
- **Soundness** – has the plan been positively prepared, is it justified, effective, and consistent with national policy?
- **Meeting the Duty to Cooperate** – has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

The Council has produced a Special Edition of its Fareham Today publication to help those wishing to respond to the consultation.

### **Request for further notification of Local Plan progress**

When making a representation you can ask to be notified at a specified address of any of the following:

- Submission of the Fareham Local Plan to the Secretary of State for examination
- Publication of the recommendations of the person appointed to carry out the independent examination of the Fareham Local Plan on behalf of the Secretary of State
- Adoption of the new Fareham Local Plan

It is important that the Planning Inspector and all participants in the examination process are able to know who has given feedback on the Publication Plan. All comments received will therefore be submitted to the Secretary of State and considered as part of a public examination by the Inspector. In addition, all comments will be made public on the Council's website, including the names of those who submitted them. All other personal information will remain confidential and will be managed in line with the Council's Privacy Statement.



## **The Examination Process**

The examination is open to the public. Subject to the venue's seating availability, anyone can attend to listen to the discussions but there are strict rules which apply to those who wish to participate. If you wish to appear at the examination as a participant, such a request must be made as part of the representation on the Publication Plan. The right to appear and be heard by the Inspector at a hearing session is defined in the Planning and Compulsory Purchase Act 2004 section 20 (6).

### *List of people/organisations invited to make comments*

- 2.5      \*In accordance with the SCI<sup>3</sup>, the specific consultees who were invited to make representation at the consultation were:
- Avison Young on behalf of National Grid
  - Bishops Waltham Parish Council
  - Boarhunt Parish Council
  - Botley Parish Council
  - BT
  - Bursledon Parish Council
  - Church Commissioners
  - Civil Aviation Authority
  - Countryside Service (Highway Authority PROW)
  - Design Council
  - East Hampshire District Council
  - Eastleigh Borough Council
  - Environment Agency
  - Equality and Human Rights Commission
  - ESCP
  - Fareham & Gosport Clinical Commissioning Group
  - Forestry Commission
  - Gosport Borough Council
  - Hamble Le Rice Parish Council
  - Hampshire & Isle of Wight Wildlife Trust
  - Hampshire Constabulary
  - Hampshire County Council
  - Hampshire County Council Highways Development Planning
  - Hampshire County Council Property Services
  - Hampshire County Council Estates
  - Hampshire County Council Property Services
  - Hampshire County Council Public Health
  - Hampshire County Council Strategic Planning
  - Havant Borough Council
  - Health & Safety Executive
  - Highways England
  - Historic England
  - Homes England
  - Hound Parish Council
  - Isle of Wight Council
  - Marine Management Organisation
  - Mayor of London
  - Ministry of Housing, Communities & Local Government
  - National Grid
  - Natural England

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<sup>3</sup> [http://www.fareham.gov.uk/PDF/planning/local\\_plan/Adopted\\_CommunityInvolvement.pdf](http://www.fareham.gov.uk/PDF/planning/local_plan/Adopted_CommunityInvolvement.pdf)

Network Rail  
 New Forest District Council  
 New Forest National Park Authority  
 Partnership for Urban South Hampshire  
 Portsmouth City Council  
 Portsmouth Hospital NHS Trust  
 Portsmouth Water  
 Rushmoor Borough Council  
 Scottish and Southern Energy  
 Solent Local Enterprise Partnership  
 Southampton City Council  
 Southern Gas Network  
 Southern Health NHS Foundation Trust  
 Southern Water  
 Southwick & Widley Parish Council  
 Telefonica UK Ltd Telecommunications  
 Test Valley Borough Council  
 The Coal Authority  
 Transport for London  
 University Hospital Southampton, NHS Foundation Trust  
 Whiteley Town Council  
 Wickham Parish Council  
 Winchester City Council

## Press Release

2.6 The following press release was issued on 6<sup>th</sup> November:

### Press Release

6 November 2020

#### Local Plan consultation and virtual exhibition

A virtual exhibition as part of the latest consultation into the Fareham Local Plan - the blueprint for development in the Borough for the next 16 years - starts this week.

The consultation on the Publication Version of the Local Plan starts on Friday 6 November and runs until Friday 18 December.

Government restrictions to contain the spread of the coronavirus means that this consultation will be different to previous consultations. Public exhibitions at various locations around the Borough, where people can find out more details about the plan, have been replaced with a virtual exhibition.

The virtual exhibition can be found online and provides all the information that would have been available at the public meetings and face-to-face exhibitions with officers.

The exhibition and the feedback form where residents can have their say on the publication document, can be found at [www.fareham.gov.uk/localplanconsultation](http://www.fareham.gov.uk/localplanconsultation)

Those people who are not able to access the exhibition or the details of the Plan online can call 01329 824601 where they will be able to:

- Request paper copies of the survey
- Once the current Covid-19 lockdown ends, make an appointment to come into the Civic Offices to access the Plan during office hours - Monday to Thursday, 8.45am to 5.15pm; Friday, 8.45am to 4.45pm

The current version of the Local Plan has significantly fewer new homes allocated across the Borough than previous versions of the Plan. A proposed change in Government guidance meant the Council is able to significantly reduce by the number of new homes being planned for Fareham over the next 16 years through this Local Plan.

The minimum number of new homes that Fareham is now required to deliver is reduced from 520 to 403 per year. That means that the following sites originally put forward for development are now no longer in the Plan:

- Strategic Growth Area: South of Fareham
- Land west of Downend Road in the Strategic Growth Area: North of Downend
- Rookery Farm, Swanwick
- Newgate Lane South, Peel Common
- Romsey Avenue, Portchester
- Pinks Hill, Wallington
- Military Road, Wallington
- North Wallington
- Standard Way, Wallington

*Executive Member for Planning and Development, Cllr Keith Evans, said: "This consultation is a further opportunity for residents across Fareham to have their say on how we frame development across the borough for the next 16 years."*

*"Our growing population means there is an increasing pressure on us and all local authorities to provide new homes for people, but we must do that in a strategic and managed way to ensure we retain everything that has made Fareham such an attractive place for people to live and work."*

*"This Plan sets out how we aim to do that and what we think the borough will look like in 16 years, and I urge everyone to have their say, visit the virtual exhibition and provide us with the feedback we need to make sure this plan works for everyone."*



### *Document Availability*

2.7 During the consultation period, the following documents were made available for public consultation online on the Council's website at:

[http://www.fareham.gov.uk/have\\_your\\_say/consultation/localplanreg19](http://www.fareham.gov.uk/have_your_say/consultation/localplanreg19)

- Publication Local Plan (Regulation 19 version)
- Sustainability Appraisal
- Habitats Regulations Screening Assessment
- Equalities Impact Assessment
- A large number of evidence base documents (such as the SHELAA and Infrastructure Delivery Plan)
- Representations form

### *Virtual Public Exhibition*

2.8 The virtual public exhibition was available on the Council's website from 6<sup>th</sup> November 2020. It included presentation by the Leader of the Council, a presentation on the content of the plan, links to the Publication Local Plan and evidence base, frequently asked questions, Fareham Today and information on how to respond to the consultation. The virtual public exhibition was available at <https://farehamcouncil.consultationonline.co.uk/>. The following are screen shots of the virtual exhibition:

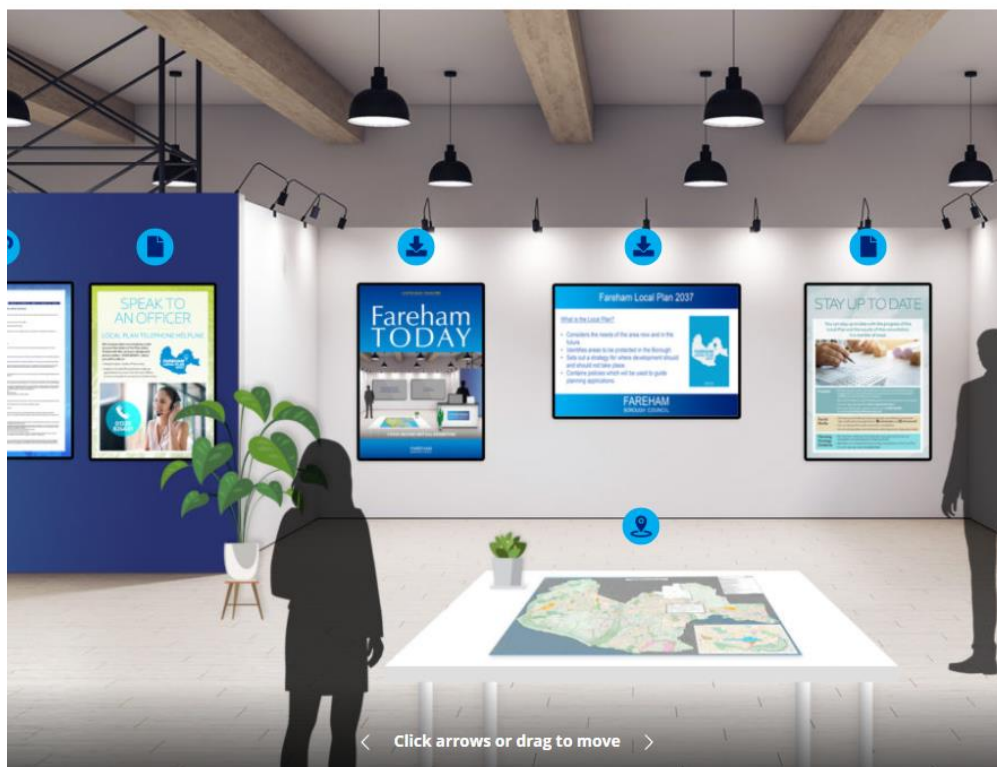




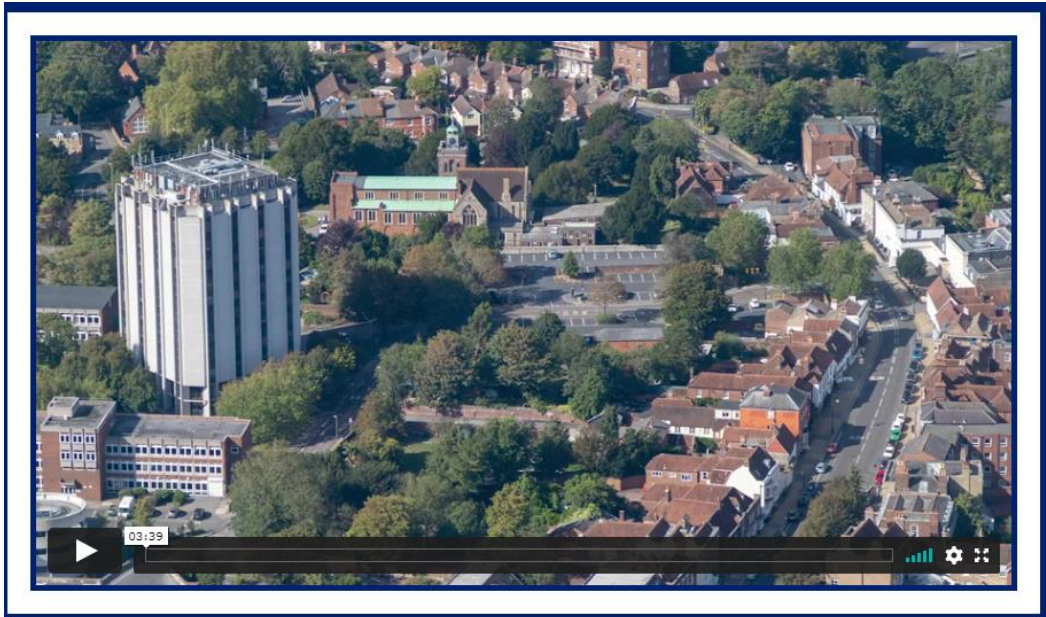
## FAREHAM BOROUGH COUNCIL



## FAREHAM BOROUGH COUNCIL



The exhibition included a number of presentations and pages:



3-minute welcome and introduction video by the Leader of the Council

## Fareham Local Plan 2037

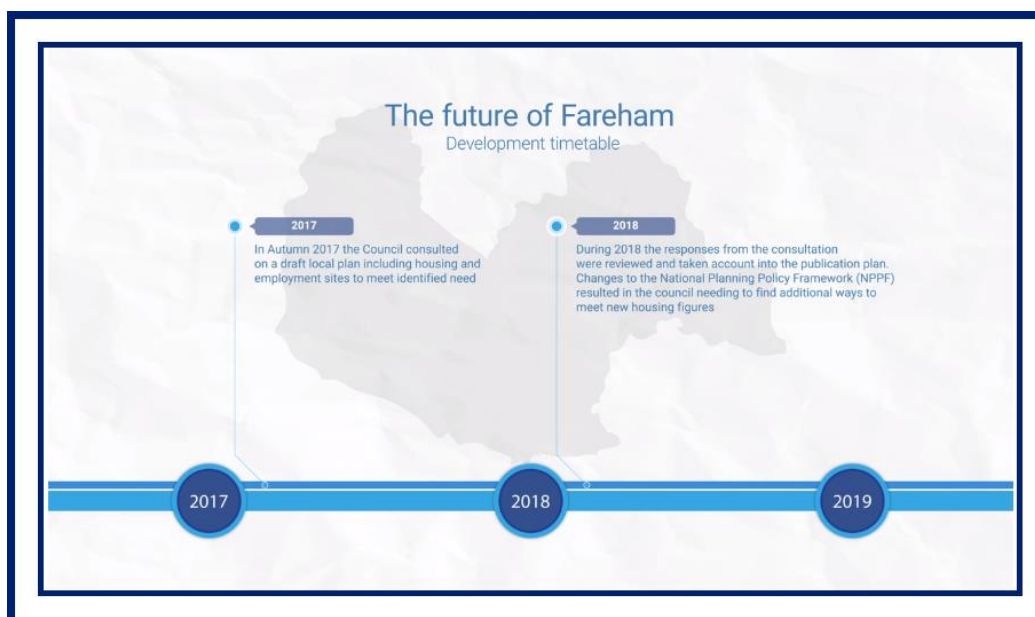
Housing Need and Supply (Slide 1 of 2)

- The new Local Plan addresses housing need for the Borough which is calculated based on a standard method set out by Government.
- Neighbouring authorities may have housing need which they are unable to meet. The Council has a duty to assist with this where possible.
- Housing supply consists of sites which have planning permission and will be built during the plan period as well as sites which are allocated in the new Local Plan.

## FARFHAM

15:31

15-minute narrated presentation explaining the purpose of a Local Plan



2-minute presentation explaining the timeline of the Local Plan preparation

## WHAT HAS CHANGED SINCE THE LAST CONSULTATION?

**FAREHAM LOCAL PLAN 2027**

**We last consulted with you earlier this year on a Supplement to the Local Plan which proposed limited additional areas for development, alongside more ways to protect our green spaces.**

Since then the Government has proposed further changes to its Planning Practice Guidance. If the proposed changes go ahead without any amendments, then:

- The minimum number of homes we are required to deliver a year will reduce from 520 to 403
- This is almost a quarter less (22.5%) than we previously consulted on.

**520**  
JANUARY 2020

**403**  
DECEMBER 2020

The minimum number of homes we are required to deliver a year has reduced




**DUE TO THE REDUCED HOUSING NUMBERS, THE FOLLOWING SITES PROPOSED IN EARLIER CONSULTATIONS NO LONGER APPEAR IN THE PUBLICATION PLAN**


Strategic Growth Area: South of Fareham
Land west of Downend Road in the Strategic Growth Area: North of Downend
Rookery Farm, Swanwick
Newgate Lane South, Peel Common
Romsey Avenue, Portchester
Pinks Hill, Wallington
Military Road, Wallington
North Wallington
Standard Way, Wallington



## Publication Plan Evidence Documents

The Council invited comments on its Publication Local Plan from 6th November ending on 18th December 2020. The Publication Local Plan, also known as a Regulation 19 consultation plan, is the version of the plan which the Council intends to submit to the Secretary of State for independent examination. The consultation documents are found on this page.

- [Publication Local Plan](#)  (60 MB)
- [Policies Map](#)
- [Fareham Today Special Edition](#)  (13 MB)
- [Statement of Representations](#)  (82 KB)
- [FAQs](#)

Category	Document Name	Date
General	<a href="#">Local Development Scheme</a>	2020
	<a href="#">Fareham Statement of Community Involvement</a>  (1 MB)	2017
	<a href="#">Statement of compliance with the Duty to Co-operate</a>  (2 MB)	2020
	<a href="#">Equalities Impact Assessment</a>  (203 KB)	2020
	<a href="#">Fareham Local Plan Viability Assessment</a>  (11 MB)	2019
	<a href="#">Viability Assessment Addendum to Appendix A</a>  (185 KB)	2019
	<a href="#">Responses from statutory consultees to Reg 18 consultations</a>	2017, 2020
	<a href="#">Hamshire Minerals and Waste Plan</a>  (181 MB)	2013
	<a href="#">Statement of Consultation</a>  (22 MB)	2020
Vision & Strategic Priorities	<a href="#">Corporate Strategy 2017-2023</a>  (2 MB)	2019
Development Strategy	<a href="#">Fareham Landscape Assessment</a>  (57 MB)	2017
	<a href="#">Background Paper: Settlement Boundaries</a>  (15 MB)	2020
	<a href="#">Technical Review of Areas of Special Landscape Quality and the Strategic Gaps</a>  (15 MB)	2020
	<a href="#">Strategic Housing and Employment Land Availability Assessment</a>  (7 MB)	2020
	<a href="#">Sustainability Appraisal and Strategic Environmental Assessment: Scoping Report</a>  (26 MB)	2016
	<a href="#">Sustainability Appraisal and Strategic Environmental Assessment: Sustainability Report for the Draft Local Plan</a>  (39 MB)	2017
	<a href="#">Interim Sustainability Appraisal and Strategic Environmental Assessment</a>  (38 MB)	2020
	<a href="#">Sustainability Appraisal and Strategic Environmental Assessment Sustainability Report for the Publication Plan</a>  (38 MB)	2020
	<a href="#">Habitats Regulations Assessment: Screening Report</a>  (4 MB)	2017
	<a href="#">Habitats Regulation Assessment: Screening Report &amp; Appropriate Assessment Report for Publication Plan</a>  (12 MB)	2020
	<a href="#">PFSH Spatial Position Statement</a>  (962 KB)	2016
	<a href="#">Background Paper: Health</a>  (3 MB)	2020
	<a href="#">Background Paper: Accessibility</a>  (253 KB)	2018

A link to the evidence base

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### Publication Version of the Local Plan 2037 - Frequently Asked Questions

**What is a Local Plan?**

A Local Plan sets out where new homes, workplaces and other developments should be built to meet the area's future needs, while conserving an area's most valuable environmental assets. The Local Plan provides policies and guidance on how planning applications are determined.

**What will the Fareham Local Plan 2037 do?**

The Fareham Local Plan 2037 covers the Borough of Fareham, excluding Walsome (which has its own plan) and will, when adopted:

- Provide the strategy for the use of land and buildings up to 2037
- Set out where future homes, employment areas and services such as shops and community facilities should be located
- Set out how the historic and natural environments should be conserved and enhanced
- Guide decisions on planning applications

Once formally adopted, the Fareham Local Plan 2037 will replace the policies in the current Local Plan Parts 1 and 2 and together with the Local Plan Part 3: The Walsome Plan, will form the development plan for the Borough.

**What have we done already?**

The preparation of the Fareham Local Plan 2037 has been informed by:

- National policy and legislation
- Extensive evidence gathering and technical assessment
- Ongoing liaison with neighbouring authorities, statutory bodies and infrastructure providers
- Feedback gained through formal consultation

Three rounds of public consultation have already been undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Localism Act 2011. These sought views and comments on:

- The Draft Local Plan in 2017
- Issues and Options in 2019
- The Local Plan 'Supplement' in early 2020

All consultations have been carried out in compliance with the Council's Statement of Community Involvement and a [summary of comments and main findings for each of the consultation stages can be found on our website](#)

**I submitted comments during the preceding Regulation 18 consultations. What was the outcome of those consultations, how have my comments been taken into account?**

The Statement of Consultation sets out the comments received during the previous consultation stages, and the Council's responses to them. It is available to view and download on the Council's website at <https://www.fareham.gov.uk/consultation>. All comments made on the Regulation 18 consultations have been considered. Together a Government policy and guidance, these have informed the preparation of the Publication Plan.

**What is being consulted on now?**

We are inviting representations on the Publication version of the Fareham Local Plan 2037 in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This Publication Plan reflects amendments and updates made following the Regulation 18 consultations.

**What does 'Regulation 19' mean?**

Regulation 19 is part of the Town and Country Planning (Local Planning) (England) Regulations 2012. It says that, before submitting a draft Local Plan to the Government's Planning Inspectorate for independent examination, the Council must publish a draft of the Local Plan and formally invite comments (known as representations) on it. This version of the Plan.

The Regulations make clear that the Council must inform and invite representations on comments, not just from consultation bodies like the Environment Agency, Natural England and Historic England, but also from residents and businesses in the area covered by the Local Plan. The Regulation 19 consultation no longer seeks views on alternative to comments on the content of the Local Plan, within a specific remit. The focus is now on the consultation itself to receive representations on:

- **Legal Compliance** - does the plan meet the legal requirements made under various statutes?
- **Soundness** - has the plan been properly prepared, justified, effective, and consistent with national policy?
- **Meets the Duty to Co-operate** - has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

A link to a Frequently Asked Questions page

# SPEAK TO AN OFFICER

## LOCAL PLAN TELEPHONE HELPLINE

We recognise that not everybody is able to access the details of the Plan online. To help with this, we have a designated phone number - 01329 824601 – where you will be able to:

- Request paper copies of the survey
- Subject to Covid-19 restrictions, make an appointment to come into the Civic Offices to use a computer to access documents online.



A link to download the Fareham Today



A link to download the Local Plan presentation

## STAY UP TO DATE

You can stay up to date with the progress of the Local Plan and the results of this consultation in a number of ways:



**E-panel**

- Receive regular emails and be the first to take part in consultations and engagement events, get feedback from previous consultations and be notified of important events in Fareham
- Also get the latest Covid-19 related guidance and information for Fareham
- You can sign up using the [online registration form](#)
- For more information, please contact us on 01329 236100 or email [consultation@fareham.gov.uk](mailto:consultation@fareham.gov.uk)

**Social Media**

- We have social media accounts to promote consultations, events and high-profile planning applications: [@farehambc](#) and [@FarehamBC](#)
- You can also get the results of previous consultations
- You can ask questions and comment on planning issues using social media

**Planning Strategy Database**

- We maintain a database of local people and organisations who are interested in the development of the Local Plan
- Members are contacted about upcoming consultations on the Local Plan
- You can sign up using the [online form](#)

[Contact Us](#) [Accessibility](#) [MyAccount](#)

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## Publication Plan Policies Map

This page relates to just the policies map. [For a more general page about the publication plan consultation please click here.](#)

The interactive policies map for the publication version of the Local Plan identifies:

- The locations that policies in the Local Plan cover
- Proposed allocations e.g. for housing
- Designations e.g. green open space

A link to the interactive Publication Plan Policies Map, along with a PDF version



## *Methods of Response*

- 2.9 Consultees were invited to make responses via the online form which could either be completed online or downloaded and completed and returned via email or by post. The online form is set out below.

### FAREHAM Local Plan 2037

#### **Introduction**

The Council has published the Publication Version of the Local Plan. This consultation is the final stage before the Plan is submitted to a Government Planning Inspector for independent examination.

The Statement of Representations Procedure and Statement of Fact sets out how and when you can view the Local Plan and respond to the consultation.

You can make comments on the Plan, known as representations, up to 18 December 2020.

#### **What can I make a representation on?**

This consultation is different from previous ones as it no longer seeks views on alternative options. You will be asked whether you think the Plan is:

- **Legally Compliant:** Does the Plan meet the legal requirements for plan making as set out by planning laws?
- **Sound:** Has the Plan been positively prepared? Is it justified, effective, and consistent with national policy?
- **Complies with the Duty to Co-operate:** Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

You can make a representation on any part of the plan, but only comments that address the three questions above can be taken into account.

You can find out more about each of the questions by reading Fareham Today and the Frequently Asked Questions.

#### **What happens next?**

A Planning Inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State. All representations will be forwarded, together with the Publication Plan, to the Planning Inspector for consideration.

A1 Is an Agent Appointed?

☐ Yes

☐ No

A2 Please provide your details below:

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

A3 Please provide the Agent's details (if applicable):

Title:	<input type="text"/>
First Name:	<input type="text"/>
Last Name:	<input type="text"/>
Job Title: (where relevant)	<input type="text"/>
Organisation: (where relevant)	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone Number:	<input type="text"/>
Email Address:	<input type="text"/>

You can check which paragraph, policy etc you want to comment on by looking at the Publication Local Plan.

You can find out more about what you can comment on by reading Fareham Today and the Frequently Asked Questions.

B1 Which part of the Local Plan is this representation about?

- |   |           |
|---|-----------|
| <input type="checkbox"/> A paragraph      | Go to B1a |
| <input type="checkbox"/> A policy         | Go to B1b |
| <input type="checkbox"/> The policies map | Go to B1c |

B1a Which paragraph? Please enter the correct paragraph found in the Local Plan e.g. 1.5 would be the fifth paragraph in Chapter 1 (Introduction).

B1b Which Policy? Please enter the correct Policy Codes found in the Local Plan e.g. HA9 – Heath Road, is the Housing Allocation policy for Heath Road, Locks Heath

B1c Which part of the Policies Map?

B2 Do you think the Publication Local Plan is:

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

B3 Please provide details you have to support your answers above



Please remember this may be your only chance to make a representation, so try to make sure you put in all the evidence and information needed to support your representation.

B4a What modification(s) is necessary to make the Local Plan legally compliant or sound?

B4b How would the modification(s) you propose make the Local Plan legally compliant or sound?

B4c Your suggested revised wording of any policy or text:

B5 If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

☐ Yes, I want to take part in a hearing session ☐ No, I don't want to take part in a hearing session

B5a Please outline in the box below why you consider it necessary to take part in the hearing session(s):

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination.

Thank you for taking part and having your say.

Alternatively responses could be submitted in the form of a letter or email.

### *Number of Responses Received*

- 2.10 In total, the Regulation 19 Consultation received 773 representations made by approximately 200 individuals and organisations. During the course of the consultation 1,302 individuals visited the online exhibition.

### *Summary of Responses*

- 2.11 A summary of the responses received together with the Council's response to them can be found in Appendix 1.

## ***Appendix 1 – Summary of Responses***

Representations on Introduction Chapter			
Number of representations on policy: 27			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mrs Katarzyna Bond	1.4	Comments from previous consultations not taken into account.	Comment noted but the Council disagrees. All comments received are considered and responses to these are included in the Council's Statement of Consultation.
Mr James Ireland	1.4	Lack of paper response forms to consultation restrict responses. Previous Consultation responses not taken into account. No response at council meeting to petition.	Comment noted but the Council disagrees. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 consultation requirements and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731. All comments received are considered and responses to these are included in the Council's Statement of Consultation. Members are aware of the Petitions in relation to the Local Plan. The Executive and Council papers of October 2020 made reference to all relevant petitions. Instead the lead petitioner is invited to make a deputation at all meetings and any planning application considered in the relevant area references the petition in the officer's report.
Mr Rob Megginson	1.4	Previous Consultation responses not taken into account. No response at council meeting to petition.	Comment noted but the Council disagrees. All comments received are considered and responses to these are included in the Council's Statement of Consultation. The petition has not been debated by full council as it was considered that this is a pre-determination issue. It will be debated by Council when the Local Plan was scheduled



			to come forward for adoption. Instead the lead petitioner is invited to make a deputation at all meetings and any planning application considered in the relevant area references the petition in the officer's report.
Mr R A K Murphy	1.2	Housing need is out of date. Has a long term downward trend.	Noted. The Council are required to use the methodology set by MHCLG to calculate housing need.
Mrs June Ward	1.4	Insufficient methods of consultation provided. Residents views not taken into account.	Noted. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 consultation requirements and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731. All comments received are considered and responses to these are included in the Council's Statement of Consultation.
Mrs Jane Wright	1.4	Lack of paper response forms to consultation restrict responses. Previous Consultation responses not taken into account. No response at council meeting to petition.	Noted. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 consultation requirements and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731. All comments received are considered and responses to these are included in the Council's Statement of Consultation.  The petition has not been debated by full council as it was considered that this is a pre-determination issue. It will be debated by Council when the Local Plan was scheduled to come forward for adoption. Instead the lead petitioner is invited to make a deputation at all meetings and any planning application considered in the relevant area references the petition in the officer's report.
Mrs Christine Wilkinson	1.4	Insufficient methods of consultation. No stands or public events with planning officers available. Fareham Today Magazine not received across the Borough.	Noted. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 of the Town and Country Planning Regulations 2012 and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731.

			Fareham Today was not the consultation document and is not a statutory consultation requirement but an additional form of communication.
Miss Tamsin Dickinson	1.5	Fareham Today Magazine not received across the Borough.	Noted. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 of the Town and Country Planning Regulations 2012 and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731. Fareham Today was not the consultation document and is not a statutory consultation requirement but an additional form of communication.
Mrs Fiona Earle	1.5	Fareham Today Magazine not received across the Borough. Consultation too complicated and time-constrained.	Noted. Consultation undertaken in accordance with Council's Statement of Community Involvement and Regulation 19 of the Town and Country Planning Regulations 2012 and The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 No 731. Fareham Today was not the consultation document and is not a statutory consultation requirement but an additional form of communication.
Mr Rob Megginson	1.5	Restricting consultation to Test for Soundness does not allow for responses with full commentary. Paragraph contradicts information in Fareham Today as doesn't include Legal Compliance or Duty to Cooperate. Community-generated evidence carries less weight than statutory consultants & developers.	Noted. Publication Plan consultation undertaken in accordance with requirements set out in Regulation 19 of the Town and Country Planning Regulations 2012. Consultations undertaken throughout local plan preparation process allowing for full commentary. Local plan quotes para 35 of NPPF to explain test for soundness. Fareham Today and the consultation response survey sought to expand this in more detail. All comments received are considered and responses to these are included in the Council's Statement of Consultation.
Mrs Charlotte Varney	1.5	Paragraph contradicts information in Fareham Today as doesn't include Legal Compliance or Duty to Cooperate.	Noted. Local plan quotes para 35 of NPPF to explain test for soundness. Fareham Today and the consultation response survey sought to expand this in more detail.

Mrs June Ward	1.5	Restricting consultation to Test for Soundness does not allow for responses with full commentary. Paragraph contradicts information in Fareham Today as doesn't include Legal Compliance or Duty to Cooperate.	Noted. Publication Plan consultation was undertaken in accordance with requirements set out in Regulation 19 of the Town and Country Planning Regulations 2012. Consultations undertaken throughout local plan preparation process allowing for full commentary. Local plan quotes para 35 of NPPF to explain test for soundness. Fareham Today and the consultation response survey sought to expand this in more detail.
Mrs Jane Wright	1.5	Restricting consultation to Test for Soundness does not allow for responses with full commentary. Paragraph contradicts information in Fareham Today as doesn't include Legal Compliance or Duty to Cooperate.	Noted. Publication Plan consultation undertaken in accordance with requirements set out in Regulation 19 of the Town and Country Planning Regulations 2012. Consultations undertaken throughout local plan preparation process allowing for full commentary. Local plan quotes para 35 of NPPF to explain test for soundness. Fareham Today and the consultation response survey sought to expand this in more detail.
Warsash Inshore Fishermen's Group	1.5	Discriminatory as community-generated evidence carries less weight than statutory consultants & developers.	Comment noted but the Council disagrees. All comments received are considered and responses to these are included in the Council's Statement of Consultation.
Pegasus Group for Bargate Homes (75 Holly Hill Lane, Old Street, HA1) Pegasus Group for King Norris (Brook Avenue)	1.6	Plan does not meet the local housing need based on standard methodology. Lower housing requirement has not been subject of a Sustainability Appraisal. Affordable Housing need not provided for. No statements of common ground prepared.	Noted. The housing requirement and site allocations for the Fareham Local Plan will be amended to meet the need identified in the methodology confirmed in December 2020. A further consultation on the modifications will be undertaken. Statements of Common Ground are in preparation.
Mr Tim Haynes	1.14	Should not base housing need on calculation proposal which has not been adopted.	Noted. The housing requirement and site allocations for the Fareham Local Plan will be amended to meet the need identified in the methodology confirmed in December 2020. A further consultation on the modifications will be undertaken.
Mr Richard Jarman	1.16	No reference is made to the 2017 unadopted plan.	Noted. The draft plan which was consulted on in 2017 was not adopted. The publication plan builds on the work undertaken in 2017.



Mr Russell Prince-Wright	1.16	No reference is made to the 2017 unadopted plan.	Noted. The draft plan which was consulted on in 2017 was not adopted. The publication plan builds on the work undertaken in 2017.
Mrs Charlotte Varney	1.16	No reference is made to the 2017 unadopted plan.	Noted. The draft plan which was consulted on in 2017 was not adopted. The publication plan builds on the work undertaken in 2017.
David Lock Associates for Buckland Development Ltd	1.17	Support the Council's position to not revisit detailed policies of the Welborne Plan. Consideration to unlock Welborne delivery required.	Support welcomed. Planning application in respect of changes to viability and affordable housing provision under consideration.
Pegasus Group for Bargate Homes (75 Holly Hill Lane, Old Street, HA1) Pegasus Group for King Norris (Brook Avenue)	1.17	Welborne plan should be reviewed in accordance with para 33 of NPPF.	Noted. The Council disagrees. As detailed in paragraph 1.17, the Welborne plan was evaluated and found fit for purpose.
Home Builders Federation	1.28	Appears that Council has cooperated with neighbours however outcomes are insufficient to address the cross-boundary issue identified. 847 homes proposed to meet PfSH unmet need of 10,000.	Noted. The Council will work with neighbouring authorities to identify and address housing need based on the standard method.
Mr Richard Jarman	1.28	Local Plan should consider unmet need under duty to cooperate based on confirmed methodology, not proposed.	Noted. The Council will work with neighbouring authorities to identify and address housing need based on the standard method.
Pegasus Group for Bargate Homes (75 Holly Hill Lane, Old Street, HA1) Pegasus Group for King Norris (Brook Avenue)	1.28	The plan does not adequately meet the unmet housing needs of neighbouring authorities in the sub-region.	Noted. The Council disagrees. As set out in paragraph 4.4 and 4.5 of the Local Plan the Council has addressed the needs of neighbouring authorities.
Persimmon Homes	1.28	Statement of Compliance with Duty to Cooperate does not accord with PPG.	Noted. Work is ongoing to produce Statements of Common Ground and will be completed before submission.

		Statements of Common Ground should be agreed and provided as evidence.	
Southern Planning for Raymond Brown	1.28	Fareham are not taking sufficient unmet housing need from PfSH authorities under the duty to cooperate.	Noted. The Council disagrees. As set out in paragraph 4.4 and 4.5 of the Local Plan the Council has addressed the needs of PfSH authorities.
Mr Russ Wright	1.38	Local Plan timetable should be revised to allow for housing figures to be determined by central government	Noted. The Local Plan Timetable will be revised.

Representations on Chapter 2: Vision and Strategic Priorities			
Number of representations on chapter: 19			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Rob Megginson	2.1	Querying the range of methods used to consult the public, and variance from the Statement of Community Involvement. A feeling that previous comments made have been ignored.	Comment does not directly link with para 2.1, but instead para 2.1 of SCI.  Comment noted but the Council disagrees. Consultation has been in line with SCI and all comments to previous consultations have been reviewed as can be seen in Reg 22 report.
Mr R.A.K. Murphy	2.1	Comment is advocating more social housing, and properties within (financial) reach of young families or disabled or veterans.  Comment requests a review of the definition of affordable.	Comment does not directly link to para 2.1  The Council acknowledges the need for all parts of the community, including young families. The

			definition of affordable housing is taken from the NPPF.
Mr Richard Jarman	2.1	Comment relates to the redrawing of the settlement boundary to accommodate Housing Allocation HA1	Much of this allocation now have some form of planning permission and so it is in line with the methodology of the settlement boundary review to bring into the urban area.
Mrs Hilary Megginson	2.1	Querying the range of methods used to consult the public, and variance from the Statement of Community Involvement. A feeling that previous comments made have been ignored.	Comment does not directly link with para 2.1, but instead para 2.1 of SCI.  Comment noted but the Council disagrees. Consultation has been in line with SCI and all comments to previous consultations have been reviewed as can be seen in Reg 22 report.
Mrs Charlotte Varney	2.1	Comment relates to the redrawing of the settlement boundary to accommodate Housing Allocation HA1	Much of this allocation now has some form of planning permission and so it is in line with the methodology of the settlement boundary review to bring into the urban area.
Mr R.A.K. Murphy	2.4	Comment suggests that housing on flood plains and marshland has not been identified, and that 'unsuitable sites' should be included.	The Council's Strategic Flood Risk Assessment, which was available at the point of consultation, shows the sites in relation to their level of flood risk. If flood risk has been a factor in the assessment of suitability, this is documented in the SHELAA.
Gladman	2.10	Gladman support the vision and objectives in principle. However, they suggest that the Plan could go further in meeting unmet need from within the wider sub-region.	Support noted. The Council considers its contribution to unmet need to be appropriate considering the development strategy and formal unmet need requests.

Graham Moyse (from Turley)	2.10	Comment supports the vision in 'general terms' but suggests reference to addressing climate change is added, in particular infrastructure delivery that supports the low carbon agenda.	Strategic priority 11 and strategic policy CC1 address this point to the degree applicable for a land use plan.
Hallam (from LRM Planning Ltd)	2.10	Comment suggests that the is framed around meeting Fareham's needs, ignoring its role in the wider sub-region.	The vision and strategic priorities do focus on the need of the residents of the Borough but that does not expressly exclude unmet need. The plan includes provision for unmet need, therefore overall, the plan does not ignore Fareham's wider sub-regional role.
Ms Anne Stephenson	2.12	Comment suggests the priorities should be re-order to put the climate emergency at the top.	The priorities are not written in any priority order, i.e. they are all of equal importance.
Graham Moyse (from Turley)	2.12	Comment supports the vision in 'general terms' but suggests reference to addressing climate change is added, in particular infrastructure delivery that supports the low carbon agenda. A recommendation is made to include specific reference to electric vehicle charging points.	NE8 Air Quality contains a specific requirement for EV charging points. The strategic priorities are meant to be strategic.
Hampshire County Council	2.12	Welcomes reference to affordable housing and specialist housing in the priority and suggests that this is carried through into Strategic Policy H1: Housing Provision.	H1 addresses the scale of housing growth. Specific policies existing in relation the affordable housing and specialist housing in Chapter 5.
Historic England	2.12	Suggest that to accord more closely with the NPPF, reference in Strategic Priority 10 be changed to refer to 'historic environment' not 'historical assets'.	Suggested change.  In Strategic Priority 10, "historical assets" should be replaced with "historic environment".
Hallam (from LRM Planning Ltd)	2.12	Comment suggests that the strategic priorities are framed around meeting Fareham's needs, ignoring its role in the wider sub-region.	The vision and strategic priorities do focus on the need of the residents of the Borough but that does not expressly exclude unmet need. The plan includes provision for unmet



			need, therefore overall, the plan does not ignore Fareham's wider sub-regional role.
Mr David Mugford	2.12	Comments suggest that town centre developments contribute to a vibrant town centre, but often lead to a reduction in car parking for town centre users. Also greater vision is required to help the town centre survive.	The future of many town centres is a challenging one. Town centre developments are one way to address the changing nature of retail. Appropriate parking levels will be considered as part of any application, but the Council is committed to a re-development of the Osborn road car park in the town centre.
Mr Robin Webb	2.12	Priorities fail to address FBC's commitment to carbon neutrality by 2030. Suggests FBC should take a lead in energy conservation and carbon neutrality by mandating building design policies to reduce emissions.	Strategic priorities are strategic and climate change is referenced. The specifics on mitigation through building design is referenced in policies CC1 and D1.
Mr R.A.K. Murphy	2.12	Suggests that 'high quality design has not been supplied by property speculators to date'.	Comment relates to the efficacy of current planning policy, not the emerging policy to be established through the Local Plan.
Ms Jane Thackker	2.12	Comment suggests HA1 infrastructure is inadequate, and suggests that the allocation should be removed.	Comment does not relate to paragraph 2.12.  HA1 has been determined to be suitable and achievable. Necessary infrastructure contributions are detailed in the various planning permissions, policy HA1 and the IDP.
Mrs Hazel Russell	2.12	Comment queries the plans adherence to the priority of maximising development in urban areas and away from countryside and criticises the review of the settlement boundary to include policy HA1.	The Local Plan has maximised growth in the urban areas but the housing growth required has necessitated some allocations adjacent to existing settlement boundaries.

			Much of the HA1 allocation now has some form of planning permission and so it is in line with the methodology of the settlement boundary review to bring into the urban area.
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Representations on Chapter 3: Development Strategy			
Number of representations on policy: 114			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Unknown	3.1	(Para 3.10) Suggests that there has been a decision to rewild the Stubbington Strategic Gap without consultation.	There has been no decision to rewild the Fareham Stubbington Strategic Gap. A <a href="#">press release</a> was issued on 22 <sup>nd</sup> October about possible initiatives but this was not a decision and is not directly related to the Publication Local Plan.
Mr Richard Jarman	3.1	Suggests that there has been a decision to rewild the Stubbington Strategic Gap without consultation.	There has been no decision to rewild the Fareham Stubbington Strategic Gap. A <a href="#">press release</a> was issued on 22 <sup>nd</sup> October about possible initiatives but this was not a decision and is not directly related to the Publication Local Plan.
Mrs Iris Grist	3.1	Figure 3.1 shows HA4 to be in the countryside but the reports says that there are no allocations in these areas.	The allocation of HA4 is shown on figure 3.1 by the icon of a house, which is referenced in the key.

Mr Russ Wright	3.2	Suggests the calculations for housing need should be updated in line with the updated government 'algorithm'.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.
Mrs Robyn da Silva	3.3	Housing distribution is disproportionate across the Borough, particularly weighted towards HA1.	The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.
Graham Moyse (from Turley)	3.4 & 3.5	Suggests that the concept of good growth should be extended to make specific reference to highway network related infrastructure that promotes electric vehicles.	Disagree. The concept of good growth is more strategic than this comment and suggested amendment points to. The provision of EV charging points alone would not be a sound basis for a development strategy, particularly when policy NE8, and other initiatives, is likely to greatly increase the number of points over the plan period.
Hallam (from LRM Planning)	3.4	Comment suggests that the plan should prioritise locations that are able to achieve the principles of good growth.	Comment noted. The Council believes it has achieved this through its Development Strategy.
Hallam (from LRM Planning)	3.5	Comment summarises the approach to good growth and the link to the Development Strategy.	Comment noted.
Mrs Valerie Wyatt	3.9	Comment objects to the exclusion of Egmont nurseries from the ASLQ boundary and claims the planning status for allocation policy HA32 is incorrect.	Noted. The site had planning permission at the time the Publication Plan was published, however, agreed that the planning status as at 1 <sup>st</sup> July 2020 is incorrect.  Suggested Change  Planning status for all sites will be updated as at April 2021

			As an extant permission, the designation of ASLQ cannot be retrospectively added to the site.
Mrs Iris Grist	3.9	Comment relates to Portsdown Hill and the allocation HA4.	Para 3.9 refers to no allocations in the ASLQs, which is correct. HA4 is not within an ASLQ but its presence on the lower slopes of Portsdown Hill, some of which is proposed as an ASLQ, is recognised.
Mrs June Ward	3.10	Suggests that there has been a decision to rewild the Stubbington Strategic Gap without consultation.	There has been no decision to rewild the Fareham Stubbington Strategic Gap. A <a href="#">press release</a> was issued on 22 <sup>nd</sup> October about possible initiatives but this was not a decision and is not directly related to the Publication Local Plan.
Hallam (from LRM Planning)	3.14	Agreed need to encourage diversity within the housing market and suggests that additional housing allocations are required.	Comment noted.
Mrs Valerie Wyatt	3.14	Suggests that this paragraph gives a 'green light' to any developer wishing to build in the countryside by dividing up sites to be smaller than 1ha. Loopholes for dividing up sites should be closed.	Policy D3 is specifically designed to avoid situations where developers may deliberately present smaller sites to avoid obligations and create piecemeal developments.
Hallam (from LRM Planning)	3.15	Points to the fact that the SA has not considered the lower housing requirement as a reasonable alternative.	The lower housing requirement was assessed within the 2020 Sustainability Appraisal. The increase in housing need since has meant that this option is no longer considered a reasonable alternative.
Raymond Brown (from Southern Planning)	3.19	Object to paragraph 3.19 including figure 3.1.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.



Mr Russ Wright	3.19	Suggests the calculations for housing need should be updated in line with the updated government 'algorithm'.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.
Hampshire County Council	3.19-3.21	Acknowledges that the Publication Local Plan is based on the lower level of housing growth in the August 2020 consultation on a new standard methodology. Supports the removal of HA2 as HCC had previously objected. Supports the removal of the Strategic Growth Area South of Fareham and North of Fareham to which HCC had submitted holding objection.	Comment noted.
Cllr P Raffaelli, Gosport Borough Council	3.20 & 3.21	Refers to concerns raised by Gosport Council in relation to the Strategic Gap.	Noted. GBC's concerns about potential development in this area are noted.
Fareham Labour Party	3.21	Welcomes the reduction in housing numbers on greenfield sites. Development preferred at Welborne and on brownfield sites.	Support noted. The Local Plan Development Strategy is to prioritise urban and brownfield sites and minimise greenfield wherever possible.
Hallam (from LRM Planning)	3.22	Supports the designation of ASLQs but considers that preserving landscape quality should be given more weight in policy terms.	Support noted.
Mrs June Ward	3.27	Suggests a disparity between the eight growth areas shown in figure 3.2 and the actual number.	Figure 3.2 is historic demonstrating the eight potential growth areas that were considered in an earlier consultation (2019) and in the SA. Its inclusion is as part of the narrative for preparing the plan.
Unknown	3.27	Suggests a disparity between the eight growth areas shown in figure 3.2 and the actual number.	Figure 3.2 is historic demonstrating the eight potential growth areas that were considered in an earlier consultation (2019) and in the SA. Its inclusion is as part of the narrative for preparing the plan.

Mr Russ Wright	3.27	Suggests the calculations for housing need should be updated in line with the updated government 'algorithm'.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.
Mrs Jill Wren	3.27	Suggests the calculations for housing need should be updated in line with the updated government 'algorithm'.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.
Mrs Charlotte Varney	3.27	Suggests a disparity between the eight growth areas shown in figure 3.2 and the actual number.	Figure 3.2 is historic demonstrating the eight potential growth areas that were considered in an earlier consultation (2019) and in the SA. Its inclusion is as part of the narrative for preparing the plan.
Bryan Jezeph	DS1	Comments relates to the lack of policy provision for new education sites within the countryside, with many within the urban areas at or near capacity. Additional wording to DS1d suggested.	Disagree. Para 20 of the NPPF sets out national policy requirements for community facilities and services, which includes education. Policy DS1 criterion c) and d) in DS1 covers provision for new educational facilities in the countryside.
CPRE	DS1	Strong support for countryside-led spatial strategy with suggestion that Green Belt could assist the aspirations. Believes criterion e is unsound as permissions under HP4, HP5 and HP6 would undermine the protection of the countryside. Support for criteria i to iv.	Disagree that criterion e is unsound. Policy HP4 and HP6 directly relate to situations where applications may be submitted for countryside sites and so the additions of these policies are required to help the Council determine those applications. HP5 is about the delivery of affordable housing on a site, rather than its suitability as a countryside site – i.e. applications would be determined against the plan as a whole, not just the provision of affordable housing.
Ms Mary Dwyer-Parker (from Robert Tutton)	DS1	Representation suggests that the urban area boundary should be defined on the western side of Botley Road as well as the east. Recognition that	Disagree. The Council does not consider the western side of Botley

		the openness of countryside can only be appreciated beyond the ends of the residential gardens.	Road to be sufficiently urbanised to be included in the settlement boundary.
Ms Fiona Earle	DS1	Suggests that policy HP4 and the link to DS1 would favour countryside sites over urban and brownfield.	Disagree. Policy HP4 directly relates to situations where applications may be submitted for countryside sites and so the additions of these policies are required to help the Council determine those applications.
Ms Fiona Earle	DS1	The comment relates to the potential for Exemption sites to be permitted in the countryside, particularly the ASLQs, which the respondent says should not be permitted.	Disagree. The inclusion here of reference to HP4 does not prevent the development plan being used to determine the application as a whole. i.e. if Exception sites were proposed in ASLQs the impact on the landscape would need to be considered and policy tests in DS3 applied.
Gladman	DS1	Gladman oppose the use of settlement boundaries as an arbitrary tool that prevent sustainable development. Suggest that development in the countryside is only permitted under a narrow set of circumstances. Suggest a criteria-based policy is required to assess the specific circumstances of each proposal rather than sites being discounted because of an artificial boundary.	Disagree. The urban area boundary is drawn to reflect the principal urban areas of the Borough. Policy DS1 provides a number of criteria under which exceptions may be permitted.
Gosport Borough Council	DS1	While supporting the intention of the policy, GBC are concerned about the effectiveness, particularly in relation to the links to policy HP4, HP5 and HP6, and the potential for unintended development in the countryside. Of particular concern is development affecting the transport corridor to Gosport Borough.	Disagree that criterion e is unsound. Policy HP4 and HP6 directly relate to situations where applications may be submitted for countryside sites and so the additions of these policies are required to help the Council determine those applications. HP5 is about the delivery of affordable housing on a site, rather than its suitability as a countryside site – i.e. applications

			would be determined against the plan as a whole, not just the provision of affordable housing.
Graham Moyse (from Turley)	DS1	Suggests that the policy should be amended to make specific reference to development that requires a strategic highway network such as infrastructure that promotes electric vehicles.	Disagree. Location aspect already covered by point i. The provision of EV charging points alone would not be a sound basis for an exception to the development strategy unless it related to 'an overriding public need' (see DS1h). Provision of EV charging points is covered by policy NE8.
Mrs Iris Grist	DS1	Comment relates to the lack of a paper copy of the Local Plan being delivered to each home in the Borough. Also refers to an apparent inconsistency of approach by saying no development on Portsdown Hill but then proposing HA4 Downend Road.	The Council never made a commitment to deliver hard copies of the Local Plan to each address. The respondent confuses the Local Plan with the Fareham Today and there were delivery issues which the Communications Team have tried hard to address (including posting out a copy to those that requested by email or phone during the consultation). The comment relating to the lack of development on Portsdown Hill relates to the ASLQ designation, of which HA4 is not included.
Natural England	DS1	<p>Recommends that this policy cross-references to policy NE1 and NE2.</p> <p>Recommendation that the intrinsic value of soils is made more explicit and reference to a Defra document on protecting soils on construction sites is made.</p>	<p>Disagree. That the Local Plan should be read as a whole is set out in legislation. It is not necessary, nor practical to cross-refer to every policy.</p> <p>Disagree that the changes are necessary regarding important soils. Policy as worded is compliant with the NPPF.</p>

Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	DS1	<p>Not clear what landscapes are being referred to in point ii, nor how to measure how the intrinsic character and beauty of the countryside has been recognised.</p> <p>Suggest that point v should include an exemption where land permitted under HP4 and loss of BMV is permitted.</p> <p>Paragraph 3.39 fails to explain how DS1 applies to housing policies.</p>	<p>DS1ii refers to NPPF paras 20d and 170a and applies the same tests.</p> <p>Disagree, HP4 is an exception in itself to DS1</p> <p>Disagree re para 3.39 – this paragraph explains that other housing policies apply in addition to DS1.</p>
Bargate Homes (from Pegasus) 75 Holly Hill	DS1	<p>Not clear what landscapes are being referred to in point ii, nor how to measure how the intrinsic character and beauty of the countryside has been recognised.</p> <p>Suggest that point v should include an exemption where land permitted under HP4 and loss of BMV is permitted.</p> <p>Paragraph 3.39 fails to explain how DS1 applies to housing policies.</p>	<p>DS1ii refers to NPPF paras 20d and 170a and applies the same tests.</p> <p>Disagree, HP4 is an exception in itself to DS1</p> <p>Disagree re para 3.39 – this paragraph explains that other housing policies apply in addition to DS1.</p>
Bargate Homes (from Pegasus) Land West of Old Street	DS1	<p>Not clear what landscapes are being referred to in point ii, nor how to measure how the intrinsic character and beauty of the countryside has been recognised.</p> <p>Suggest that point v should include an exemption where land permitted under HP4 and loss of BMV is permitted.</p> <p>Paragraph 3.39 fails to explain how DS1 applies to housing policies.</p>	<p>DS1ii refers to NPPF paras 20d and 170a and applies the same tests.</p> <p>Disagree, HP4 is an exception in itself to DS1</p> <p>Disagree re para 3.39 – this paragraph explains that other housing policies apply in addition to DS1.</p>
Bargate Homes (from Pegasus) HA1	DS1	<p>Not clear what landscapes are being referred to in point ii, nor how to measure how the intrinsic character and beauty of the countryside has been recognised.</p> <p>Suggest that point v should include an exemption where land permitted under HP4 and loss of BMV is permitted.</p>	<p>DS1ii refers to NPPF paras 20d and 170a and applies the same tests.</p> <p>Disagree, HP4 is an exception in itself to DS1.</p>



		Paragraph 3.39 fails to explain how DS1 applies to housing policies.	Disagree re para 3.39 – this paragraph explains that other housing policies apply in addition to DS1.
Persimmon Homes	DS1	<p>Suggests that the Council should amend settlement boundaries to assist meeting housing need.</p> <p>Comments suggest DS1d is too limited and restricted just to existing educational sites.</p>	<p>Settlement boundaries have been reviewed in line with Publication Local Plan and to meet the need.</p> <p>Disagree. Para 20 of the NPPF sets out national policy requirements for community facilities and services, which includes education. Policy DS1 criterion c) and d) in DS1 covers provision for new educational facilities in the countryside.</p>
Mrs Wendy Ball	DS1	Comment states that importance of protecting the countryside from unplanned and large-scale development, and sites of biological/geological importance, agricultural land and undeveloped coastlines.	Support welcomed.
Tobin Rickets (from Varsity Town Planning)	DS1	Promotes land south of Hook Park Road for self-build development (c.50) and suggests that HP9 is another acceptable exception to countryside policy.	<p>The land south of Hook Park Road is included in the SHELAA (Site 3004) as a discounted site.</p> <p>HP9 in itself does not warrant an exception to the development strategy. The Council can evidence that we can meet the SBCB need through the allocations made and policy approach.</p>
Unknown	DS1	Suggests that HA1 should be excluded from the urban area boundary as it does not meet the requirements of DS1.	Disagree. HA1 is one of the allocations within the revised urban area. Therefore, there is no conflict with DS1.

Mr Tim Haynes	DS1	The respondent is concerned with the degree of opinion within the technical evidence that would support a Strategic Gap boundary review within the Fareham-Stubbington Strategic Gap and that the link in DS1 to HP5 & 6 would allow developers to gain permission for 100% affordable homes on land in the countryside.	<p>The Technical Review is a technical piece of work but an element of professional judgment will be involved in the conclusions - but this can be tested through consultation and examination.</p> <p>HP6 relates to exception sites which, within national policy, are allowed adjacent to existing settlements (para 71b of the NPPF). The link between DS1 and HP5 merely allows that should residential development come forward in the plan period under any circumstance, then AH would be required.</p>
Mrs Iris Grist	DS1	The comment question whether the plan is making provision for the correct number of homes.	A further consultation will be undertaken to address the re-confirmed housing need for Fareham.
Ms Fiona Earle	DS1	Objection suggesting that should the Council not have a five year supply, the first 'area of search' would be outside the urban area.	Disagree. Policy HP4 directly relates to situations where applications may be submitted for countryside sites and so the additions of these policies are required to help the Council determine those applications.
Miller Homes (from Terence O'Rourke)	DS1	<p>Concern that the policy is not consistent with national policy. Policy DS1 should not seek to prevent development on BMV agricultural land. Suggests it should be noted that other factors should be taken into consideration such as low-quality agricultural land may not be in accessible locations or suitable for development.</p> <p>Criterion v) should be deleted as this is already covered by national policy.</p>	Disagree. Paragraph 3.35 provides the justification for point v). However, in the planning balance every site would be considered on its own merit.

Mr Mike Townson	DS1	Strongly support the policy particularly criterion v).	Support noted.
Mr Richard Lundbech (from Robert Tutton)	DS1 (policies map)	Suggesting a revision to the settlement boundary around the boundary of Land West of Anchor House.	See response in summary for Policy HP1.
Ms Mary Dwyer-Parker (from Robert Tutton)	DS1 (policies map)	Suggesting a revision to the settlement boundary along Botley Road	Disagree. The Council does not consider the western side of Botley Road to be sufficiently urbanised to be included in the settlement boundary.
Mr James Morgan	DS1 (policies map)	Suggesting a revision to the settlement boundary along Brook Avenue	Noted. Urban area boundary to remain as proposed.
Mrs June Ward	3.37	Suggests a conflict in the definition of small-scale development, and queries if it is either less than 1ha or not more than four dwellings.	Sites of less than 1 ha is specified in the NPPF with an aspiration target of 10% of housing supply. Developments of not more than four dwellings, in policy HP2, is a response to this, but the terms are not conflicting, developments could be either or both.
Unknown	3.37	Suggests a conflict in the definition of small-scale development, and queries if it is either less than 1ha or not more than four dwellings.	Sites of less than 1 ha is specified in the NPPF with an aspiration target of 10% of housing supply. Developments of not more than four dwellings, in policy HP2, is a response to this, but the terms are not conflicting, developments could be either or both.
Bargate Homes (from Pegasus) 75 Holly Hill	3.39	Paragraph 3.39 fails to explain how the policy works in relation to housing policies.	Disagree. The supporting text explains that residential development in the countryside may be deemed acceptable if it is covered by one of the policies listed in criterion e).
Bargate Homes (from Pegasus) Land West of Old Street	3.39	Paragraph 3.39 fails to explain how the policy works in relation to housing policies.	Disagree. The text explains that residential development in the countryside may be deemed

			acceptable if it is covered by one of the policies listed in criterion e).
Bargate Homes (from Pegasus) HA1	3.39	Paragraph 3.39 fails to explain how the policy works in relation to housing policies.	Disagree. The text explains that residential development in the countryside may be deemed acceptable if it is covered by one of the policies listed in criterion e).
Bargate Homes (from Pegasus) Sustainable Lane and Newgate Lane	3.43	Concern that the Council's interpretation of the NPPF in this paragraph is selective and as such misleading.	Noted.
Hallam Land (from LRM Planning)	3.44	<p>The respondent queries whether it is necessary to consider whether land identified in the current plan as Strategic Gap still requires protection and whether the boundaries can be justifiably amended, and whether any of the land can contribute towards a sustainable pattern of development.</p> <p>Suggests that the land south of Fareham should not be designated as Strategic Gap in this Local Plan as the designation cannot be justified. The site represents an eminently suitable location for development.</p>	<p>The Council has undertaken a Technical Review of the Strategic Gaps in the Borough.</p> <p>A further consultation will be undertaken to address the re-confirmed housing need for Fareham.</p>
Mr Jim McIntosh	3.45	Concerned about the protection of the Stubbington Strategic Gap.	Noted.
Mrs Wendy Ball	DS2	It is essential that the gaps as currently defined prevent the coalescence of urban areas and separate the identities of settlements.	Noted.
Mrs Pamela Charlwood	DS2/3.46	Concern over the comments in the supporting text at paragraph 3.46 regarding the current Strategic Gap boundaries. Suggests that a coherent approach is adopted to resisting erosion around the current boundaries and approach to mitigation bids.	Noted. The Council has undertaken a Technical Review of the Strategic Gaps in the Borough. Policy DS2 is stringent in its approach that development is only permitted in the gap providing it meets the policy requirements.

Mr Jason Cullingham	DS2	Concern that the plan fails to be consistent in relation to the evidence on the strategic gap. Suggest the policy should protect or strengthen the boundary of the Fareham/Stubbington gap in perpetuity. Also concern that any development as a result to changes in the gap would increase traffic levels, particularly around the Stubbington Bypass.	Noted. The Council has undertaken a Technical Review of the Strategic Gaps in the Borough. Policy DS2 is stringent in its approach that development is only permitted in the gap providing it meets the policy requirements.
Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	DS2	Strategic Gap 2 should be redefined to exclude all land to the east of Newgate Lane, between Newgate Lane and the settlement boundary of Bridgemary.  Concern on the emphasis of the plan of maintaining the identify of Peel Common, and the attempt to justify the extension of the gap over what was previously HA2. HA2 is not considered to form part of the priority area to maintain the integrity and function of the gap.  Study conducted by Pegasus concludes the gap between Peel Common and Bridgemary is weak and under development pressure.	Disagree. The Council's Technical Review evidence base includes an assessment of the Fareham-Stubbington Strategic Gap and concludes that the boundaries should remain in this area.
Hill Head Residents Association	DS2	Concern over the comments in the supporting text at paragraph 3.46 regarding the current Strategic Gap boundaries. Suggests that a coherent approach is adopted to resisting erosion around the current boundaries and approach to mitigation bids.	Noted. The Council has undertaken a Technical Review of the Strategic Gaps in the Borough. Policy DS2 is stringent in its approach that development is only permitted in the gap providing it meets the policy requirements.
CPRE	DS2	Suggests a green belt could help achieve the re-definition of strategic gaps in the Borough and wider area.	Noted. This will be addressed at the sub-regional level through the Partnership for South Hampshire (PfSH) Statement of Common Ground (SoCG).



Gladman Developments	DS2	Concern that the policy as currently worded is negative, which may affect the consideration of development proposals. Suggest the policy is positively re-worded to allow an exercise to be undertaken to assess any harm to the visual and functional separation of settlements against the benefits of a proposal.	Disagree. The focus of Policy DS2 is where development is not acceptable.
Gosport Borough Council	DS2	Supports the strategic gap which excludes land east of Newgate Lane East and that the formerly identified strategic growth area in the Fareham-Stubbington gap.	Support noted.
Mr David Mugford	DS2	Concern over the assessment of the strategic gaps in the Borough and future decision making on this policy issue.	Noted.
Bargate Homes (from Pegasus) Sustainable Lane and Newgate Lane	DS2	<p>Concern on the emphasis of the plan of maintaining the identify of Peel Common, and the attempt to justify the extension of the gap over what was previously HA2. HA2 is not considered to form part of the priority area to maintain the integrity and function of the gap.</p> <p>Study conducted by Pegasus concludes the gap between Peel Common and Bridgemary is weak and under development pressure.</p> <p>Strategic Gap should be amended to exclude the Land at Newgate Lane (North and South).</p>	Disagree. The Council consulted on a reduction to the Stubbington-Fareham gap in 2017 but since then further evidence has been prepared which does not support the reduction of the gap in that location. The boundary was never changed from the adopted plan in that location and so it is wrong to argue that the Publication plan has shown an extension to the boundary.
Bargate Homes (from Pegasus) Land West of Old Street	DS2	Policy should only apply to land which provides a spatial function to maintain the separation of settlements and define settlement pattern. Policy DS2 should not apply to the land west of Old Street. This view is supported by the appeal Inspector (APP/A1720/W/18/3200409).	Disagree. The Appeal decision for Old Street demonstrates that the development satisfied the strategic gap test, but another development proposal might not.

Persimmon Homes	DS2	Supports the inclusion of the physical and visual separation as a means of determining the gap boundary.	Support noted.
Elberry Properties Ltd (from Smith Simmons)	DS2	Suggest the strategic gap in the vicinity of Southampton Road should be amended.	Disagree. The Council has undertaken a Technical Review of the Strategic Gaps in the Borough and concludes that the gap boundaries should remain.
Mr Tim Haynes	DS2	Concern over the uncertainty about the borders of the Fareham/Stubbington Gap which reduces the 'soundness' of the gap.	Noted. The Technical review has identified where gap boundaries could be reviewed in the future.
Mr Mike Townson	DS2	Concern that strategic gaps create false and unnecessary boundaries and the boundaries should be judged by development policy criteria that can be evidence. The Stubbington Gap does not have environmental and landscape policy criteria that would exclude development.	Disagree. The Council has undertaken a Technical Review of the Strategic Gaps in the Borough and the review provides robust evidence for the boundaries to remain as they are. The Review assess the boundaries based on a number of environmental and landscape criteria set out in Chapter 1.
Reside Developments (from Turley)	DS2	Concern that the policy introduces a new strategic gap without justification, and covers the current planning application boundary for the South of Funtley, which the Council's evidence does not support. Suggests the boundary of the gap is amended to exclude the planning application boundary.	Disagree. The justification is within Chapter 3. The strategic gap doesn't include the allocation for HA10.
Winchester City Council	DS2	Considers Policy DS2 to be sound and satisfies the duty to cooperate in so far as it defined and protects the Meon Gap by defining the gap in a consistent way to those in Winchester.	Comment noted.

Mr Stuart Batin	Paragraph 3.49	Suggests that in order to make the plan sound the land south of Romsey Avenue should be classified within the demarcation of the ASLQ. In addition, the recent evidence on landscape and gaps should include the land south of Romsey Avenue to demonstrate commitment to support the environment, particularly the Portsmouth Harbour SPA.	Disagree. The ASLQs have been assessed through the Council's evidence base and this change is not supported by the evidence.
Hallam Land (from LRM Planning)	Paragraph 3.53	Agree that the Meon Valley is a distinctly valued landscape and a formal landscape designation is appropriate.	Comments noted.
Mrs Wendy Ball	DS3	The eight ASLQ's must be protected and enhanced.	Noted.
CPRE	DS3	Supports the intention to define the Borough's varied landscapes as ASLQ's Suggests that these could be further protected if they formed part of a wider South Hampshire green belt.	Support noted.  This will be addressed at the sub-regional level through the Partnership for South Hampshire (PfSH) Statement of Common Ground (SoCG).
Mr Darren Jones	DS3	The respondent has commented to suggest that the ASLQ that includes Wicor Recreation Ground should be enlarged to include the high quality agricultural land (recognised as being high importance for Brent Geese and Solent Waders) to the north of the recreation ground and Portchester football club.	Noted. The ASLQs have been assessed through the Council's evidence base and this change is not supported by the evidence.
David Lock Associates	DS3	Support the designation of the land to the east of Welborne as an ASLQ.	Support noted.
Graham Moyse (from Turley)	DS3	Suggest the policy would benefit from specific recognition that there will be forms of development that have specific locational requirements. Suggest the policy should include reference to supporting development where landscape impacts are	Noted. Paragraph 3.57 sets out the requirements for development proposals and a landscape assessment would allow the applicant to provide details on landscape impacts/strategy/requirements.

		addressed through appropriate landscape strategies.	
Ms Fiona Gray (Buckland)	DS3	Support the designation of the land to the east of Welborne as an ASLQ.	Support noted.
Historic England	DS3	Support criterion f) as part of the positive strategy for conserving and enhancing the historic environment.	Support noted.
Natural England	DS3	Welcomes the designation of eight ASLQ's within the Borough and the requirement for development in these areas to meet criteria to protect and enhance landscape.	Noted.
Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	DS3	Questions the Council's designation of ASLQ's. By designating the ASLQ's the Council is at risk of creating a policy that is irrelevant. Guidance states that non designated landscapes can be valued, and therefore site by site assessment would be required.	Disagree. The Council successfully defended appeals where the protection of valuable landscapes was a key deciding factor. The Council recognise there are areas of the Borough that have special landscape quality and therefore commissioned the relevant landscape evidence. In addition, the policy identifies landscape quality in line with paragraph 170a) of the NPPF.
Bargate Homes (from Pegasus) 75 Holly Hill	DS3	Questions the Council's designation of ASLQ's. By designating the ASLQ's the Council is at risk of creating a policy that is irrelevant. Guidance states that non designated landscapes can be valued, and therefore site by site assessment would be required. Suggests policy is deleted.	Disagree. The Council successfully defended appeals where the protection of valuable landscapes was a key deciding factor. The Council recognise there are areas of the Borough that have special landscape quality and therefore commissioned the relevant landscape evidence. In addition, the policy identifies landscape quality in line with Para 170a) of the NPPF.
Bargate Homes (from Pegasus) Old Street	DS3	Questions the Council's designation of ASLQ's. By designating the ASLQ's the Council is at risk of	Disagree. The Council successfully defended appeals where the

		creating a policy that is irrelevant. Guidance states that non designated landscapes can be valued, and therefore site by site assessment would be required. Suggests policy is deleted.	protection of valuable landscapes was a key deciding factor. The Council recognise there are areas of the Borough that have special landscape quality and therefore commissioned the relevant landscape evidence. In addition, the policy identifies landscape quality in line with Para 170a) of the NPPF.
Bargate Homes (from Pegasus) HA1	DS3	Questions the Council's designation of ASLQ's. By designating the ASLQ's the Council is at risk of creating a policy that is irrelevant. Guidance states that non designated landscapes can be valued, and therefore site by site assessment would be required. Suggests policy is deleted.	Disagree. The Council successfully defended appeals where the protection of valuable landscapes was a key deciding factor. The Council recognise there are areas of the Borough that have special landscape quality and therefore commissioned the relevant landscape evidence. In addition, the policy identifies landscape quality in line with Para 170a) of the NPPF.
King Norris (from Pegasus) Brook Avenue	DS3	Questions the Council's designation of ASLQ's. By designating the ASLQ's the Council is at risk of creating a policy that is irrelevant. Guidance states that non designated landscapes can be valued, and therefore site by site assessment would be required. Suggests policy is deleted.	Disagree. The Council successfully defended appeals where the protection of valuable landscapes was a key deciding factor. The Council recognise there are areas of the Borough that have special landscape quality and therefore commissioned the relevant landscape evidence. In addition, the policy identifies landscape quality in line with Para 170a) of the NPPF.
Persimmon Homes	DS3	Concern that the first part of the policy significantly restricts development in the Meon Valley area. The justification for the inclusion of the policy is questionable.	Disagree. The policy, in line with paragraph 170A of the NPPF does not preclude development.

Portsmouth City Council	DS3	PCC supports the identification of Portsdown Hill as an ASLQ and notes the evidence to support the allocation.	Support noted.
Mr Robert Milliken	DS3	Suggests that Romsey Avenue farmland should be protected under Policy DS3.	Noted. The ASLQs have been assessed through the Council's evidence base and this change is not supported by the evidence.
Mrs J Hill (from Robert Tutton)	DS3	The urban area of Tideways (No.50 – west of Newton Road) should be excluded from the ASLQ.	Noted. While this site lies within the Urban Settlement Boundary, it is also within the ASLQ, which includes the settlement edge. The woodland within private property along Newtown Road in Warsash forms an important valley edge feature and has been included. For inclusion of urban areas, see ASLQ Methodology Paragraphs 28 and 29. 'Inclusion of areas beyond LCA boundaries' and the definition of 'Landscape'.
Bargate Homes (from Terrafirma) Holly Hill Lane	DS3	Objects to the inclusion of the ASLQ within the plan. No clear explanation has been provided as why the boundaries of the ASLQ align with those of the Landscape Character Area. Considers that site at 75 Holly Hill Lane does not belong within the ASLQ.	Disagree. The assessment of the Landscape Character Areas (LCA's) is clearly provided in the Council's technical review of the ASLQ's.
Mr Mike Townson	DS3	Suggests that the coastal plains at Wicor and Chilling are compared on the maps as both being ASLQ's. Considers the farmland adjacent to Wicor as a supporting habitat to the Portsmouth Harbour SPA and the boundary of the ASLQ should be extended to including this.	Noted. The ASLQs have been assessed through the Council's evidence base and this change is not supported by the evidence.
Turley on behalf of Reside Developments	DS3	The Council's evidence base does not include justification for the inclusion of the Land south of Funtley in an ASLQ. Considers that ASLQs should not incorporate areas that could form allocations as	Disagree. The justification is within Chapter 3 of the Technical Review document. The ASLQ does not include the allocation for HA10.



		it could restrict development and affect housing supply.	
Mr Tobin Rickets (from Varsity Town Planning)	DS3	Concern that the Landscape Sensitivity Assessment goes too far in setting out where development can be located and should not be relied on as a development management tool. Suggests footnote 12 should be removed from the policy.	Disagree. Policy DS3 does not set out where development cannot be located in terms of development management. It merely sets out the test to be applied in those areas, in line with paragraph 170a of the NPPF.
Mrs Valerie Wyatt	DS3	Concern that policy contradicts other parts of the plan as it allows major development in the ASLQ's. Suggest policy is removed or re-written to provide greater protection to landscape.	Disagree. The development strategy, including Policy DS3 sets out where development may be deemed acceptable. <u>All developments</u> would need to undertake a landscape assessment and <u>major</u> development would need to undertake a comprehensive landscaping scheme.
Mr Ronald Wyatt	DS3	Concern that the policy is not consistent and query why major development is allowed in the ASLQ's. Suggests the word 'major' should be replaced with 'any'.	Disagree. The development strategy, including Policy DS3 sets out where development may be deemed acceptable. <u>All developments</u> would need to undertake a landscape assessment and <u>major</u> development would need to undertake a comprehensive landscaping scheme.
Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	Paragraph 3.55	Suggests text is ambiguous and quality is only one aspect of landscape sensitivity.	Disagree. The text links to Policy DS3 which sets out that development should have regard to landscape character, quality and important features, which is derived from the GLVIA.
Bargate Homes (from Pegasus) 75 Holly Hill	Paragraph 3.55	Suggests text is ambiguous and quality is only one aspect of landscape sensitivity.	Disagree. The text links to Policy DS3 which sets out that the development should have regard to landscape character, quality and important

			features, which is derived from the GLVIA.
Bargate Homes (from Pegasus) Land West of Old Street	Paragraph 3.55	Suggests text is ambiguous and quality is only one aspect of landscape sensitivity.	Disagree. The text links to Policy DS3 which sets out that the development should have regard to landscape character, quality and important features, which is derived from the GLVIA.
Bargate Homes (from Pegasus) HA1	Paragraph 3.55	Suggests text is ambiguous and quality is only one aspect of landscape sensitivity.	Disagree. The text links to Policy DS3 which sets out that the development should have regard to landscape character, quality and important features, which is derived from the GLVIA.
King Norris (from Pegasus) Brook Avenue	Paragraph 3.55	Suggests text is ambiguous and quality is only one aspect of landscape sensitivity.	Disagree. The text links to Policy DS3 which sets out that the development should have regard to landscape character, quality and important features, which is derived from the GLVIA.
Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	Paragraph 3.56	A specific reference and explanation should be provided as to how criterion a) – g) have been derived from the GLVIA.	Noted. The GLVIA guidance has been used as a basis for the Council's technical review of Areas of Special Landscape Quality. The GVLIA criteria is set out in Chapter 1 of the Technical Review.
Bargate Homes (from Pegasus) 75 Holly Hill	Paragraph 3.56	A specific reference and explanation should be provided as to how criterion a) – g) have been derived from the GLVIA.	Noted. The GLVIA guidance has been used as a basis for the Council's technical review of Areas of Special Landscape Quality. The GVLIA criteria is set out in Chapter 1 of the Technical Review.
Bargate Homes (from Pegasus) HA1	Paragraph 3.56	A specific reference and explanation should be provided as to how criterion a) – g) have been derived from the GLVIA.	Noted. The GLVIA guidance has been used as a basis for the Council's technical review of Areas of Special

			Landscape Quality. The GVLIA criteria is set out in Chapter 1 of the Technical Review.
King Norris (from Pegasus) Brook Avenue	Paragraph 3.56	A specific reference and explanation should be provided as to how criterion a) – g) have been derived from the GLVIA.	Noted. The GLVIA guidance has been used as a basis for the Council's technical review of Areas of Special Landscape Quality. The GVLIA criteria is set out in Chapter 1 of the Technical Review.
Hammond Family, Miller Homes and Bargate Homes (from Pegasus)	Paragraph 3.57	Reference to 'a proportionate landscape assessment' should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. Reference to LVIA would be clear as to what is required.	Disagree. This incorporates an LVIA where required.
Bargate Homes (from Pegasus) 75 Holly Hill	Paragraph 3.57	Reference to 'a proportionate landscape assessment' should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. Reference to LVIA would be clear as to what is required.	Disagree. This incorporates an LVIA where required.
Bargate Homes (from Pegasus) HA1	Paragraph 3.57	Reference to 'a proportionate landscape assessment' should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. Reference to LVIA would be clear as to what is required.	Disagree. This incorporates an LVIA where required.
King Norris (from Pegasus) Brook Avenue	Paragraph 3.57	Reference to 'a proportionate landscape assessment' should be amended to require the submission of a 'Landscape and Visual Impact Assessment'. Reference to LVIA would be clear as to what is required.	Disagree. This incorporates an LVIA where required.

## Representations on Chapter 4: Housing Need and Supply (Except Allocation Policies)

Number of representations on policy: 57

Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Aspbury Planning for Hamilton Russell	H1	Plan should allocate additional housing sites and the Council should seek to maximise housing in Fareham as the Borough's main town.	Noted. The distribution of housing is a product of the development strategy and the availability of suitable sites. The plan supports development of previously developed land and under-utilised buildings including in Fareham Town Centre.
Mr Robert Braddock	H1	Number of homes planned for Warsash/Locks Heath area unacceptable.	The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.
Bryan Jezeph Consultancy Planning (Burridge)	H1	It is likely that the housing figures set out in Policy H1 will need to be revised	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Bryan Jezeph Consultancy Planning	H1	Allocations should include land adjacent to HA33.	Noted. A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Pamela Charlwood (Hill Head Residents Association)	4.2	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.

Mrs Janet Cooke	H1	Identified housing supply contradicts the aspirations of Para 2.12 "Strategic Priorities" which strive to maximise development within the urban area.	The distribution of housing is a product of the development strategy and the availability of suitable sites. The plan supports development of previously developed land.
Councillor Cunningham	4.2	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
CPRE	H1	Support the use of the latest housing projections from the ONS which show a considerable reduction in estimated local need.  Agreeing to take unmet need from Portsmouth is premature as it predates the revised statement of common ground from PfSH,  Significant reliance on Welborne which could have an impact on Fareham's overall strategy for delivery of its housing needs in the plan period.	Support noted.  Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.  A delivery buffer has been applied due to the reliance on large sites such as Welborne.
David Lock Associates for Buckland Development Ltd		Buckland committed to delivering Welborne, however, there are funding issues. Support Council's position to not revisit the Welborne Plan, and consider it sound. Consideration must be given to methods to unlock delivery.	Noted.
Eastleigh Borough Council	H1	Should any further changes be introduced to the standard methodology by the Government following this consultation, this Council would expect the proposed housing numbers to be revisited and subjected to further consultation. This should include a reconsideration of the SGAs.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Fareham Labour Party	H1	Removal of sites in Portchester and Wallington and preservation of the strategic gap welcomed.	Support noted.  The distribution of housing is a product of the development strategy and the

		<p>Concerned at the level of development proposed for the Western Wards. Disappointed that greenfield sites remain under threat.</p> <p>Prioritising brownfield sites supported, including building higher density housing in existing town centres.</p>	<p>availability of suitable sites. It is accepted that this is not numerically even across the Borough. There are not sufficient brownfield sites available to meet the housing requirement and therefore the identification of greenfield sites is necessary.</p> <p>Support for prioritising brownfield sites noted.</p>
Foreman Homes	4.2, 4.8, 4.19 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Sites with resolution to grant planning permission are not considered deliverable. It is not clear whether these figures have been removed from the projected land supply calculation in the Local Plan 2037.</p> <p>Removal of allocated sites HA16 and H20 is unjustified.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The Local Plan is required to identify specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth beyond that. Therefore, the projected land supply includes a mixture of deliverable and developable housing sites.</p> <p>HA16 (Military Road) was discounted due to poor pedestrian and cycle links to local services as well as concerns relating to heritage at this site (proximity to Fort Wallington).</p> <p>HA20 (North Wallington and Standard Way) was discounted due to noise and air quality concerns due to site's proximity to M27 motorway as well as</p>



			poor pedestrian and cycle links to local services.
Gladman	4.6, 4.12 & H1	<p>Proposed contribution towards unmet need supported, however, without a signed SOCG difficult to consider whether proposed level of housing is sufficient.</p> <p>Plan is not sound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Stepped trajectory not justified or sound as it artificially suppresses housing delivery in the early years of the plan.</p> <p>15% buffer supported in principle; however, it does not provide any contingency due to reduced housing requirement. Given reliance on large sites the buffer should be 20% above the standard method figure.</p>	<p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>It is felt that the stepped housing requirement is justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p> <p>Support for inclusion of a delivery buffer noted. However, it is considered that a lower contingency is justified.</p>
Mr Anthony Goodridge	H1	Housing numbers are flawed and out of date.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Hampshire County Council (Property)	H1	Spatial approach to Policy H1 supported. Approach that is positively prepared, justified and deliverable within the Plan period (effective) based on the Borough Council's objectively assessed need and wider Local Plan evidence base.	Support for spatial approach noted.
Hampshire County Council	H1	It is recommended that reference is made to the need to meet a range of housing needs, including those in need of affordable housing and those in need of specialist housing including the elderly and people with disabilities in Strategic Policy H1.	The Local Plan should be read as a whole and there are other policies that address these issues.

Mr Phillip Hawkins	4.2, 4.7, 4.12, 4.16 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Warsash Neighbourhood Forum were not consulted in relation to the intention to allocate housing. Warsash is taking an unfair share of proposed development.</p> <p>Despite contingency buffer, there is a heavy reliance on Welborne.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.</p> <p>Noted re contingency buffer and reliance on Welborne.</p>
Highways England	H1	<p>Clarification should be sought with regards to the housing figures used within the SRTM model.</p> <p>No objection to additional proposed allocations, however consideration will need to be given to assessing the cumulative impact of new sites that might be taken forward together with already planned growth in Fareham on the SRN.</p> <p>The omission of the SGAs addresses some of the concerns previously raised by AECOM.</p>	Comments noted.
Home Builders Federation	H1	<p>Policy unsound as inconsistent with national policy; the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Policy does not include minimum required level of housing delivery and instead sets out expected delivery.</p> <p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The minimum required level of housing is set out in Table 4.1, Policy H1 seeks to demonstrate how this will be delivered.</p>

		<p>The plan does not consider whether housing growth will be sufficient to support its economic growth expectations and the impact this would have on in commuting and the need to provide sustainable patterns of growth.</p> <p>Past under delivery has not been dealt with.</p> <p>There should be evidence published to support the housing trajectory.</p> <p>Contingency buffer is welcomed, we would expect to see a similar level of buffer on the revised housing requirement.</p>	<p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The affordability adjustment in the standard methodology is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.</p> <p>Noted re housing trajectory.</p> <p>Support for level of contingency buffer noted.</p>
Mr Richard Jarman	4.5, 4.8 & H1	<p>In agreeing to take up a shortfall of 847 homes from Portsmouth, FBC has taken a risk as new method for calculating housing need hasn't been signed off by Government. Fareham have taken too much of a hit and should revisit building targets.</p> <p>Not including Welborne, Warsash is taking an unfair share of proposed development.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.</p>
Mrs Helen Laws	H1	<p>Concern that the sewage system is not adequate for the number of new houses proposed.</p>	<p>Southern Water have been consulted on the proposed site allocations.</p>
LRM Planning for Hallam Land	H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p>

		<p>Little evidence of a cogent understanding of the level of unmet need across neighbouring authorities.</p> <p>Significant under delivery in the borough both historically and in recent years.</p> <p>If plan is adopted in 2022, the plan period would be the bare minimum 15 years and not sufficiently flexible to respond to rapid change as per the NPPF.</p> <p>Delivery assumptions for Welborne flawed and a number of proposed allocations are not deliverable.</p> <p>Windfall allowance not justified and should be revised down or contingency increased.</p>	<p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The affordability adjustment in the standard methodology is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.</p> <p>There is no requirement for the plan period to be longer than 15 years.</p> <p>Delivery assumptions for Welborne were based on the planning statement that was provided with the latest planning application.</p> <p>The Local Plan is required to identify specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth beyond that. Therefore, the projected land supply includes a mixture of deliverable and developable housing sites.</p> <p>Evidence behind the windfall rate used is set out the Windfall Background Paper.</p>
Ms Rose Maynard		<p>Plan is unsound as it focusses too much development in one village. Allocations should have</p>	<p>The distribution of housing is a product of the development strategy and the</p>

		consideration to the designated countryside and build on brownfield sites only.	availability of suitable sites. It is accepted that this is not numerically even across the Borough.
Mrs Hilary Megginson (Save Warsash)	4.2,4.5 & H1	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.  Premature to agree to take unmet need from Portsmouth.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Mr Rob Megginson	4.2 & H1	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.  Premature to agree to take unmet need from Portsmouth.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.  Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.
Mr Steve Metcalf	4.19	Support Romsey Avenue being removed from proposed allocations	Support noted.
Mr R A K Murphy	4.3	Existing households have to compete with buyers from anywhere when private property companies are involved, so the aims are unachievable.  Welborne numbers can be piled into first 10 years, so there can be a moratorium on speculative applications for this period.	Comments noted.
National Grid	4.20	One or more proposed allocations are crossed or in close proximity to National Grid assets.	Noted.
Mr Christopher Nixon	H1	Housing requirement used is premature as the Government have not finalised the way the housing requirement is assessed.	A Revised Publication Local Plan will be undertaken to address the re-confirmed housing need for Fareham.
Pegasus Group for Bargate Homes and Sustainable Land Newgate	4.4, 4.9 & H1	The plan does not adequately meet the unmet housing needs of neighbouring authorities.	Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.

		<p>Welborne Plan should be reviewed and given the importance of Welborne to housing delivery this is an issue of soundness and legal compliance.</p> <p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Stepped trajectory not justified and exacerbate under delivery.</p>	<p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on the planning statement that was provided with the latest planning application.</p> <p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>It is felt that the stepped housing requirement is justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
Pegasus Group for Bargate Homes 75 Holly Hill	4.1-4.20 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>The Council committed to an early review of the Local Plan (LP1, LP2 &amp; LP3) which was not done. The Welborne Plan should also be reviewed as delivery is questionable.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p> <p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on the planning statement that was provided with the latest planning application.</p>

		<p>Phasing outlines in Policy H1 will not meet the overall plan requirement and will exacerbate housing shortfall in the short term.</p>	<p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>The proposed stepped housing requirement will meet the housing requirement over the plan period and is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
Pegasus Group for Bargate Homes Land North and South of Greenaway Lane, Warsash	4.1-4.20 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>The Council committed to an early review of the Local Plan (LP1, LP2 &amp; LP3) which was not done. The Welborne Plan should also be reviewed as delivery is questionable.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p> <p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on the planning statement that was provided with the latest planning application.</p>



		<p>Phasing outlines in Policy H1 will not meet the overall plan requirement and will exacerbate housing shortfall in the short term.</p>	<p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The proposed stepped housing requirement will meet the housing requirement over the plan period and is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
Pegasus Group for Bargate Homes Old Street, Stubbington	4.1-4.20 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>The Council committed to an early review of the Local Plan (LP1, LP2 &amp; LP3) which was not done. The Welborne Plan should also be reviewed as delivery is questionable.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on the planning statement that was</p>

		<p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p> <p>Phasing outlines in Policy H1 will not meet the overall plan requirement and will exacerbate housing shortfall in the short term.</p>	<p>provided with the latest planning application.</p> <p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The proposed stepped housing requirement will meet the housing requirement over the plan period and is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
Pegasus Group for Hammond Family, Miller & Bargate	4.1-4.20 & H1	<p>Plan is unsound as the housing requirement is not based on the Standard Methodology and therefore does not meet the objectively assessed need.</p> <p>The Council committed to an early review of the Local Plan (LP1, LP2 &amp; LP3) which was not done. The Welborne Plan should also be reviewed as delivery is questionable.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on</p>

		<p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p> <p>Majority of housing sites identified are not 'deliverable' as defined by the NPPF.</p> <p>Phasing outlines in Policy H1 will not meet the overall plan requirement and will exacerbate housing shortfall in the short term.</p>	<p>the planning statement that was provided with the latest planning application.</p> <p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The Local Plan is required to identify specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth beyond that. Therefore, the projected land supply includes a mixture of deliverable and developable housing sites.</p> <p>The proposed stepped housing requirement will meet the housing requirement over the plan period and is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
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<p>Pegasus Group for King Norris Brook Avenue, Warsash</p>	<p>4.1-4.20 &amp; H1</p>	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>The Council committed to an early review of the Local Plan (LP1, LP2 &amp; LP3) which was not done. The Welborne Plan should also be reviewed as delivery is questionable.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p> <p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p> <p>Phasing outlines in Policy H1 will not meet the overall plan requirement and will exacerbate housing shortfall in the short term.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The adopted Local Plan Part 3: The Welborne Plan was assessed in line with the progress of the planning application for Welborne and was found to be fit for purpose. The delivery assumptions were based on the planning statement that was provided with the latest planning application.</p> <p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>The proposed stepped housing requirement will meet the housing requirement over the plan period and is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p>
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Persimmon Homes		<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed and doesn't take account of the fact that the proposed methodology increased housing need in neighbouring authorities and therefore may look to Fareham to take more unmet need.</p> <p>The windfall paper does not provide a detailed breakdown of which sites are being considered as windfall, therefore figures can't be scrutinised and should not be included in the supply.</p> <p>Stepped trajectory at odds with NPPF. Policy H1 should be expressed as an average requirement.</p> <p>Questions raised as to deliverability of proposed allocation sites particularly Welborne.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>Noted re windfall paper. However, the windfall assumptions are supported by evidence which has regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends as per the NPPF.</p> <p>The stepped housing requirement is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p> <p>The delivery assumptions for Welborne were based on the planning statement that was provided with the latest planning application.</p>
Mrs Samantha Pope	H1	<p>The Fareham local plan has used a now defuncted algorithm used to calculate the number of houses proposed within the area. The 800 plus homes allocated to the western wards should be recalculated using the new formula to ensure the western wards isn't saturated with new homes where it isn't required to meet government targets.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.</p>
Portsmouth City Council	4.5	<p>Contribution towards unmet need welcomed, however, request for FBC to take 1000. PCC &amp;</p>	<p>Support for unmet need contribution noted. FBC will continue to work with</p>

		FBC will continue to work collaboratively to address strategic planning matters including addressing unmet need in the wider area.	PCC in this regard and work with PfSH is ongoing.
Mr Russell Prince-Wright	Page 38, 4.19	<p>LPA can consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites.</p> <p>Housing policies HA(2,5,6,8,11,14,16,18,20,21,25) are no longer proposed allocations. So, why has HA1 been singled out as an allocation and where is the Evidence for the Objectively Assessed Housing Need in the local area to support this site allocation?</p>	<p>Previously identified housing sites from the adopted plan have been carried forward where they are still considered to be available and achievable. However further sites have been identified in order to meet the housing requirement.</p> <p>The housing requirement is a borough-wide figure and the distribution of housing is a product of the development strategy and the availability of suitable sites.</p>
Mr Melvyn Rees	H1	No evidence for removal of certain sites (South of Fareham) or inclusion of certain sites (HA4).	The reasons for sites being discounted in set out in the Strategic Housing and Employment Land Availability Assessment and Sustainability Appraisal.
RSPB	4.19	Welcome exclusion of land at Romsey Avenue and land between Fareham and Stubbington.	Noted.
Mr Richard Scholes	H1	Number of homes proposed in Warsash has not been reduced despite an overall reduction in numbers.	The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.
Smith Simmons for Elberry		<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Should overall need figure increase, the future contribution of windfall sites could be increased to meet any shortfall. Suggest an additional windfall</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The windfall assumptions are supported by evidence which has</p>

		contingency is allowed for in Policy H1 taking account of the likely capacity of brownfield sites.	regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends as per the NPPF.
Southern Planning for Raymond Brown	4.1-4.20	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>The plan does not adequately meet the unmet housing needs of neighbouring authorities.</p> <p>The plan places an over reliance on large sites, particularly Welborne.</p> <p>Quantum of proposed development will not meet affordable housing needs in the Borough.</p> <p>Identified housing supply includes an overreliance on windfall.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p> <p>A delivery buffer has been included due to the reliance on large sites such as Welborne.</p> <p>The need for affordable housing in the Borough is based on the number of existing and newly formed households who lack their own housing and cannot afford to meet their housing needs in the market. Through calculating the affordable housing provision in line with the proposed policy (Policy HP5), the Council's affordable need will be met.</p> <p>The windfall assumptions are supported by evidence which has regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends as per the NPPF.</p>



Terence O'Rourke for Miller Homes	4.2, 4.16 & H1	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Stepped trajectory is inconsistent with the NPPF and creates shortfall in earlier part of plan period. Also, insufficient evidence to support the trajectory.</p> <p>There is an over reliance on Welborne and concerns about deliverability.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The stepped housing requirement is considered to be justified in order to secure a five-year housing land supply upon adoption of the Local Plan.</p> <p>The delivery buffer has been included to manage the risk associated with the reliance on large sites such as Welborne. The delivery assumptions for Welborne have been based on the planning statement that was provided with the latest planning application.</p>
Turley for Reside Developments	H1	<p>South of Funtley (HA10) can help FBC meet housing needs by delivering a greater quantum of development than currently proposed.</p> <p>Policy H1 is unsound as it is not positively prepared as it does not meet the areas objectively assessed needs and it is not in accordance with national policy, NPPF paragraph 60.</p> <p>Policy H1 does not fully address the duty to cooperate in terms of meeting the unmet needs of local authorities within the housing market area.</p>	<p>Noted re South of Funtley.</p> <p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.</p>
Turley for Southampton Solent University	H1	<p>Policy H1 is unsound as it does not meet the areas objectively assessed housing needs.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p>

		<p>Policy H1 does not take sufficient account of the scale of unmet need in adjacent local authority areas.</p> <p>Policy H1 does not take account of economic growth strategies for the wider (PfSH) area.</p>	Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.
Mrs Charlotte Varney	H1, 4.2, 4.8, 4.12, 4.16, 4.19	<p>Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.</p> <p>Para 4.8 Allows the LPA to consider Housing sites allocated in the previous adopted (extant) Local Plan. Yet, whilst HA1 did not feature in the extant 2015 Plan, page 38 ignores this, stating that housing will be provided through HA1 and other local sites. Warsash is taking an unfair share of proposed development. It is unclear why some allocations have been removed but not HA1.</p>	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.</p>
Mrs June Ward	4.19	Not clear why HA1 is allocated but a number of other allocations have been removed.	Sites have been assessed through the Strategic Housing and Employment Land Availability Assessment and Sustainability Appraisal.
Mr Graham Webb	H1	There should be no more building of houses anywhere in the Gosport/Fareham area.	Noted.
Winchester City Council	H1	Support the intention of Policy H1 to meet the Borough's housing need including providing an element to contribute towards meeting unmet need. However, figure is based on a consultation which is not yet confirmed, and similarly unmet need requirements will also be subject to changes to the standard method. It may be necessary for the Plan to be updated by way of Modifications in order to meet the test of soundness and the Duty to Cooperate in relation to the housing requirement.	<p>Support for the intention of Policy H1 to meet the Borough's housing need noted.</p> <p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p>

Mrs Jill Wren	4.2	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Mrs Jane Wright	4.8	Paragraph 4.8 allows the LPA to consider housing sites allocated in the previous adopted plan, yet page 38 ignores this, stating that housing will be provided through HA1 and other local sites. Warsash is taking an unfair share of proposed development.	The distribution of housing is a product of the development strategy and the availability of suitable sites. It is accepted that this is not numerically even across the Borough.
Mr Russ Wright	H1	Housing requirement should be based on NPPF and revise strategic sites such as those in Warsash and Western Wards.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
WYG for Vistry Group	4.2, 4.19	Plan is unsound as the housing requirement is not based on the standard methodology – further consultation should be undertaken.  HA8 (Pinks Hill) should be included in proposed allocations and remains available and deliverable.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.  Noted re Pinks Hill.
Unknown Response 2	4.2	Plan is unsound as the housing requirement is based on a figure from a Government consultation that had not yet been agreed.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.
Unknown Response 3	4.6	In agreeing to take up a shortfall in homes of 847 from Portsmouth, FBC are taking a risk as the new methodology for calculating Housing Need has not been signed off by the Government and the Housing Delivery test will not be available during this public consultation period.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.  Work with neighbouring authorities and PfSH regarding unmet housing need is ongoing.

Representations on Policy FTC1 – Palmerston Car Park			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council Early Years		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham Town Centre will need to be closely monitored by SFYC.	Comments noted.
Historic England		A number of grade II listed buildings and structures, as well as a conservation area are located near to the site. These assets should be conserved and enhanced. The historic environment policies in section 12 of the plan and criteria c and d in policy FTC1 are considered appropriate for this purpose.	Comments noted.
Mr Robert Marshall		There would be an unacceptable loss of town centre parking and would therefore be harmful to the vitality of the town centre and in conflict with the NPPF.	Previous town centre parking survey work identified occupancy capacity at Osborn Road MSCP. It is understood that the MSCP is to be retained and as such capacity is available.

		An indicative yield of 20 dwellings would lead to housing forward of the building line to detriment of the character and appearance of the area generally and the adjoining Osborn Conservation area to the north of Osborn Road.	20 units is an indicative yield and is considered achievable on the site. The policy also requires proposals to respond to the setting of the adjacent Conservation Area.
Southern Water (Charlotte Mayall)		Local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. There is a need for reinforcement of the wastewater network in order to provide additional capacity. It is recommended the following criterion is added to Policy "Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider."	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph 11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.
Southern Planning for Raymond Brown		<p>The site is constrained by issues of noise and disturbance from the surrounding roads as well as the service access to the Shopping Centre.</p> <p>The setting of the adjacent Osborn Road Conservation Area to the north will need to be preserved.</p> <p>There doesn't appear to co-ordinated car parking strategy to ensure that the loss of existing car parking sites will not compromise objectives for the town centre.</p> <p>At the very minimum the proposal that this site can deliver up to 20 residential units must be questioned; furthermore, there is no confidence that the site is suitable, available and achievable.</p>	<p>Noise and disturbance from roads are not a constraint to development.</p> <p>The policy requires proposals to respond to the setting of the adjacent Conservation Area.</p> <p>Previous town centre parking survey work identified some occupancy capacity at Osborn Road MSCP. It is understood that the MSCP is to be retained and as such capacity is available.</p> <p>It is considered that the site is suitable, available and achievable as evidenced the Strategic Housing and</p>

			Employment Land Assessment. The Council is confident in its delivery trajectory through regular contact with site promoters.
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Representations on Policy FTC2 – Market Quay			
Number of representations on policy: 6			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Alan Collins		Do we really need more retail outlets at Market Quay when there are so many empty retail units in Fareham already? In light of the current pandemic shouldn't the council be rethinking its policy? Retail is moving online we don't want or need more empty shops/charity shops.	The policy provides for approximately 4,000 sq.m (gross) of commercial leisure and retail space, it is considered that this provides sufficient flexibility for a variety of uses that will contribute towards the vitality of the town centre.
Hampshire County Council Early Years		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham Town Centre will need to be closely monitored by SFYC.	Comments noted.

Mr Robert Marshall		<p>Allocation is unsound as the site is considered incapable of accommodating the extent of mixed-use development referred to.</p> <p>Reservations over the maximum suggested height of development.</p> <p>Given the importance of this town centre site, and the multiplicity of uses suggested a detailed development brief is essential to guide future development of the site to ensure a site that functions well and enhances this part of the town centre. However, the Policy does not set out this requirement.</p> <p>In the absence of evidence to support the building heights proposed reference to specific building heights should be removed. And it should be stated that the Council will support a mixed-use development incorporating some of the uses set out. The allocation should specify that a comprehensive development of the site will only take place in accordance with a detailed development brief.</p>	<p>It is considered that the proposed mix of uses is achievable on the site.</p> <p>The max storey height is responsive to the existing context and character of the town, maintaining its integrity and identity as a market town, but providing flexibility to achieve a viable outcome.</p> <p>Comments noted regarding use of a development brief.</p> <p>The max storey height is responsive to the existing context and character of the town, maintaining its integrity and identity as a market town, but providing flexibility to achieve a viable outcome.</p>
Southern Planning for Raymond Brown		This site has been carried forward from the adopted Local Plan Part 2 where it was allocated for some 60 residential units, but has now, without explanation, been increased in the draft Plan to accommodate some 100 units. The site is also expected to deliver approx. 4000 sqm of	Site capacities have been derived from concept design work and the council is satisfied that the broad quantum of development is realistic.

		<p>commercial leisure space together with a new multi storey car park and new town square.</p> <p>The future and viability of town centre strategies may need a comprehensive review in a post Covid era. The site-specific requirements also make reference to the possibility of a hotel which presumably, if brought forward, would impact on the achievement of other elements of the proposal, including the residential. There is no indication that there is any real prospect of bringing the site forward over and above aspirational objectives.</p> <p>At the very minimum the proposal that this site can deliver up to 100 residential units must be questioned; furthermore, there is no confidence that the site is suitable, available and achievable.</p>	<p>Noted that town centre strategies may need reviewing in light of Covid and the impact that may have longer term, however it is too early to be able to do that now.</p> <p>The site is considered to be suitable, available and achievable as evidenced by the Strategic Housing and Employment Land Availability Assessment. The council is confident in its delivery trajectory through regular contact with site promoters.</p>
Ms Anne Stephenson		<p>Proposed retail shouldn't draw people away from the present shopping areas as at present there are empty outlets in the precinct. Any town square needs feel a safe space and should not detract from the present town square which already seems under used and a bit of a 'ghost town' feel at times. I acknowledge the mention of roof gardens and balconies and think it is important to incorporate a green feel to this area as I think this is lacking in the present town centre. Use of green walls, street trees, water features that will actually work and be enjoyed (I have never seen the only water feature in West Street ever in operation and have lived here for 20 years). For example fountains that come out of the paving in a 'random' way that children could play in. Bearing in mind the</p>	<p>Comments noted. The policy provides sufficient flexibility for a variety of uses that will contribute towards the vitality of the town centre.</p>



		projections for climate change bringing dryer and hotter summer we need opportunities for people to enjoy cool and shady areas and areas with a green and natural feel are known to improve mental health.	
Mrs Penny Symons		Excellent plan to provide housing in this central location. Well located for public transport as well as road access. All new housing in the centre of town is to be welcomed to stimulate reinvigoration, especially shops, cafes and other services.	Support noted.

Representations on Policy FTC3 – Fareham Station East			
Number of representations on policy: 6			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Aggregate Industries		Aggregate Industries depot adjacent to the site is safeguarded in the adopted Hampshire Minerals and Waste Local Plan and this is not referenced in the policy. The depot plays a fundamental role in supplying the South East with aggregates. The policy should include a requirement for any future development proposals to incorporate appropriate stand offs, or other mitigation measures, in accordance with the agent of change principle as set out in paragraph 182 of the National Planning Policy Framework (NPPF).	<p>Criterion b) requires that vehicular access should be from the station approach road and should allow for continued use of the depot. Policy D2 will also be relevant to ensure good environmental conditions for all new and existing users of buildings and external space.</p> <p>Comments regarding constraints at the site noted.</p>

		Site is complicated with issues around station car parking, station lease area, freight sidings and third-party land interests.	
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham Town Centre will need to be closely monitored by SFYC.	Comments noted.
Mr Robert Marshall		This is a sustainable location for housing, an element of retail and café uses would also fit in well. However, concerns over reduction in parking for the train station. The fire station may need to be retained on site if it can't be relocated. Sufficient space is required to ensure a good public realm at the station approach. The adjacent gravel yard would be an issue in terms of noise and dust which has not been taken into account. No evidence has been put forward to show that the maximum 5 storey height would not be too high. It has not been shown how the proposed development at the scale outlined could be satisfactorily achieved.	<p>Support in terms of location noted.</p> <p>The policy requires sufficient parking to be retained, this could be redesigned to provide the same quantum e.g. multi storey.</p> <p>The policy states that a replacement fire and rescue operation is to be provided on site unless acceptable alternative provision is delivered elsewhere.</p> <p>Criterion f) requires new buildings to be set back to allow for high-quality public realm</p> <p>The building heights recognise the potential the station acts as a gateway into the town centre. It is a maximum figure and further modelling work will</p>

			identify a suitable and varied scale depending on specific siting.
Southern Planning for Raymond Brown		<p>There are questions about the suitability and achievability of this site for the intended development. This site has been carried forward from the adopted Local Plan Part 2 where it was allocated for some 90 residential units, but has now, without explanation, been increased in the draft Plan to accommodate some 120 units. Question site assembly issues both in terms of achievability and timing.</p> <p>This is one of the sites where the issue does not simply relate to whether the site can properly accommodate the number of units being proposed, but the suitability availability and achievability must be questioned.</p>	<p>Comments noted. The council has undertaken design concept work that has identified a potential yield.</p> <p>The site is considered suitable, available and achievable as evidenced in the Strategic Housing and Employment Land Availability Assessment. The Council is confident in its delivery trajectory through regular contact with site promoters.</p>
Southern Water (Charlotte Mayall)		Local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. There is a need for reinforcement of the wastewater network in order to provide additional capacity. It is recommended the following criterion is added to Policy "Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider."	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph 11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.
Mrs Penny Symons		Excellent plan to provide housing in this central location. Well located for public transport as well as road access. All new housing in the centre of town	Support noted.

		is to be welcomed to stimulate reinvigoration, especially shops, cafes and other services.	
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Representations on Policy FTC4 – Fareham Station West			
Number of representations on policy: 7			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Aggregate Industries		<p>Aggregate Industries depot adjacent to the site is safeguarded in the adopted Hampshire Minerals and Waste Local Plan and this is not referenced in the policy. The depot plays a fundamental role in supplying the South East with aggregates. The policy should include a requirement for any future development proposals to incorporate appropriate stand offs, or other mitigation measures, in accordance with the agent of change principle as set out in paragraph 182 of the National Planning Policy Framework (NPPF).</p> <p>Main issue with site is that it currently has operational equipment located on it.</p>	<p>Criterion b) requires that vehicular access should be from the station approach road and should allow for continued use of the depot. Policy D2 will also be relevant to ensure good environmental conditions for all new and existing users of buildings and external space.</p> <p>Comments regarding constraints at the site noted.</p>
Environment Agency (Laura Lax)		Part of this site lies within current day flood zone 2, there is also a culverted watercourse that flows beneath the site. We are supportive of bullet points (i) and (j) within this policy that recognise these key issues and require full consideration of them within any proposal that comes forward. This is essential to allow the safe redevelopment of the site by	Comments noted.

		ensuring that flood risk is not increased and reduced wherever possible.	
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham Town Centre will need to be closely monitored by SFYC.	Comments noted.
Southern Planning for Raymond Brown		This is a long and very narrow site sandwiched between the railway to the east and protected trees to the west. Multiple constraints include, amongst others, the multiple uses existing on the site, the access constraints including that the existing access crosses land in Flood Zone 2, noise, contamination and amenity issues. Questions over suitability availability and achievability.	Comments noted. The site is considered suitable, available and achievable as evidenced in the Strategic Housing and Employment Land Availability Assessment.
Southern Water (Charlotte Mayall)		Local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. There is a need for reinforcement of the wastewater network in order to provide additional capacity. It is recommended the following criterion is added to Policy "Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider."	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph 11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.

Ms Anne Stephenson		TPOs must be respected as mature trees are so important to maintain biodiversity and landscape value as even if trees are planted in their place it takes a long time for them to grow to replace properly mature trees that are felled. There should also be a 5 new for one policy to replace any trees felled and a requirement for any developer to maintain any trees planted for at least 3 years after planting.	The policy requires TPO trees to be retained. Furthermore, Policy NE6 requires trees, woodland and hedgerow to be replaced where their loss is unavoidable. This is considered to be an appropriate strategy.
Mrs Penny Symons		Excellent plan to provide housing in this central location. Well located for public transport as well as road access. All new housing in the centre of town is to be welcomed to stimulate reinvigoration, especially shops, cafes and other services.	Support noted.

Representations on Policy FTC5 – Crofton Conservatories			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham	Comments noted.

		Town Centre will need to be closely monitored by SFYC.	
Southern Planning for Raymond Brown		This site continues to be in active retail use, following the expiry of a temporary permission for retail use and the potential availability of the site is questioned.	The Local Plan is not required to only identify sites that are available immediately for development. Crofton Conservatories is identified as a source of supply later in the plan period.

Representations on Policy FTC6 – Magistrates Court			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. These are generally small developments in dispersed locations; however collectively they create 428 dwellings in the Fareham Town Centre Area. A new Full Day Care nursery offering approximately 50 places has opened in Fareham Town Centre which may relieve the pressure on places in the area. The impact of new housing on childcare sufficiency in Fareham Town Centre will need to be closely monitored by SFYC.	Comments noted.
Southern Planning for Raymond Brown		There are potential constraints with a number of the other sites, which may at the very least delay their delivery or even bring into question their achievability. Site FTC6, Magistrates Court at Fareham and allocated for some 45 units is held up	The Council is confident in its delivery trajectory through regular contact with site promoters.

		by a complicated deal to resolve the nitrates issue, involving land within Winchester District.	
Mrs Penny Symons		Excellent location and single person/couple accommodation units would be very popular.	Support noted.

Representations on Policy HA1 – North and South of Greenaway Lane			
Number of representations on policy: 28			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Bryan Jezeph Consultancy		<p>Supports uplift in yield for this allocation.</p> <p>Objects to exclusion of 59 Greenaway lane (SHELAA Ref 3189)</p> <p>Object to criterion d (ecology corridor). This should be determined at detailed stage.</p> <p>Treed areas too extensive and not accurate. Object to criterion g protection of trees. More flexibility needed to account for poor quality specimens</p>	<p>Support on yield noted</p> <p>Mapping change included in Revised Publication Local Plan to bring policy map, allocation map and framework plan in line with allocation policy.</p> <p>Disagree. The framework identifies corridors based on known potential. This can be refined following detailed survey, but the principle of connected corridors and retention and management of future corridors needs to be addressed at this stage.</p> <p>Criterion (g) refers to TPO trees and poor specimen trees can be identified at detailed stage. However, trees are not identified just for visual amenity but their biodiversity and climate</p>



		<p>Green area adjacent to Lockwood Road required for Suds</p> <p>No need for footpath through whole SE corner</p> <p>Object to criterion k off-site sports provision not justified. Alternative wording to criteria suggested.</p>	<p>change value and included in such areas.</p> <p>SuDS is also to be designed for biodiversity and habitat creation.</p> <p>Footpath links are indicative and subject to future layout, route quality, and POS integration.</p> <p>Disagree. Obligations SPD seeks on site provision and financial contributions off site. Contributions are for the whole allocation and a proportionate approach is appropriate for individual sites.</p>
Bryan Jezeph for Land and Partners	Fig 4.1	New framework Plan submitted by BJC reflecting changes sought by separate narrative response to HA1 above.	<p>Noted. No change to plan necessary in light of responses to issues raised above.</p> <p>Change to boundary at rear of 81 Warsash Road.</p>
CPRE		Allocation is not truly sustainable, relies on the car as the main means of transport. concerned about lack of a masterplan. framework does not fulfil a place making function.	Noted. Car will often be the prime movement mechanism for certain journeys. The framework includes a large connected area of parkland and natural greenspace for leisure trips and links to nearby shopping facilities. Sense of place delivered through central connected open space(s).
Mr Robyn Da Silva		Does not comply with habitats directive as it will not improve designated sites.	Plan level HRA carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.

		<p>Insufficient infrastructure to support scale of development</p> <p>Insufficient analysis to support 1500-2000 additional cars on the network</p>	<p>Disagree. Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.</p> <p>TA identifies traffic impact at strategic level and site level through application process.</p>
Miss Tasmin Dickenson		<p>HA1 has no joined up "Master Plan. developers working in isolation. FBC absolving itself to plan properly for additional community infrastructure pressures.</p> <p>Unclear how objectively assessed need for this site determined.</p> <p>Cannot accord with habitats directive as Does not accord with Habitats directive as development likely to negatively affect identified sites e.g. SAC. Rather than enhanced as policy requires.</p> <p>HA1 goes against strategic policies to avoid greenfield sites, retain settlement identity and valued landscapes. Urban area boundary should not be redrawn to include this site.</p>	<p>A masterplan/framework is shown in Figure 4.1 which sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative approaches that meet NPPF and Development Plan policies must be considered.</p> <p>Objectively assessed housing need in calculated on a Borough wide basis and the distribution of sites is a produce of the spatial strategy and availability of suitable sites.</p> <p>A plan level HRA was carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p> <p>The strategic priorities set out that development in the urban area will be prioritised, however, there are not sufficient brownfield sites to meet the</p>

		<p>Development will negatively affect character of Greenaway lane and would have unacceptable environmental, amenity and adverse traffic and associated site junction safety issues.</p> <p>HA1 does not identify nursery, pre-school or secondary school within the development area. Suggests detailed long-term infrastructure planning to include retail, parking, schools, GP's, traffic to 2037 timeline and which requires FORMAL community consultation at regular intervals.</p> <p>Lessening of proposed number of dwellings to maintain some green space in the village and improve living conditions for all residents, old and new.</p> <p>Requirement to have an integrated plan, not a one by one for individual developers, which lessens community funds and doesn't account for the cumulative impact on the village.</p>	<p>Borough's housing requirement. The site is not within a designated valued landscape.</p> <p>Comments noted.</p> <p>Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought. IDP has been consulted on throughout the Local Plan process.</p> <p>Many of the sites already have planning permission or a resolution to grant planning permission.</p> <p>The Indicative Framework Plan in Figure 4.1 provides a framework for individual developers to work to. However, developer contributions are payable relative in scale to each proposal which deals with cumulative impact of housing.</p>
Ms Fiona Earle		Masterplan not being followed. Greenspaces not being kept.	The masterplan/framework sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative

		Insufficient roads, schools, healthcare infrastructure to cope. Only 500 units appropriate.	approaches that meet NPPF and Development Plan policies must be considered.  Disagree. Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought. TA identifies traffic impact at strategic level and site level through application process.
Foreman Homes		Supports principle and specific policy wording of allocation	Support noted.
Mr Philip Gage		Insufficient infrastructure and land to deal with increased population eg health, education, parking, road capacity.	Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.
Hampshire County Council		Welcomes need for developer contributions to provide additional educational infrastructure where required. Pedestrian and cycle paths should be provided to local schools and existing routes enhanced where necessary to promote active travel to and from schools.  County Council do not require that an application for the site be accompanied by a Minerals Assessment, as outlined in site-specific requirement j).	Infrastructure and contributions will be required in line with Policy TIN4  Remove reference to minerals assessment.
Hampshire County Council (Early Years)		This proposal would generate demand for an additional 50+ childcare places. The respective development allocations within the draft local plan require proposals to address these needs either directly or by way of a financial contribution. These places are essential, to meet the needs of working families.	Infrastructure will need to be provided in line with TIN4. Covered by point k) of the policy.

Mr Philip Hawkins		<p>Unfair distribution of houses across the borough.</p> <p>Does not accord with habitats directive as development likely to negatively affect identified sites e.g. SAC. Developers working in isolation of each other, increasing the potential adverse harm.</p> <p>Boundaries adjusted to suit developers. Biased approach. HA1 goes against strategic policies to avoid greenfield sites, retain settlement identity and valued landscapes. Development will negatively affect character of Greenaway lane. Development would have intolerable environmental, amenity and adverse traffic and associated site junction safety issues.</p> <p>No justification for junior pitches</p>	<p>Noted. The distribution of housing is a product of the development strategy and the availability of suitable sites.</p> <p>Plan level HRA carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p> <p>Noted. Site boundaries are determined by land ownership. The strategic priorities set out that development in the urban area will be prioritised, however, there are not sufficient brownfield sites to meet the Borough's housing requirement.</p> <p>Playing pitch need is evidenced by the Playing Pitch Strategy.</p>
Mr Rex Holford		<p>Unfair distribution of houses across the borough.</p> <p>Adverse impact on road infrastructure as well as local centre capacity.</p>	<p>Comments noted. The distribution of housing is a product of the development strategy and the availability of suitable sites.</p> <p>The TA identifies traffic impact at strategic level and site level through application process.</p>
Ms Rose Maynard		<p>Number of houses is far too intensive for this site, which is designate countryside and is important site for wildlife. Development numbers should be reduced allowing green space to border all road frontages so that the development doesn't impinge on existing residents.</p>	<p>Comments noted. A large proportion of the site already has planning permission or resolution to grant planning permission. The policy sets a requirement for wildlife corridors and green infrastructure.</p>

		(b) There should be more access onto Lockwood Road so that Brook Lane which is a main cycle route for children going to the Secondary School are kept safe.	Lockwood Road is identified in the policy as an area where primary highways access should be achieved.
Pegasus Group for Bargate Homes		<p>Considers allocation sound and supported.</p> <p>Alterations needed to wording so that it is not interpreted as precluding a primary access onto Greenaway lane, which has been agreed through an outline permission</p> <p>Supports principle of ped and cycle links subject to land control</p> <p>Object to limitation of 2.5 storey buildings</p> <p>Objects to lack of flexibility on protecting all TPO trees.</p> <p>Objects to inclusion of need for minerals safeguarding assessment</p> <p>More flexibility on wording of financial contributions if they are not required. Object to contribution towards health as not justified.</p>	<p>Support for allocation noted.</p> <p>Policy states that primary highways access should be focussed on Brook Lane and Lockwood Road. Access to Greenaway Lane is to be 'limited'.</p> <p>Support noted.</p> <p>2.5 storey considered appropriate for the site in line with the surrounding residential properties (as acknowledged by Bargate's Design and Access statement June 2017)</p> <p>Noted. However, it is considered appropriate to seek to retain all TPO trees.</p> <p>Remove requirement for Minerals Assessment in criterion j).</p> <p>Criterion k) considered sufficiently flexible. Justification for contribution sought set out in the IDP.</p> <p>The need for junior sports pitches is evidenced in the Playing Pitch Strategy. The SPD would require more</p>

		Object to provision of junior sports pitches. Not justified. More flexibility required for off-site financial contributions to sports pitches.	to be provided on site; two junior pitches on site is considered a minimum with flexibility for financial contributions for the remainder.
Mrs Samantha Pope		<p>Plan does not include specific transport assessment for HA1 allocation, and no contributions / schemes identified in the Infrastructure Delivery Plan for the western wards. This should be undertaken. There is a no reference to reducing congestion by 2036</p> <p>IDP seeks early years and education contributions but no sites identified in HA1.</p> <p>Similar issue for healthcare and local retail to support population demand.</p>	<p>Comments noted. The TA identifies traffic impact at strategic level and site level through application process.</p> <p>Contributions are in place of on-site provision.</p> <p>Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.</p>
Mrs Hazel Russell		<p>Unfair distribution of houses across the borough Housing Allocation in an already overburdened area for which no new infrastructure is planned.</p> <p>HA1 has no joined up "Master Plan. Developers working in isolation.</p>	<p>Noted. The distribution of housing is a product of the development strategy and the availability of suitable sites. Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.</p> <p>A masterplan/framework is shown in Figure 4.1 which sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative approaches that meet NPPF and</p>

		<p>Boundaries adjusted to suit developers. Biased approach.</p> <p>Does not accord with habitats directive as development likely to negatively affect identified sites e.g. SAC.</p> <p>HA1 goes against strategic policies to avoid greenfield sites, retain settlement identity and valued landscapes.</p> <p>Development will negatively affect character of Greenaway lane and would have intolerable environmental, amenity and adverse traffic and associated site junction safety issues.</p> <p>Junior pitches not shown</p>	<p>Development Plan policies must be considered.</p> <p>Site boundaries are determined by land ownership.</p> <p>Plan level HRA carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p> <p>The strategic priorities set out that development in the urban area will be prioritised, however, there are not sufficient brownfield sites to meet the Borough's housing requirement. The site is not within a designated valued landscape.</p> <p>Comments noted. The TA identifies traffic impact at strategic level and site level through application process.</p> <p>The framework plan is indicative, providing a degree of flexibility. It's for the detail of the planning applications to determine precise location of pitches.</p>
Southern Water		<p>Preliminary assessment of the capacity reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning</p>	<p>Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph</p>



		<p>policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure.</p> <p>Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation.</p> <p>In consideration of the above, we recommend the following criterion is added to Policy HA1; 'Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.'</p>	<p>11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.</p>
Ms Anne Stephenson		Tree Preservation Orders must be respected for biodiversity and landscape value	Criterion g) requires that existing trees subject to a TPO are retained and incorporated within the design and layout of proposals.
Mrs Penny Symons		<p>Ridiculous number of new homes with no nearby public transport, oversubscribed schools, GPs and dentists and grid-locked roads at rush-hours, including M27 junctions. Entrances onto Brook Lane will be very clogged and dangerous.</p> <p>Inadequate parking will be provided so parking spillage in surrounding residential roads will be a nightmare Yellow lines will need to be introduced. Gridlocks also at junctions with A27.</p>	<p>Comments noted. Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought. The TA identifies traffic impact at strategic level and site level through application process.</p> <p>Parking will be required to be provided in line with the Parking SPD.</p>
Ms Jane Thackker		Contrary to Plan Policy that seeks to retain settlement identity by linking Warsash and Locks Heath. Seeks no infill in this location.	Comments noted.

		<p>Inadequate education and health facilities to cater for proposal.</p> <p>Suggests reduction in numbers to protect, preserve and enhance character of Warsash.</p>	<p>Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.</p> <p>Many of the sites already have planning permission or a resolution to grant planning permission.</p>
Unknown Resident (1)		<p>Unfair distribution of houses across the borough. Not based on objectively assessed need for this area.</p> <p>HA1 has no joined up "Master Plan. developers working in isolation.</p> <p>FBC absolving itself to plan properly for additional community infrastructure pressures.</p> <p>New environmental impact assessment required</p> <p>Boundaries adjusted to suit developers. Biased approach.</p>	<p>Comments noted. The distribution of housing is a product of the development strategy and the availability of suitable sites.</p> <p>A masterplan/framework is shown in Figure 4.1 which sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative approaches that meet NPPF and Development Plan policies must be considered.</p> <p>Appropriate infrastructure considered through IDP and suitable on site or financial contributions have/will be sought.</p> <p>Environmental Impact Assessments relate to planning applications.</p> <p>Site boundaries are determined by land ownership.</p>

		<p>HA1 goes against strategic policies to avoid greenfield sites, retain settlement identity and valued landscapes</p> <p>Development will negatively affect character of Greenaway Lane and would have intolerable environmental, amenity and adverse traffic and associated site junction safety issues. Detailed Transport Assessment needed for this allocation</p> <p>Junior pitches not shown.</p> <p>Numbers should be reduced.</p> <p>Cannot accord with habitats directive as development likely to negatively affect identified sites e.g. SAC. Rather than enhanced as policy requires.</p>	<p>The strategic priorities set out that development in the urban area will be prioritised, however, there are not sufficient brownfield sites to meet the Borough's housing requirement. The site is not within a designated valued landscape.</p> <p>Comments noted. The TA identifies traffic impact at strategic level and site level through application process.</p> <p>The framework plan is indicative, providing a degree of flexibility. It's for the detail of the planning applications to determine precise location of pitches.</p> <p>Many of the land parcels already have planning permission or a resolution to grant planning permission.</p> <p>Plan level HRA carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p>
Unknown Resident (2)		<p>Unfair distribution of houses across the borough. (proposed at 830 dwellings) to contribute 62% of total. Should be reduced in line with overall reduction. A separate objectively assessed need for Warsash alone should be conducted.</p>	<p>Objectively assessed housing need is calculated at a Borough wide level. The distribution of sites is a product of the development strategy and the availability of suitable sites.</p>

		<p>There is no joined up “Masterplan” for HA1 with developers working in complete isolation of one another. Therefore, another environmental impact assessment must be conducted showing the cumulative effect of HA1 in its entirety. Cannot accord with habitats directive as does not accord with Habitats directive as development likely to negatively affect identified sites e.g. SAC. Rather than enhanced as policy requires. Allocation must be consistent with Natural England advice and Habitats directive.</p> <p>HA1 goes against strategic policies to avoid greenfield sites, retain settlement identity and valued landscapes. Such sites should not be allocated until Warsash area objectively assessed need is undertaken.</p>	<p>A masterplan/framework is shown in Figure 4.1 which sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative approaches that meet NPPF and Development Plan policies must be considered. A plan level HRA was carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p> <p>The strategic priorities set out that development in the urban area will be prioritised, however, there are not sufficient brownfield sites to meet the Borough’s housing requirement. The site is not within a designated valued landscape.</p>
Unknown Resident (3)		<p>HA1 fails to meet criteria e) of HP1 as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications.</p> <p>HA1 Allocation needs to be re-evaluated to ensure the appropriate amount of infrastructure and amenities are delivered before any development begins. This should include an objectively assessed need for Warsash only.</p>	<p>Comments noted. HP1 does not have a criteria e). We believe the comment is referring to HP4. The site has been assessed through the SA and transport assessment and it is considered that there would not be unacceptable impacts.</p> <p>Objectively assessed housing need is calculated at a Borough wide level. The distribution of sites is a product of the development strategy and the availability of suitable sites.</p>

Mrs June Ward		<p>No joined up thinking, developers working in isolation with no thought to environmental impact.</p> <p>Boundaries adjusted to suit developers.</p> <p>Biased approach cannot accord with habitats directive as development likely to negatively affect identified sites e.g. SAC.</p>	<p>A masterplan/framework is shown in Figure 4.1 which sets out key principles and approaches to development but is currently of limited weight. Negotiation and decision making at application stage has regard to masterplan but alternative approaches that meet NPPF and Development Plan policies must be considered.</p> <p>Site boundaries are determined by land ownership.</p> <p>Plan level HRA carried out which concludes with appropriate mitigation the plan will have no adverse effects on the integrity of designated sites.</p>
Warsash Inshore Fishermen		HA1 contributes around 69.6% of the entire allocation proposed by the Plan, excluding Welborne. This allocation is a massively unrealistic distribution and will lead to a number of negative impacts locally and therefore unsound	Comments noted, however, the distribution of sites is a product of the development strategy and the availability of suitable sites.
Mrs Jane Wright		Development will negatively affect character of Greenaway lane. Development would have intolerable environmental, amenity and adverse traffic and associated site junction safety issues.	Comments noted. The TA identifies traffic impact at strategic level and site level through application process.
Mr Ronald Wyatt		HA1 is still in the extant development plan (2015). as countryside. HA1 should be stopped. Housing should be more evenly distributed in the borough It is a large site yet designated for over 800 houses but being developed in a piecemeal way. unsound without an overarching environmental	Comments noted. The distribution of housing is a product of the development strategy and the availability of suitable sites. Transport, infrastructure and environmental considerations have been taken into account in the TA, IDP

		assessment. It requires an overall strategy for environmental, recreational, road and school issues	and HRA. These have been undertaken on a plan wide basis and so have considered the cumulative impacts of development.
Mrs Valerie Wyatt		HA1 fails to meet criteria e) of HP1 as the proposal would demonstrably have unacceptable environmental, amenity and traffic implications. HA1 should be removed.	Comments noted. HP1 does not have a criteria e). We believe the comment is referring to HP4. The site has been assessed through the SA and transport assessment and it is considered that there would not be unacceptable impacts.

Representations on Policy HA3 – Southampton Road			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council		The identification for developer contributions for education and ensuring safe walking/cycling route to local schools are provided is welcomed. HCC also notes the site does not sit within the Minerals and Waste Consultation Area and therefore an application does not need to be accompanied by a Mineral Assessment.	Support welcomed.  Suggested change  Remove requirement for Minerals Assessment in criterion K)
Hampshire County Council (Early Years)		This proposal would generate demand for an additional 20+ childcare places. The respective development allocations within the draft local plan require proposals to address these needs either directly or by way of a financial contribution towards	Infrastructure will need to be provided in line with Policy TIN4 as set out in criterion I).

		the expansion of existing provision. These places are essential, to meet the needs of working families.	
Hampshire County Council (Property)		HCC supports the inclusion of the allocation and has provided information through the Local Plan process to date to support the allocation. HCC re-affirms that its land within HA3 is available and deliverable within the plan period.	Support welcomed.
Mr David Mugford		Queries what will happen to the current businesses within the development outline.	Sites have been promoted by the landowners and are therefore deemed to be available for residential development.
National Grid		The development site is in close proximity to a National grid asset (400k overhead transmission line).	Noted.

Representations on policy HA4 – Downend Road East			
Number of representations on policy: 22			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Matt Ananin		Remove the single developer for the site allowing more self builds meaning a nicer array of different property types.	Policy HP9 requires that on sites of 40 dwellings or more, 10% of the overall dwellings will be provided through the provision of plots for sale to address local self or custom build need.
Ms C Borrow		In light of the most recent planning application for the site being refused and the associated environmental and highways issues with development here, the Policy should be removed from the Plan.	Comments noted. The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.

Ms Anne Brierley		In light of the most recent planning application for the site being refused and the associated environmental and highways issues with development here, the Policy should be removed from the Plan.	Comments noted. The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.
Mr Ashley Brown		In light of the most recent planning application for the site being refused and the associated environmental and highways issues with development here, the Policy should be removed from the Plan.	Comments noted. The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.
Chapman Lily Planning on behalf of Blackbrook Estates Ltd		In relation to bullet point g). The responsibility for mitigation and enhancement lies solely with the developers of the allocation, any third-party ownership should not be expected to play a role in this.	Noted.
Mr Thomas Cooksley		The area to the East of Downend should be removed from the Local Plan.	Comments noted. The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.
Dr Barry Cullen		Concerns regarding traffic and resulting air pollution. The plan is not legally compliant with the obligation to safeguard the well-being of residents.	Policy NE8 ensures development complies with legal limits set for pollutants through requiring major development to contribute to the improvement of local air quality.
Mr Gordon Dedman		There is nothing in the plan for the additional infrastructure required to support the increase in traffic that can be expected at the junction of Downend Road and the A27. Policy conflicts with the 2008 Ambient Air Quality Directive.	Policy NE8 ensures development complies with legal limits set for pollutants through requiring major development to contribute to the improvement of local air quality.
Mr Geoffrey Foote		In light of the most recent planning application for the site being refused and the associated environmental and highways issues with development here, the Policy should be removed from the Plan.	Comments noted. The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.



Mrs Iris Grist		Portsdown Hill is an area of special landscape quality and should not be built on. HA4 conflicts with paragraph 3.9 and 3.52.	HA4 is not within an Area of Special Landscape Quality as set out in the Technical Review of Areas of Special Landscape Quality and Strategic Gaps (2020).
Hampshire County Council		The allocated housing site sits within the safeguarded buffer zone of Warren Farm and Down End Quarry, a safeguarded waste site operated by Veolia Environmental Services (UK) Plc. Additional wording to policy recommended requiring any planning application for the site to take into account the safeguarded sites and provide mitigation measures as appropriate.	Criterion h) requires the design of the development to take account of the close proximity to the waste transfer station and the indicative framework Plan shows a 100m amenity impact buffer from the waste transfer station.
Hampshire County Council (Early Years)		This proposal would generate demand for an additional 20+ childcare places. The respective development allocations within the draft local plan require proposals to address these needs either directly or by way of a financial contribution towards the expansion of existing provision. These places are essential, to meet the needs of working families. In our Spring 2020 Childcare Sufficiency Audit Portchester West was identified as an area to be closely monitored due to the collective new and planned housing developments in the area.	Infrastructure will need to be provided in line with TIN4. Covered by point m) of the policy.
Dr Alan Hawkins		Plan is out of date; it shows the status of this application up to July 2020. Since then a 'new' application has again been rejected with a suggestion that an appeal would be inappropriate. This valuable farm land should be classified as protected under the proposed new Government classifications.	<p>Comments noted.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The Borough would not be able to meet its identified housing and employment needs on brownfield land, and greenfield sites of lower agricultural quality, alone. For this reason, the allocation of residential</p>

			development on BMV agricultural land in this Plan has been necessary to meet the identified housing and employment need.
Professor Richard Healey		Insufficient transport and highways infrastructure to mitigate impacts of development. Suggestion of additional policy criteria to address vehicular access and wider highways issues.	TA identifies traffic impact at strategic level and site level through application process.
Historic England		Support for policy criteria b) and g)	Support noted and welcomed.
Mr Jonathan Isherwood		Amend bullet point c) to read primary highway access shall be focused on a new access road to be provided to J11 of the M27;	A new access road to be provided to J11 of the M27 would not be feasible.
Mr Nick Millett		Concerns regarding traffic and resulting air pollution. Questions raised over traffic modelling used, not convinced they model accurately for peak traffic combined with bad weather.	Comments noted. Air quality issues are dealt with by Policy NE8 which ensures development complies with legal limits set for pollutants through requiring major development to contribute to the improvement of local air quality. The Plan is supported by an industry standard transport assessment which considers increase in traffic as a result of local plan development. Individual applications will be supported by localised transport assessments.
Mr Melvyn Rees		In light of the most recent planning application for the site being refused and the associated environmental and highways issues with development here, the Policy should be removed from the Plan.	The site has been subject to an SA, HRA, TA and the Council considers this to be a sustainable location for development.
Southern Planning Practice on Behalf of Raymond Brown Minerals and Recycling Ltd		Questioned whether the Council should be relying on the site as a housing allocation which the Council has found, in the form of the most recent applications, unacceptable.	The site is considered suitable, available and achievable as evidenced by the Strategic Housing and Employment Land Availability Assessment.

Southern Water (Charlotte Mayall).		Local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. There is a need for reinforcement of the wastewater network in order to provide additional capacity. It is recommended the following criterion is added to Policy "Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider."	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph 11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.
Terence O'Rourke on behalf of Miller Homes.		In order to make sound, bullet points g) and j) and the wording 'or footbridge' within bullet point l) should be deleted.	It is considered that criterion g) and j) are justified. Criterion l) states 'a pedestrian footway <i>or</i> footbridge' which is considered to provide sufficient flexibility.
Veolia ES (UK) Ltd		Amend bullet point h) and make reference in the supporting text to the Agent of Change. The policy needs to go much further in directly referencing the Agent of Change principle. At present, the Policy it is not consistent with national policy	The Local Plan should be read as a whole and Policy D2 (Ensuring Good Environmental Conditions) would apply. This policy requires that development ensures good environmental conditions for all new and existing users of buildings and external space.

Representations on policy HA7 – Warsash Maritime Academy			
Number of representations on policy: 8			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Environment Agency		Supportive of criteria (m) within the policy	Support noted and welcomed.
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. Depending on the housing mix and age demographic of the residents, a small number of additional childcare places for age 2-4 yr olds could be needed. In our Spring 2020 Childcare Sufficiency Audit Warsash was identified as an area to be closely monitored due to the collective new and planned housing developments in the area. Existing settings are close to capacity, including Out of School provision. These places are essential, to meet the needs of working families.	Infrastructure will need to be provided in line with TIN4. Covered by point n) of the policy.
Historic England		Welcome criteria f) and g) but consider they do not go far enough to protect the listed buildings on site. Proposed amended wording suggested for criterion f). Additionally, while development to the west of the listed buildings may be less likely, due to the presence of notable restrictions. It is considered that no development should be located to the west of the listed buildings is made explicit, through a policy requirement.	Support for criterion f) and g) noted.  Suggested change  Change criterion (f) to: “f) Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the significance of the Grade II Listed Buildings and their setting; and”  Add new criterion: “No development should be located to the west of the listed buildings”

Ms Rose Maynard		The indicative capacity of the site is too intensive and should be reduced to a more acceptable number.	The yield is indicative, and it is felt that an indicative yield of 100 units is appropriate and achievable on the site.
Southern Planning on behalf of Raymond Brown Minerals and Recycling Ltd.		Due to the identified ecology and highway issues and problems associated with converting listed buildings, the viability and achievability of this site is questioned.	The Council is confident in the achievability of the site within the plan period.
Ms Anne Stephenson		<p>TPOs must be respected. There should also be a 5 new for one policy to replace any trees felled and a requirement for any developer to maintain any trees planted for at least 3 years after planting.</p> <p>Queries if it is a realistic site for development considering projected sea level changes</p>	<p>The policy requires that trees subject to an Area TPO should all be retained as well as boundary trees and hedgerows on the western boundary.</p> <p>The Council has undertaken a Strategic Flood Risk Assessment which has shown that safe development can be accommodated on site.</p>
Turley on behalf of Southampton Solent University.		<p>Supportive of Policy in principle but it is considered that there are certain detailed requirements within the policy that need to be amended to ensure that the Policy is effective and that development on the site is deliverable and is not unnecessarily constrained.</p> <p>Policy should acknowledge that the site includes two Listed Buildings (Shackleton and Moyana).</p> <p>Bullet point a). Flexibility is sought in terms of other uses that might be provided within these buildings (Use Classes C1, C2, C2a C3 and C4 E Class and F1 and F2 Class).</p>	<p>Support noted.</p> <p>Listed buildings on the site are shown on the site plan and referenced in criterion f) and g).</p> <p>The site is allocated for housing. Should an application come forward with other compatible uses the application will be assessed on its merits.</p>

		<p>The indicative yield of 100 units is an underestimate of site capacity. The site could potentially accommodate around 150 homes.</p> <p>The agreement of Historic England to proposals for re-use of the buildings is not required for bullet point g).</p> <p>Bullet point j) Object to the requirement for all trees on the site to be retained. Amended to require the submission of a tree survey and arboricultural impact assessment.</p>	<p>The yield is indicative, and it is felt that an indicative yield of 100 units is appropriate.</p> <p>Remove '(subject to agreement with agreement with Historic England)' from criterion g).</p> <p>The site is subject to an Area TPO and as such it is considered that the trees should be protected.</p>
Mr Robin Webb		Consider protection of the 'Coastguard' buildings on the site.	Comment noted.

Representations on Policy HA9 – Heath Road			
Number of representations on policy: 6			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council		HCC notes the site is not within the boundary of the Minerals and Waste Consultation Area and therefore an application does not need to be accompanied by a Mineral Assessment.	<p>Comment noted.</p> <p>Suggested change</p> <p>Remove requirement for Minerals Assessment in criterion g).</p>

Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. Depending on the housing mix and age demographic of the residents, a small number of additional childcare places for age 2-4 yr olds could be needed.	Infrastructure will need to be provided in line with Policy TIN4 as set out in criterion h).
Hampshire County Council (Property)		HCC supports the allocation of HA9. The site has the resolution to grant planning permission for 70 dwellings. Evidence suggest the site is capable of being delivered in the early stage of the plan period. The site is available and achievable.	Support welcomed. Comments noted.
Natural England		Acknowledge this site has resolution to grant planning permission for 70 dwellings. Recommended that policy includes a requirement to secure an appropriate level of offsite compensation to address the loss of secondary woodland on site.	Comments noted. Policy NE6 requires replacement of trees, woodland and hedgerows where their loss is unavoidable.
Mrs Joan Sims		The proposed development area is unsound. Suggest the allocation is removed as a proposed development site. If this is no possible suggest a large area of natural habitat is designated, specify rainfall run off depression, no vehicle exists onto Heath Road and retain the trees along the Southern boundary of Heath Road.	The site has a resolution to grant planning permission.
Ms Anne Stephenson		Suggest there is a new policy to replace any trees felled and a requirement for the developer to maintain any trees planted for at least 3 years after planting.	Comments noted. Policy NE6 requires replacement of trees, woodland and hedgerows where their loss is unavoidable.

Representations on Policy HA10 – Funtley Road South			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Early Years)		The plan does not indicate the provision of childcare facilities. Depending on the housing mix and age demographic of the residents, a small number of additional childcare places for age 2-4 yr olds could be needed.	Infrastructure will need to be provided in line with Policy TIN4 as set out in criterion k).
Ms Anne Stephenson		Rewrite bullet point G to change its emphasis. Ensure development and its associated infrastructure does not have an impact on, and prevent damage to, the <u>existing woodland</u> on-site not the other way around.	It is considered that the current wording of criterion g) offers sufficient protection to existing woodland on the site.
Turley on behalf of Reside Developments.		<p>Policy not consistent with national policy as it does not make most efficient use of land. Indicative yield should be amended to 125 dwellings and the site boundary should be realigned.</p> <p>Bullet point c) of policy not justified by evidence.</p> <p>Bullet point e) regarding the vehicle loop is not justified or effective.</p>	<p>The Council considers the yield to be appropriate given the sites location in a sensitive landscape and the need to minimise visual impact on the Meon Strategic Gap.</p> <p>The Council believe the building height limit is justified due to the site's location in a sensitive landscape.</p> <p>The Council considers that the vehicle loop is appropriate in order to achieve pedestrian and cycle permeability across the site.</p>



		Requirement under bullet point j) was not conditioned under the existing outline consent for the site. Therefore, the requirement is not considered necessary or reasonable, and should be deleted.  Support for all other bullet point requirements under the policy	Disagree, there is a small overlap with a safeguarded site. The housing allocation policy recognises that planning permission has been granted.  Support noted.
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Representations on Policy HA12 – Moraunt Drive			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

## Representations on Policy HA13 – Hunts Pond Road

Number of representations on policy: 2

Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Property)		Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available, deliverable. This allocation will contribute (indicative yield 38 dwellings) to the supply of housing required over the plan period for the borough.	Support noted.
Southern Planning for Raymond Brown		Under the Local Plan Part 2 this site was allocated under Policy DSP53 for Community Uses as part of a larger scheme to include education and open space. It is understood that the site is no longer required by Hampshire County Council for educational purposes, but there is no confirmation that a proper assessment has been undertaken of the continued need of this land for local community uses.	The site been promoted to us and it is considered to be suitable, available and achievable as evidenced by the SHELAA. HCC no longer require the site for educational purposes. Furthermore, it is considered that the plan makes adequate provision for community facilities.

Representations on Policy HA15- Beacon Bottom West			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Foreman Homes		Policy is sound. Allocation allows for 29 dwellings which make a significant contribution toward the 5YHLS. The policy is consistent with para 61 which states housing needed for different groups in the community. Policy also compliant with para 67 of the NPPF. Site specific policies are positively prepared and effective in accordance with para 35 of the NPPF. Current planning app for 29 dwellings P/18/1258/FP.	Support noted.

Representations on Policy HA17 – 69 Botley Road			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Southern Water		Local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. There is a need for reinforcement of the wastewater network in order to provide additional capacity. It is recommended the following criterion is added to Policy "Occupation of	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison with the service provider. Paragraph

		development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.”	11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.
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Representations on Policy HA19 – 399-403 Hunts Pond Road			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Environment Agency		Policy is sound. It is correctly recognised within the plan that part of this site lies within current day flood zones 2 and 3. We are pleased to see that a development criteria (f) has been included to specify that no development or site access should be within these areas. This will ensure the development and its occupants are not at increased risk of flooding.	Support noted.
National Grid		Asset map only submitted	Noted.
Ms Anne Stephenson		Should this include some reference to the trees in the area so trees with TPOs are retained?	Noted. The development plan is written as a whole and Policy NE6 (Trees, Woodland and Hedgerows) will apply.

Representations on Policy HA22- Wynton Way			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Property)		Policy is sound. Hampshire County Council as a landowner supports the inclusion of this draft allocation and has provided information that confirms this site is available and deliverable. This allocation will contribute (indicative yield 13 dwellings) to the supply of housing required over the Plan period for the borough.	Support noted.
Ms Anne Stephenson		Should be re-written to change the emphasis- The design and layout of dwellings, roads, footpaths or other infrastructure proposals should be in a manner that does not impact on, and prevents damage to, the existing woodland on-site which shall be retained and incorporated within the development.	Comments noted. The policy requires existing trees to be retained and incorporated within the design and layout of proposals.

Representations on Policy HA23 – Stubbington Lane			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

Representations on Policy HA24- 335-337 Gosport Road			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Property)		Policy is sound. HCC as a landowner supports the inclusion of this draft allocation and has provided info that confirms this site is available, deliverable, and developable. Allocation will contribute (indicative yield 8 dwellings) to the supply.	Support noted.

Representations on Policy HA26- Beacon Bottom East			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Bryan Jezeph Consultancy		Policy is unsound as currently written. There is continued support for housing allocation HA26 and the site promoter is grateful that the Council has increased the indicative yield of the allocation to reconcile with the planning application and SHELAA submission of 9 dwellings, but there is an objection to some of the criteria within the policy. Criterion h) is also objectionable and is	Support for allocation noted.  Comments noted. Criterion h) is a consistently worded criteria that points applicants to TIN 4. The size of the development and what contributions and infrastructure would be required would be assessed against this policy.

		currently misleading. A development proposal for fewer than 10 dwellings and on a site measuring less than 0.5 hectares would not normally have to provide any of the financial contributions listed, although a contribution to mitigate the impact of a development on the Solent Special Protection Areas would be required for a scheme of any size in line with Policy NE3.	The respondent notes that reference to NE3 is appropriate.
Mr Robert Marshall (Fareham Society)		<p>Site is sound in relations to its proximity to public transport and shops.</p> <p>Proposed site allocated is unsound given the indicative yield on 9 dwellings. There would thus be conflict with NPPF requirements that: planning should ensure that developments add to the overall quality of the area and be sympathetic to local character (NPPF para 127); and on the prevention of harm to Heritage Assets (paras 193/4). The allocation should either be withdrawn from the Plan or alternatively the indicative yield deleted or substantially reduced in number.</p>	<p>Support in terms of the site's location noted.</p> <p>9 dwellings is considered appropriate and achievable on the site. Criterion f) requires a Heritage Statement detailing impact on the setting of the locally listed building in accordance with Policy HE5.</p>
Ms Anne Stephenson		No mention of preservation of trees not even those with TPOS which seem to be part of the site	Comment noted. The development plan is written as a whole and Policy NE6 (Trees, Woodland and Hedgerows) will apply.

Representations on Policy HA27- Rookery Avenue			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Foreman Homes		This policy is sound as it is consistent with national policy. Allocation allowing for 32 dwellings will make a significant contribution towards the 5YHLS. Policy is consistent with Para 61 and compliant with para 67 of the NPPF. There is a current planning application for 32 dwellings which meets the policy requirements and is supported by the Council. The site is developable.	Support noted.
Mrs Penny Symons		Policy is sound. Good to have 27 houses in this location with good road access and local shops etc	Support noted.
Woodland Trust		Site is adjacent to ancient woodland at Gull Coppice and we recommend a minimum 50M buffer should be maintained between development and woodland. Unless the applicant can demonstrate how a smaller buffer would suffice or a large buffer may be required. Proposed amendment - Proposals should seek to enhance the Gull Coppice SINC, while maintaining a 50m protective buffer.	Comments noted.



Representations on Policy HA28 – 3-33 West Street, Portchester			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

Representations on Policy HA29 - Land East of Church Road			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Natural England		Much of this site shows as Lowland Mixed Deciduous Woodland priority habitat on the Ecological Network mapping for Hampshire. Part of the site is designated as a Site of Importance for Nature Conservation (SINC) according to the Policy map. The Policy outlines a requirement for ecological mitigation for the site-specific construction and operational impacts of a development proposal. It is advised the Policy outlines a requirement to secure an appropriate level of offsite compensation to address any loss of	Comments noted. The Local Plan should be read as a whole and therefore Policy NE1 would apply to all development proposals.

		priority habitat on site to ensure compliance with Policy NE1.	
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Representations on Policy HA30 – 33 Lodge Road			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

Representations on Policy HA31- Hammond Industrial Estate			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gillings Planning (on behalf of Frontier Estates)		<p>Proposed site allocation HA31 supported but request that the following comments on the detail of this allocation policy are reflected in the final draft of the submission plan for examination.</p> <p>Residential dwellings on Stubbington Lane should not be included in red line boundary and indicative yield should be amended to reflect planning application (68 bed care home).</p>	<p>Support for allocation noted.</p> <p>Site boundary to change to reflect planning application red line boundary and yield amended to reflect application.</p>

		<p>Points a), b), c), d), e), f), h) and j) in the site-specific requirement for the policy are supported.</p> <p>Point g) refers to the need for a contamination assessment due to the site's close proximity to Solent Airport. It is not considered relevant to specify Solent Airport in this point and so we respectfully request that point h) is amended to read as follows:</p> <p><i>'g) A Contamination Assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application; and'</i></p> <p>Point i) refers to the need for a Construction Environment Management Plan. It is noted that this is something that is normally secured through planning condition and we respectfully request that this is reflected in point i) as follows:</p> <p><i>'i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be secured through an appropriately worded planning condition; and'</i></p> <p>Point k) refers to infrastructure provision and specifies health, education and transport. We note that the relevant infrastructure provision and contributions will be determined on a case by case basis and will depend on the nature of development proposed. Notwithstanding, it should be noted that Class C2 care home uses do not give rise to a</p>	<p>Support for criterion a), b), c), d), e), f), h) and j) noted.</p> <p>Remove reference to Solent Airport from criterion g).</p> <p>Criterion i) is a consistently worded requirement with other policies and it is not considered that there is a need to specify how it would be secured.</p> <p>Criterion k) is a consistently worded requirement that points applicants to TIN 4. The size of the development and what contributions and infrastructure would be required would be assessed against this policy.</p>
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		<p>demand for education and so it is respectfully requested that reference to education is removed from point h).</p> <p>Furthermore, the reference to NE3 relates to the Solent Disturbance Mitigation Project which is considered to be irrelevant in this case. Again, C2 care homes do not give rise to additional recreational pressure.</p>	Care homes may need to address recreational disturbance impact both alone and in-combination, depending on the level of care provided. Such development will be assessed on a case by case basis.
Natural England		The policy should ensure the impact of nutrients in wastewater is addressed to ensure compliance with Policy NE4.	The plan should be read as a whole and as such Policy NE4 would address this issue.

Representations on Policy HA32 – Egmont Nursery			
Number of representations on policy: 15			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Andy Beadsworth		HA32 Allocation should be removed from the development plan. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.	The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).
		Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st	The site had planning permission at the time the Publication Plan was

		<p>July 2020: Outline planning permission granted (P/18/0592/OA). This is not true.</p> <p>HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.</p>	<p>published, however, agreed that the planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr Alastair Beardsall		<p>HA32 Allocation should be removed from the development plan. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.</p> <p>Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was</p>

		<p>July 2020: Outline planning permission granted (P/18/0592/OA). This is not true.</p> <p>HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.</p>	<p>published, however, agreed that the planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr Gordon Bonney		<p>The outline planning permission granted on site HA32 is currently subject to the beginning of a judicial review as the site is not considered deliverable and therefore should not be included in the housing allocation. Removing a site of only 8 houses with an unlawful planning permission will make the Local plan more sound &amp; legally compliant.</p>	<p>Comments noted. The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA.</p>
Mrs Andrea Chase		<p>HA32 Allocation should be REMOVED from the development plan because it is situated within the</p>	<p>The site was not included in the ASLQ as it already had planning permission</p>

		<p>countryside within the Hamble Valley Area of Special Landscape Quality.</p> <p>HA32 is situated in a Private Road and is the subject of a JUDICIAL REVIEW because: 1. The application does not include land needed to reach the highway. FBC and the applicant continually ignore this requirement despite it being pointed out by a Planning Consultant and a Q.C. on numerous occasions. 2. The Nitrate calculation included as mitigation relies on untenable assumptions. 3. HA32 is the subject of a Judicial Review because it did not comply with the policies in the extant plan. 4. The site is considered by residents, and a leading planning Q.C. to be UNDELIVERABLE due to a number of reasons and therefore should NOT be included in the housing allocations.</p>	<p>(resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr John Chase		<p>HA32 should be removed. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts para 3.2 development plan. It does not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions and being within a Private Road the application does not include land needed to reach the public highway. This latter fact has been pointed out to FBC and the applicant by both</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the</p>

		the eminent QC and a Planning Consultant and has been repeatedly ignored.	<p>Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Ms Fiona Earle		HA32 Housing allocation is undeliverable, it is also in an area this plan designates as special landscape character countryside & therefore should not be included. The site is undeliverable as there is no established right of way to the public Highway, removing HA32 would prevent an undeliverable site being included in the development plan.	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr Gianmarco Fiorentino		HA32 Allocation should be removed from the development plan. HA32 is an allocation in the	The site was not included in the ASLQ as it already had planning permission



		<p>Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.</p> <p>Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st July 2020: Outline planning permission granted (P/18/0592/OA). This is not true.</p> <p>HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions.</p> <p>The application does not include land needed to reach the public highway.</p>	<p>(resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was published, however, agreed that the planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr Peter Jackson		HA allocation should be removed from the development plan. HA32 allocation in the Hamble	The site was not included in the ASLQ as it already had planning permission

		<p>Valley area of special landscape quality. Inclusion of HA32 contradicts para 3.9.</p> <p>HA32 is the subject of judicial review. Nitrate mitigation relies on untenable assumptions and the application does not include land needed to reach the public highway.</p>	<p>(resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Miss Melissa Marshall		<p>HA32 should be removed. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.</p> <p>Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was published, however, agreed that the</p>

		<p>July 2020: Outline planning permission granted (P/18/0592/OA)'. This is not true.</p> <p>HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.</p>	<p>planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr John Read		<p>HA32 should be removed. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.</p> <p>Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was published, however, agreed that the</p>

		<p>July 2020: Outline planning permission granted (P/18/0592/OA). This is not true.</p> <p>HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.</p>	<p>planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mrs Lois Read		<p>HA32 should be removed. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9 Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st July 2020: Outline planning permission granted (P/18/0592/OA). This is not true. HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was published, however, agreed that the</p>

		<p>mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.</p>	<p>planning status as at 1<sup>st</sup> July 2020 is incorrect. Planning status for all sites will be updated as at April 2021</p> <p>The JR is relevant to the application and the site's impact on Natura 2000 sites has been considered through the Local Plan HRA. The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mr Chris Sherman		<p>HA32 Allocation should be removed from the development plan. HA32 is an allocation in the Hamble Valley of special landscape quality. Para 3.9 says 'there remain no development allocations in these areas.' Inclusion of HA32 contradicts paragraph 3.9.</p> <p>Planning status of HA32 as noted in the Development plan reads 'Planning Status as at 1st July 2020: Outline planning permission granted (P/18/0592/OA). This is not true.</p>	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The site had planning permission at the time the Publication Plan was published, however, agreed that the</p>

		HA32 Is the subject of Judicial Review because it did not comply with the policies in the extant plan, the Nitrate calculation included as mitigation relies on untenable assumptions, the application does not include land needed to reach the public highway.	<p>planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The principle of development has been established through the granting of planning permission.</p> <p>The site has benefit of a private right of way over Brook Avenue and the proposed development would generate significantly less traffic than the previous commercial use of the Site therefore there is nothing to indicate that the proposed access would not enable suitable vehicular, cycle and pedestrian access to the proposed development.</p>
Mrs Penny Symons		This is supposed to be countryside is not adjacent to the urban boundary. Traffic will increase. This site should not be developed and should continue to be protected as being in the countryside zone.	The principle of development has been established through the granting of planning permission.
Mrs Valerie Wyatt		Housing allocation should be removed from the plan pending the outcome of Judicial Review that is underway. Planning status on pg 98 is untrue. This site is not adj to the urban boundary, is in a sensitive location less than 200m from Nautura 200 sites. Ancient woodland is located 34M from the boundary of the site. Area of SLQ has this allocation shown to the north of Warsash and the west of Locks Heath as a small cut out. This is the only such cut out and does not make sense. It is	<p>The site had planning permission at the time the Publication Plan was published, however, agreed that the planning status as at 1<sup>st</sup> July 2020 is incorrect.</p> <p>Planning status for all sites will be updated as at April 2021</p> <p>The site was not included in the ASLQ as it already had planning permission</p>

		also counter to the strategic properties points 2 and 9 in 2.12.	(resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).
Mr Ronald Wyatt		This site is shown in Hamble Valley of Special Landscape quality yet para 3.9 says that there “remain no development allocations in these areas”. HA32 is subject to a live judicial review as it fails Fareham’ own extant plan requirements. It is not adj to the urban boundary (Against DSP40). HA32 is 200M from the protected Natura 2000 sites and only 34M from ancient woodland.	<p>The site was not included in the ASLQ as it already had planning permission (resolution to grant from August 2020) before the Technical Review of Areas of Special Landscape Quality and Strategic Gaps was published (September 2020).</p> <p>The principle of development here has been established through the granting of planning permission.</p> <p>For Local Plan purposes the site has been assessed through the HRA, the site-specific impacts of construction noise was considered likely which is why point d) was added to avoid adverse impacts on the Natura 2000 sites.</p>

Representations on Policy HA33- Land East of Bye Road			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Steven Richard Dunleavy SSAS (BJC Planning)		Policy is sound. There is no reason to believe the plan has not met the legal requirements for plan making as set out by planning laws. Onus is on FBC to demonstrate that the plan complies with duty to cooperate. Outline permission has been granted for 7 custom build dwellings.	Comments noted.

Representations on Policy HA34- Land South West of Sovereign Crescent			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Foreman Homes		Policy is sound & consistent with national policy 38 dwellings would make a significant contribution towards the 5YHLS. Policy is consistent with Para 61 & compliant with para 67 of the NPPF. Site specific policies are positively prepared and effective in accordance with Para 35 of the NPPF.	Support noted.



		There is a resolution to grant app which meets the requirements and is supported by the Council.	
Ms J Goodwin		I disagree with the proposed allocation of houses at the SW of Sovereign Crescent in principle - However - it is impossible to tell if point 'e' is complete or is an unfinished sentence?	<p>Comments noted. It is acknowledged that criterion e) is lengthy but it is not unfinished as it links to criterion f).</p> <p>Amend point e) to say 'Proposals should take <u>'account'</u> of the two SINC's...'</p> <p>Also replace comma with semicolon in point e) to say 'a 9m wildlife corridor should run along the centre of the site linking them; and</p>
Ms Anne Stephenson		No mention of preservation of trees with TPOs which seem to be part of the site	TPOs are referenced on the site plan and Policy NE6 will be applicable.

Representations on Policy HA35 – Former Scout Hut, Coldeast Way			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

Representations on Policy HA36 – Locks Heath District Centre			
Number of representations on policy: 4			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Martin Ashdown		The proposed allocation is not in alignment with policy R1. The proposed allocation will remove parking for the shopping centre and add additional housing units. Note also that some 800-1000 new units are proposed in the catchment areas so demand for access and parking will increase whilst it is already stretched at peak. Remove HA36 or require provision of at least same number of parking units displaced by it.	The policy includes a requirement for the reconfiguration of car parking to consider the requirements of the existing shopping centre. This will ensure appropriate car parking provision for the district centre.
Mr Robert Marshall (Fareham Society)		This allocation is unsound as it would result in the loss of car parking for the Locks Heath District Centre. The loss of a substantial portion of the car park would thus be detrimental to the Centre's health and vitality. This would be contrary to Strategic Policy R1 of the emerging Local Plan which says that any development that would significantly harm the vitality and viability of a defined centre will not be permitted. The allocation should be removed.	The policy includes a requirement for the reconfiguration of car parking to consider the requirements of the existing shopping centre. This will ensure appropriate car parking provision for the district centre.
QA Planning LTD on behalf of Simon Dawkins		NRR support the principle of the proposed housing allocation. NRR are also currently consulting on the changes to the highways infrastructure that would be required to facilitate the delivery of this site, which could be brought forward quickly if the	Support noted.  It is considered that the policy allows sufficient flexibility to allow design adaptations – the yield is indicative.

		application is approved. This would fulfil part (g) of the draft policy. NRR's only request is to ensure that sufficient flexibility is built into the policy to allow for future applications to adapt their design to make the best use of this brownfield land and therefore improve its effectiveness. Modification- policy revised to ensure flexibility in design	
Mr Robin Webb		This allocation takes over a significant portion of the Locks Heath Centre Car Park, as does HA37 which is represented separately. There is no evidence that the car park under-utilised. On the contrary, cars using the centre overflow inconveniently onto adjacent roads at the busiest periods. Subpara (g) of HA36 states reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; The existing 'requirements and functions' therefore show this allocation to be without merit.	The policy includes a requirement for the reconfiguration of car parking to consider the requirements of the existing shopping centre. This will ensure appropriate car parking provision for the district centre.

Representations on Policy HA37- Former Locks Heath Filing Station			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Martin Ashdown		Proposed allocation is not in alignment with policy R1. The proposed allocation will remove parking for the shopping centre and add additional housing units. Note also that some 800-1000 new units are proposed in the catchment areas so demand for	Comments noted.  Include requirement that the reconfiguration of car parking needs to

		access and parking will increase whilst it is already stretched at peak.	consider requirements and functions of the existing shopping centre.
Mr Robert Marshall (The Fareham Society)		The loss of a substantial portion of the car park would thus be detrimental to the Centre's health and vitality. This would be contrary to Strategic Policy R1 of the emerging Local Plan which says that any development that would significantly harm the vitality and viability of a defined centre will not be permitted. It would also be contrary to the NPPF which seeks to ensure the vitality of town centres and which, although recognising the role that housing can play in such areas says that this must be on appropriate sites. The allocation should be removed.	Comments noted.  Include requirement that the reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre.
Natural England		This site is adjacent to an area of Lowland Mixed Deciduous Woodland priority habitat as shown on the Ecological Network mapping. The Policy should ensure that impacts on priority habitats and protected species are considered and addressed.	The Local Plan should be read as a whole and Policy NE1 (Protection of Nature Conservation, Biodiversity and the Local Ecological Network) would apply which seeks to protect priority habitats and species.
QA Planning LTD on behalf of Simon Dawkins		NRR support the principle of the proposed housing allocation. NRR's only request is to ensure that sufficient flexibility is built into the policy to allow for future applications to adapt their design to make the best use of this brownfield land and therefore improve its effectiveness. The policy provides for 30 dwellings and a maximum height of 3 storeys on this site. Whilst a simple 'storey height' limit is a helpful guide, when considering adjacent buildings, it is important to consider the roof pitch, floor to ceiling height and finished floor levels. As such, a well-designed building that exceeds 3 storeys should not be resisted if it makes the best use of land and relates well to the surrounding area. This in turn could potentially result in a higher dwelling	Comments noted. The yield is indicative and a guide only.

		yield. Revision to the policy conditions to ensure there is flexibility in design.	
Mr Robin Webb		This allocation takes over a significant portion of the Locks Heath Centre Car Park, as does HA36 which is represented separately. There is no evidence that the car park under-utilised. On the contrary, cars using the centre overflow inconveniently onto adjacent roads at the busiest periods.	Comments noted.  Include requirement that the reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre.

Representations on Policy HA38- 68 Titchfield Park Road			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Robert Marshall (Fareham Society)		This is a sound site for housing in locational terms. However, the site appears too small to accommodate the indicative yield of 9 dwellings without unacceptable tree loss and harm to the living conditions of those directly to the north. The allocation should either be withdrawn from the Plan or alternatively the indicative yield deleted or substantially reduced in number.	Comments noted. 9 dwellings are considered achievable on this site. The trees are protected by Tree Preservation Orders and the policy requires an arboricultural impact assessment.
Ms Anne Stephenson		It should clearly state the need to retain existing trees.	The trees are protected by Tree Preservation Orders and the policy requires an arboricultural impact assessment.

Representations on Policy HA39 – Land at 51 Greenaway Lane			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mrs Penny Symons		This is agricultural land and should be left as such - especially as so many houses have already been given pp in this immediate area. Too much traffic etc.	Comments noted. The Borough would not be able to meet its identified housing and employment needs on previously developed (brownfield) land, and greenfield sites of lower agricultural quality, alone. For this reason, the allocation of residential development on BMV agricultural land in this Plan has been necessary to meet the identified housing and employment need.

Representations on Policy HA40 – Land west of Northfield Park			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Ms Anne Stephenson		This policy should be re written; Existing trees subject to a Tree Preservation Order should be	The policy requires that existing trees subject to a TPO should be retained.

		retained and incorporated within the design and layout of proposals in a manner that does not impact on the trees	
Mr Robert Tutton (on behalf of Barbara Trimmings)		Mrs Trimmings wholeheartedly supports this housing allocation and would be pleased to bring forward the proposal for 22 aged persons park homes at the earliest opportunity.	Support noted.

Representations on Policy HA41 – 22-227a Stubbington Green			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr David Mugford		Queries where the residents of the development park their cars without denying parking space to shoppers?	Comment noted. The Parking SPD will be applicable. The SPD allows for residential development that provides less than the standards in areas of high accessibility. Such proposals must be accompanied by suitable and detailed evidence and must not have an adverse impact on the surrounding area.

Representations on Policy HA42 – Land South of Cams Alders			
Number of representations on policy: 7			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Historic England		<p>The whole of the proposed allocation is considered to be located within the setting of Fort Fareham. The setting of the fort has already been significantly compromised by development in its setting, as well as within the monument itself. Therefore it is likely that the proposed development will affect the significance of the monument, through development in its setting. given that the impact of the proposed allocation is recognised as ‘negative’ in the high level assessment result, in the historic environment objective, the policy should reflect the NPPF requirement to mitigate, as set out in para 32. Therefore, the site allocation should require a mitigation plan to offset harm to the setting of Fort Fareham. Without this, we consider the policy to be <b>inconsistent with national policy and therefore unsound</b> with regard to “conservation and setting...” and “grade II scheduled monument”. Fort Fareham is not a grade II scheduled monument: this classification does not exist. It is both a scheduled monument, AND a grade II listed building. Without amendment, we consider the</p>	<p>Comments noted.</p> <p>Include requirement for mitigation plan in criterion h)</p> <p>Amend criterion h) to reference the fact that Fort Fareham is both a grade II listed building and scheduled monument.</p>



		policy to be <b>inconsistent with national policy and therefore unsound.</b>	
Mr Robert Leech		Fort Fareham Rd will not be able to cope with any additional traffic this development may cause. Lack of parking is already an issue and this will impact the local wildlife.	The TA has not flagged up a particular issue with this site. Any localised impact in terms of the junction/parking would be dealt with at the planning application stage.
Mr Robert Marshall (Fareham Society)		Most of the allocation is in a SINC area. Development of the site would be harmful to the ecological interest of the SINC and potentially harmful to the setting of the ancient monument. As such the allocation would conflict with the objectives of the NPPF on ecology, the protection of Heritage Assets and on securing attractive spaces.	Comments noted. The policy requires that a buffer is incorporated between the development and the retained SINC. The policy also requires a Heritage Statement to support any development proposal in order to consider the impacts on heritage assets.
Natural England		This allocation site is located on "Fort Fareham Grassland" SINC that supports woodland and meadow communities and lies adjacent to Fort Fareham SINC known for supporting wet woodland communities.	Comments noted. We acknowledge that part of the site is on a SINC and criterion b) requires buffer to mitigate impact.
Mrs Mary Scobell		Why is there need to encroach on this SINC site when there are other allocated areas that are not of such high importance. Increased noise, traffic and light pollution would also be detrimental to the surrounding wildlife.	Comments noted. We acknowledge that part of the site is on a SINC and criterion b) requires buffer to mitigate impact.
Ms Anne Stephenson		This is taking place on land identified as important for nature conservation. The Council should avoid such areas as the Government has noted the need to keep biodiversity and green space. This development should occur on a brown field site e.g. the town centre where retail units are closing.	Comments noted. We acknowledge that part of the site is on a SINC and criterion b) requires buffer to mitigate impact and criterion c) requires the retention and strengthening of existing tree lined buffer around the perimeter of the site. The development strategy seeks to maximise development on brownfield sites, however there is not

			sufficient brownfield land to meet the Borough's housing need.
Mr Alan Williams		HA42 is unsound and potentially illegal in its allocation of land identified as a SINC, and in relation to the drainage of the area identified as the allocation which could result in flooding of any new development or cause flooding to neighbouring development. The proximity of the allocation to the SAM also make this allocation unsound.	Comments noted. We acknowledge that part of the site is on a SINC and criterion b) requires buffer to mitigate impact. Criterion g) ensures that adequate surface water drainage is provided on site. A Heritage Statement is also required by criterion h) to address any impacts on heritage assets.

Representations on Policy HA43 – Corner of Station Road, Portchester			
Number of representations on policy: 0			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
No comments received			

Representations on Policy HA44- Assheton Court			
Number of representations on policy: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Environment Agency		<p>Site lies partially within flood zone 2 &amp; 3 the risk is likely to increase with climate change. Does not feel enough evidence has currently been produced to demonstrate that this site could be delivered in a safe manner. If this site is to be allocated for redevelopment then there should be no increase in occupancy, which would increase the number of people residing within an area of potentially significant flood risk. In the strategic flood risk assessment document, the column regarding whether the sequential test has been passed or not is blank. We feel that the council should give consideration as to whether this is the correct type of development in this location.</p> <p>It should be demonstrated that flood risk can be adequately managed for the site and there is no increase in risk to the site and its occupants. It would therefore be compliant with paragraphs 155 - 161 of the NPPF and policy CC2 of this plan.</p>	Discussions with the Environment Agency have since taken place and safe development is considered to be achievable onsite with appropriate mitigation and careful design.
Southern Water		Southern Water has undertaken a preliminary assessment of the capacity of the existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the	Comments noted. Through the consideration of planning applications, the Council will ensure that occupation of development aligns with the delivery of sewerage infrastructure, in liaison

		<p>site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure. Proposals for 60 dwellings at this site will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of foul flooding unless the requisite works are implemented in advance of occupation. We recommend the following criterion is added to Policy HA44; 'Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.'</p>	<p>with the service provider. Paragraph 11.53 (in relation to Policy D4) requires development proposals to demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.</p>
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Representations on Policy HA45 – Land at rear of 77 Burr ridge Road			
Number of representations on Policy HA45: 9			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Burridge and Swanwick Residents Association		<p>Concern over the lack of public consultation in respect of the allocated site and therefore fails the tests of soundness. There is no explanation for the change in relation to sites in H10 in the 2017 Plan to the allocation of HA45. Concerned over the location of the 3 pitches, these should be spread</p>	<p>The Plan has been subject to six weeks statutory consultation. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location. The planning considerations for the site</p>

		across different locations across the borough. Also concerned the Council ignore the findings of the 2019 appeal. Furthermore, the site does not address onsite parking and the significant effect the site would have on European sites.	have been informed by the most recent appeal for the site as described by paragraph 5.100. The allocation would be subject to other policies in the plan such as D1 High Quality Design and TIN2 Highways safety and Road Network, NE3, NE4 etc.
Mr David Barry		Policy HA45 should seek to be inclusive. The allocation of the site appears to be a convenient solution for the Council rather than meeting the needs of the communities and the gypsies and travellers. The 3 pitches should inclusive and spread across the whole borough instead of solely for one family group. Concern that the site allocation will not provide an integrated community and the policy does not meet the principles for inclusive design. Furthermore, the site does not meet all the criteria for Policy HP11.	Noted. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location. Allocation would be subject to other policies in the plan such as D1 High Quality Design etc.
Mr Graham Bell		The site is not appropriate to accommodate 3 pitches. The site constantly floods contrary to criterion f) of Policy HP11 and the adjoining land is designated SINC. The site has poor accessibility contrary to criterion b) of Policy HP11. The site contains a number of vehicles and is already overcrowded and has an unsafe access point. The proposed allocation is not in keeping with the surrounding area. Concern whether the family's requirement for 3 pitches meets the definition in the PPTS. Furthermore, the access road is owned by a third party rather than the Council.	Concerns noted. The site has been assessed for flood risk issues. Policy contains a requirement to implement a biodiversity mitigation and enhancement plan to ensure the remaining SINC designation is protected and enhanced. Highways and access are considered adequate for the quantum of development at the site but will be subject to other policies in the plan such as D1, TIN2 etc.  The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location.

Mr Michael Edwards		Concern that the site and the location of Burr ridge is not suitable to provide 3 pitches. In addition, the short term need for the site is not justified. Suggest other sites in the Borough are examined and the site is removed from the Local Plan.	Noted. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location.
Mr Toby King		The site has poor accessibility contrary to criterion b) of Policy HP11. Concern over parking and access on site. Concern that the site and the location of Burr ridge is not suitable to provide 4 dwellings. The 3 pitches should inclusive and spread across the whole borough	Disagree. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location. The allocation would be subject to other policies in the plan such as D1 High Quality Design and TIN2 Highways safety and Road Network etc.
Mr Vivian Holt		Concern over the lack of public consultation in respect of the allocated site. Suggest other sites in the Borough are examined and HA45 is removed from the Local Plan.	Noted. The Plan has been subject to six weeks statutory consultation. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location.
Mr Vivian Holt	Para 5.100	The Council has failed to comply with NPPF para 61 and the Procedure Guide for Local Plan Examinations in allocating sites for development.	Disagree. The preparation of the Plan has complied with all relevant regulations.
The Fareham Society	Para 5.101	Allocation of the site is contrary to NPPF requirements for conserving and enhancing the natural environment. Suggest the site allocation is removed from the Plan.	Policy contains a requirement to implement a biodiversity mitigation and enhancement plan to ensure the remaining SINC designation is protected and enhanced. The need for 3 pitches for gypsy, travellers emanates from the current family and owners of the site at this location.
Mr Vivian Holt	Para 5.101	Concern that the supporting text to the policy misrepresents the Inspectors views at the 2019 appeal. Suggest site is removed from the plan.	Disagree. The planning considerations for the site have been informed by the most recent appeal for the site as described by paragraph 5.100.

Representations on Policy HP1 – New Residential Development			
Number of representations on Policy HP1: 11			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr James Morgan	Para 5.3	The urban area boundary on Brook Avenue should be moved to include Yorkdale, Cawtes Reach and Egmont Nurseries and the land in between the properties. The land has outline planning permission.	Noted. Urban area boundary to remain as proposed.
LRM Planning (For Hallam Land)	Para 5.3	The existing settlement boundaries are unable to be amended over the plan period. Settlement boundaries should be amended accordingly over time.	Noted. The urban area boundaries have been comprehensively reviewed as part of the Local Plan process.
Mr Robert Tutton (For Richard LundBech)	Para 5.3	Amend the urban area boundary to include the southern boundary of the Land west of Anchor House. Including the land would reiterate the sites development potential.	Noted. Urban area boundary to remain as proposed.
Smith Simmons (For Elberry Properties)	Para 5.3	The urban area boundaries could be further expanded to include PDL, particularly on sustainably located residential gardens in built up areas. Land to the south of 320 Southampton Road (SHELAA site 3064) should be included within the urban area boundary.	Noted. Urban area boundary to remain as proposed.
Turley (For Reside Developments)	Para 5.3	The urban area boundary should be amended to include the Land south of Funtley which is proposed under planning application P/20/1168/OA. The site results in sustainable development and would contribute to the Councils housing land supply.	Noted. Urban area boundary to remain as proposed.

Gladman Developments		Policy is not positively prepared as it restrictive and does not significantly boost the supply of housing. The policy should be amended to be more flexible.	Noted.
Pegasus Group (For Hammond, Miller and Bargate)		The policy should cross refer to Policy HP4 which allows housing to come forward on land outside urban area boundaries if the Council cannot demonstrate a 5-year housing land supply.	Disagree. Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.
Pegasus Group for Bargate Homes		The policy should cross refer to Policy HP4 which allows housing to come forward on land outside urban area boundaries if the Council cannot demonstrate a 5-year housing land supply.	Disagree. Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.
Pegasus Group for King Norris		The policy should cross refer to Policy HP4 which allows housing to come forward on land outside urban area boundaries if the Council cannot demonstrate a 5-year housing land supply.	Disagree. Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.
Mr Richard Jarman	5.6	Notes that policy requirements do not apply to Policy HA1 and therefore appears to be a convenient alternative for FBC to redraw the urban area boundary.	Noted.
The Fareham Society		Policy is unsound as it does not restrict the size of replacement dwellings or house extensions. Larger replacement dwellings and extended dwellings can detract from the undeveloped rural character and appearance of the countryside. The policy wording therefore fails to have regard to the NPPF. Suggest a floorspace limit on replacement and extended dwellings.	Noted. Policy HP10 refers to Ancillary Buildings. Criterion b) of Policy HP10 refers to the scale of the building.



## Representations on Policy HP2 – New Small Scale Development Outside Defined Urban Areas (paragraphs 5.12-5.17)

**Number of representations on Policy HP2: 10**

Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Bryan Jezeph Consultancy	Para 5.15 Policy HP2	Supports policy as it facilitates delivery of small windfall sites	Welcomed
Foreman Homes	Para 5.15 Policy HP2	Supports principle of small windfall site delivery. Suggests increase of threshold to 10 units to reflect NPPF definition of minor development	Support welcomed. However, disagree with raising threshold to 10. Purpose of the policy is to encourage windfall sites for self-build in sustainable locations. It is not intended as a reflection of 'minor development' as defined in the NPPF. A higher threshold would require sites to be identified and allocated within the plan. The policy is permissive subject to meeting certain criteria. The limited number is also intended to ensure a more successful integration with existing character.
Gladman Developments	Para 5.15 Policy HP2	Supports principle of small scale development beyond urban area boundary. Suggests policy should have no limitations on size. Contradicts HP1 and criteria should be incorporated into HP2	Support welcomed. However, disagree with removing limitation on numbers. Purpose of the policy is to encourage windfall sites for self-build in sustainable locations. A higher threshold would require sites to be identified and allocated within the plan. The policy is permissive subject to meeting certain criteria. The limited number is also intended to ensure a

			<p>more successful integration with existing character.</p> <p>Policy DS1 clarifies where development in the countryside is acceptable.</p>
Home Builders Federation	Para 5.15 Policy HP2	<p>Supports principle of small scale development. Preference for the council to identify and allocate sites.</p> <p>Suggests increase of threshold to 10 units to reflect NPPF definition of minor development</p>	<p>Support in principle welcomed. However, disagree with raising threshold to 10. Purpose of the policy is to encourage windfall sites for self-build in sustainable locations. It is not intended as a reflection of 'minor development' as defined in the NPPF. A higher threshold would require sites to be identified and allocated within the plan. The policy is permissive subject to meeting certain criteria. The limited number is also intended to ensure a more successful integration with existing character.</p>
Mr James Morgan	Para 5.15 Policy HP2	<p>Supports policy. Identifies small scale development as important in providing necessary bespoke housing to an area.</p>	<p>Welcomed</p>
Mr Ronald Wyatt	Para 5.15 Policy HP2	<p>Policy poorly worded leading to small housing developments almost anywhere there is an existing house. Wording is too open to subjective interpretation eg well related to existing settlement. Suggest policy relates to 'within' existing housing areas.</p>	<p>Disagree.</p> <p>The policy is flexible but sufficiently limited to prevent housing being developed 'almost everywhere'. It is limited to sustainable locations, with distances identified in para 5.16. 'areas of housing', excludes isolated existing single or two/three house locations. Greater clarity could be provided by way of definition. Criterion 5c also precludes extending settlement frontages along the road. In</p>

			essence, the policy limits development to small numbers, in sustainable locations and in character with the existing area.
Smith Simmons for Elberry Properties	Para 5.15 Policy HP2	Policy is too limiting in terms of numbers of units and too prescriptive relating to urban form. Suggests policy altered to 10 units.	Disagree with raising threshold to 10. Purpose of the policy is to encourage windfall sites for self-build in sustainable locations. It is not intended as a reflection of 'minor development' as defined in the NPPF. A higher threshold would require sites to be identified and allocated within the plan. The policy is permissive subject to meeting certain criteria. The limited number is also intended to ensure a more successful integration with existing character. There is overlap with Policy D1 but consider form specifics of this policy should be identified.
The Fareham Society	Para 5.15 Policy HP2	Policy should be deleted as it will: harm the rural character and appearance of the countryside; blur the important distinction between the countryside and the urban area; and not contribute to and enhance the natural and local environment. Suggests alternative to limit development to infill existing continuous frontages and not to the rear.	Disagree. Limiting development to existing frontages allows for housing in unsustainable locations. Proposed policy is specifically limited to sustainable locations as identified in paragraph 5.16. development behind frontages will only be permitted where this is responsive to the existing character and pattern of development, by way of existing buildings. Criterion 5c also precludes extending settlement frontages along the road.
Mrs Valerie Wyatt	Para 5.15 Policy HP2	Unsound policy. Wording is subjective and open to interpretation. Eg 'high frequency', 'well related' and	Disagree.

		'spaces between dwellings'. More definition needed.	<p>The policy wording allows some flexibility but is also clearly defined where appropriate.</p> <p>Policy amended to 'The site is within reasonable walking distance to a good bus service route'.</p> <p>'Well related' is a common planning term allowing flexibility of design approach. Space between dwellings is easily measured.</p>
Foreman Homes	Para 5.16	Sustainability distances should reflect those set out in manual for streets and include cycling	<p>The distances set out within para 5.16 do reflect Manual for Streets. Whilst cycling has a greater range and could be added, the policy rightly focuses on the need for sites to be within walking distances, which are shorter. It would not be appropriate for sites to be deemed sustainable based on the distance that can be travelled by cycling alone. The parameters do not prevent future occupiers cycling to high frequency bus stops, rail stations of local centres.</p>

Representations on Policy HP3 – Change of Use to Garden Land			
Number of representations on Policy HP3: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
The Fareham Society (Robert Marshall)		Ancillary buildings on garden land, can lead to changes of use detracting from the character and appearance of the countryside. Seeks reference to be made to the impact of ancillary buildings.	Noted. This is covered by the policy and Policy HP10.

Representations on Policy HP4 – Five year Housing Land Supply			
Number of representations on Policy HP4: 16			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Bryan Jezeph Consultancy		Supports the policy in principle. However, there is no attempt to provide guidance on an assessment of sustainability, which contrasts with the guidance provides for Policy HP2.	Noted.
CPRE		Significant concerns regarding the unintended consequences of this policy, specifically it's link with Policy DS1. Concern that sites may be selected outside of the urban area in the first instance.	Disagree. Policy HP4 and the link to Policy DS1 directly relate to situations where applications may be submitted for countryside sites and so the additions of these policies are required

			to help the Council determine those applications.
Foreman Homes		The policy is sound and consistent with national policy.	Support welcomed.
Gladman		Gladman supports this approach in principle, with some modifications. Suggest that the policy wording is amended from 'may be' to 'will be'. Also suggest that in criterion a) the reference to scale is removed to allow for additional flexibility in the housing supply. Considers criterion b) to be too onerous as sites well related to existing settlement could be considered to be sustainable.	Comments noted. Amend 'may be' to 'will be' in the Policy text.  Criterion a and b) are required to help the Council determine applications that come forward where the Council cannot demonstrate a 5-year housing land supply.
Gosport Borough Council		Objects to the wording of Policy HP4 as it has the potential to significantly undermine the Local Plan's policies which protect the countryside and the Strategic Gap. The policy is not considered to be effective for delivering cross-boundary objectives. Concern that the policy implies that if the Council does not meet its 5-year housing land supply the first area of search it outside of the urban area boundary. Other sites that are more sustainable such as brownfield sites should be identified in the policy as preferable.	Disagree. Criterion c) of the Policy provides sufficient wording in relation to protecting the integrity of the Strategic Gap.
Home Builders Federation		Supports the policy. However, suggest the phrase 'in the short term' is unnecessary in relation to criterion d) and should be deleted as it could cause confusion to applicants and decision-makers.	Support welcomed. Disagree the phrase 'in the short term' would ensure that the site is deliverable before 5 years.
Mrs June Ward		Policy HA1 does not conform with Policy HP4. Policy HA1 has a demonstrable impact on the environment, traffic and has amenity implications.	Noted. Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.
Lee Residents Association		Object to the wording of the policy. Further encroachment onto the strategic gap will be detrimental and significant. If further housing is	Noted. Policy HP4 is a contingency policy to be used in the event that the

		required this should be provided in urban areas or at Welborne.	Council does not have a 5-year Housing Land Supply.
Pegasus Group (For Hammond, Miller and Bargate)		Policy is inappropriate because it adds restrictions which may prevent sustainable sites from coming forward. Suggest criteria c of Policy HP4 is replaced by criterion iii of DSP40 from the Adopted Local Plan.	Disagree. Criterion b) of the Policy provides sufficient wording in relation to a site being located sustainably.
Pegasus Group (For Bargate Homes and Sustainable Land)		Considers that the policy is not justified in seeking to apply additional requirements on development if the Council cannot demonstrate a 5 year housing land supply. Suggest that criterion a, c, d and e should be deleted to avoid repetition and confusion.	Disagree. The Council has successfully applied adopted Policy DSP40 at planning appeals. Policy HP4 applies the same principles.
Pegasus Group (For Bargate Homes)		Policy is inappropriate because it adds restrictions which may prevent sustainable sites from coming forward. Suggest criteria c of Policy HP4 is replaced by criterion iii of DSP40 from the Adopted Local Plan.	Disagree. Criterion b) of the Policy provides sufficient wording in relation to a site being located sustainably.
Pegasus Group (For King Norris)		Policy is inappropriate because it adds restrictions which may prevent sustainable sites from coming forward. Suggest criteria c of Policy HP4 is replaced by criterion iii of DSP40 from the Adopted Local Plan.	Disagree. Criterion b) of the Policy provides sufficient wording in relation to a site being located sustainably.
Persimmon Homes		Suggest that the policy wording is amended from 'may be' to 'will be'. Further clarification is sought in respect of criterion b which states that a development should be 'integrated into the existing settlement' as to whether this is a physical integration or in design terms. Suggest that the wording for criterion c) is deleted and replaced with a cross reference to Policy DS2.	Noted. Amend 'may be' to 'will be' in the Policy text.  Disagree. Paragraph 5.27 provides further detail and sufficient flexibility in relation to criterion b) of the policy.  And the criterion provides more detail than DS2.
Mr Tim Haynes		Policy HP4 appears to look at areas in the countryside rather than in the urban areas first. Brownfield sites should be used first rather than putting the countryside at risk.	Noted. Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.

Turley (For Reside Developments)		Policy is supported. However, we would urge the Council to consider increasing the number of homes allocated at Funtley South (HA10) to contribute towards the Council's deficit in 5 year housing land supply.	Support noted.
Mrs Valerie Wyatt		Policy replaces DSP40 in the Adopted Local Plan which has not been effective. Considers HP4 not to be effective as HA1 and HA32 are included in the Local Plan but do not meet the criteria for development in this policy. A plan with these contradictions is unsound and not legally compliant.	Disagree. The Council has successfully applied adopted Policy DSP40 at planning appeals. Policy HP4 applies the same principles.  Policy HP4 is a contingency policy to be used in the event that the Council does not have a 5-year Housing Land Supply.

Representations on Policy HP5 – Provision of Affordable Housing			
Number of representations on Policy HP5: 10			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Fareham Labour Party		Do not agree that the provision of affordable homes is adequate. Further brownfield sites and town centre sites should be identified for affordable housing. Question whether the plan accounts for growth in demand over the plan period and a bare minimum in providing good living conditions for families.	Noted. Policy HP5 includes a percentage of homes to be delivered as affordable on town centre and brownfield sites.  Any development scheme coming forward must comply with the Plan's Design Policies in Chapter 11 which seek high quality design in new development.



Hampshire County Council		Policy or supporting text should encourage the provision of housing to meet a range of needs, including specialist housing such as older persons housing.	<p>Noted. The Council's Viability Study concludes that older persons housing is not viable to support affordable housing.</p> <p>Text added to Paragraph 5.33 'The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, policy HP5 does not apply to specialist housing or older persons housing.'</p>
Home Builders Federation		Policy is unsound in its percentage requirement for affordable housing and its treatment of older persons housing. Policy criterion requiring 10% of affordable home ownership is inconsistent with the NPPF and should be amended.	<p>Disagree. The criterion in relation to affordable home ownership is consistent with the NPPF.</p> <p>Text added to Paragraph 5.33 The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, policy HP5 does not apply to specialist housing or older persons housing.</p>
Pegasus Group (For Hammond, Miller and Bargate)		The policy is not sufficiently flexible. Suggest the wording in relation to the proportion of affordable housing required and the tenure provision in the policy is changed to 'shall normally provide' rather than 'must provide'.	Disagree. The supporting text provides enough flexibility in relation to the provision of affordable housing.
Pegasus Group (For Bargate Homes)		The policy is not sufficiently flexible. Suggest the wording in relation to the proportion of affordable housing required and the tenure provision in the policy is changed to 'shall normally provide' rather than 'must provide'.	Disagree. The supporting text provides enough flexibility in relation to the provision of affordable housing

Pegasus Group (For King Norris)		The policy is not sufficiently flexible. Suggest the wording in relation to the proportion of affordable housing required and the tenure provision in the policy is changed to 'shall normally provide' rather than 'must provide'.	Disagree. The supporting text provides enough flexibility in relation to the provision of affordable housing
Persimmon Homes		Policy HP5 should provide a viability review mechanism to provide enough flexibility. The Council's website shows considerably different need for each area in the borough and therefore the tenure mix proposed is too prescriptive and does not reflect the evidence base. Concern over the amount of affordable home ownership sought in the policy requirements, which may create issues for Registered Providers. Reference to LHA should be deleted in relation to 80% of the market rent to ensure the policy is in conformity with the NPPF.	<p>Noted.</p> <p>The supporting text notes that in some instances the tenure mix may not be appropriate.</p> <p>Disagree. The criterion in relation to affordable home ownership is consistent with the NPPF.</p> <p>Maintaining a cap at LHA or 80% of market rent, whichever is the lower, is essential to ensure that affordable housing is actually affordable for local need and households in receipt of certain benefits and is compliant with the NPPF.</p>
QP Planning for Simon Dawkins		The proportion of affordable housing for Fareham Town Centre should be applied to all town centres and district centre in the borough.	Disagree. The Viability Study tests all site typologies and shows that 35% is viable for brownfield sites in the Boroughs district centres.
Turley (For Reside Developments)		Policy criterion requiring 10% of affordable home ownership is unsound as it is inconsistent with the NPPF.	Disagree. The criterion in relation to affordable home ownership is consistent with the NPPF.
White Young Green (For Vistry Developments)		Supports the wording of criterion iv) of the policy. Suggests that market signals should also be included as part of the considerations.	Support noted.

Representations on Policy HP6 – Exception Sites			
Number of representations on Policy HP6: 6			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
CPRE		The use of the word OR in criterion c) could allow for significantly larger sites to be allowed. There should be a fixed upper limit.	Noted. Policy criterion c) is consistent with Paragraph 71 (criterion b) of the NPPF on entry-level exception sites.
Gosport Borough Council (GBC)		Object to the wording as it has potential to undermine the Local Plan's policies which aim to protect the countryside and the strategic gap. Concerned the proposed wording will undermine the effectiveness of the strategic gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington. Concern that the policy could be used to enable much larger scale development and that it could lead to a series of 1ha entry home exception sites developed adjacent to the GBC boundary. Suggest amending policy to include Fareham settlements only and include an upper limit of what constitutes 'small sites'.	Disagree. The link HP6 directly relate to situations where applications may be submitted for countryside sites and so the additions of these policies are required to help the Council determine those applications. In addition, HP6 is consistent with national policy requirements.
Hampshire County Council		HCC supports the opportunity for exception type development in specific circumstances in this policy.	Support welcomed.
Lee Residents Association		Object to Exception sites being directed towards the strategic gap.	Disagree. Policy makes no reference to directing development towards the Strategic Gaps.
Mr Tim Haynes		Concern about the link between HP6 and DS1. It could allow for developers to build multiple small dwellings which are all affordable and build multiple dwellings for first time buyers. The ambiguity in the	Disagree. The link between DS1 and HP6 directly relates to situations where applications may be submitted for countryside sites and so the

		policy in relation to the location of exception development should be removed. Exception sites should be adjacent to existing settlements within the Borough.	additions of these policies are required to help the Council determine those applications.  Policy criterion c) is consistent with Paragraph 71 (criterion b) of the NPPF on entry-level exception sites.
The Fareham Society		Policy is unsound as its wording and the explanatory text refers to rural areas. The district is not categorised as a rural authority. The rural exception sites policy should be deleted from the plan.	Noted.  Additional wording added to the glossary definition for rural exception sites to include. 'in the countryside'.

Representations on Policy HP7 – Adaptable and Accessible Dwellings			
Number of representations on Policy HP7: 10			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gladman Developments		Note that the policy would need to be justified by robust evidence and does not consider a general reference to an ageing population to be sufficient justification for of the policy requirements. The Council need to be aware of the impact that these requirements have on scheme viability and the knock-on effects on the delivery of housing and should demonstrate that consideration has been given to this requirement within the viability study. PPG demonstrates that M4(3) standards should	Disagree. The Specialist Housing Needs Background paper provides robust evidence to support the inclusion of Policy HP7.  In addition, an addendum to the Council's Viability Study includes a breakdown on M4 (2 and 3) policy costs.

		only be applied to affordable homes within the Councils control.	Disagree. The PPG states that policies for wheelchair accessible standards should only be applied to affordable homes. Wheelchair adaptable homes can be applied to market homes. A distinction between wheelchair accessible and adaptable homes is made in Part 3 of the Building Regulations. Policy text and supporting text removes the reference to 'wheelchair accessible standards'.
Hampshire County Council		The proposed percentage of housing including at Policy HP7 is modest, and it will be a very long time before a significant supply of accessible housing is available in the Borough. The likelihood of a person who develops mobility impairment will find themselves in a home that can meet their needs is low. Suggest increasing the requirement for a larger proportion of stock to be built to Category 2 standards would better meet changing needs.	Noted. The proportion of M4 (2) housing sought is considered sufficient to meet the Borough's needs.  Disagree. The Specialist Housing Needs Background paper provides robust evidence to support the inclusion of Policy HP7.
Pegasus Group (For Hammond, Miller and Bargate)		The policy is not sufficiently flexible and must allow for circumstances arising which means that these requirements cannot be delivered (fully or otherwise).	Disagree. M4 (2 and 3) standards have been tested through the Council's Viability Study and sites remain viable.
Pegasus Group (For Bargate Homes – 75 Holly Hill Lane, Old Street and Warsash sites)		The policy is not sufficiently flexible and must allow for circumstances arising which means that these requirements cannot be delivered (fully or otherwise).	Disagree. M4 (2 and 3) standards have been tested through the Council's Viability Study and sites remain viable.
Pegasus Group (For King Norris)		The policy is not sufficiently flexible and must allow for circumstances arising which means that these requirements cannot be delivered (fully or otherwise).	Disagree. M4 (2 and 3) standards have been tested through the Council's Viability Study and sites remain viable.
Persimmon Homes		The evidence base should be updated to reflect households with a long term health problem or disability. Considers that the Council's evidence in	Noted. The Specialist Housing Needs Background Paper has been updated

		relation to the requirement for M4(3) standards is weak. Concern that Registered Providers are less willing to take on wheelchair dwellings as they can be difficult to occupy and the unit could be left empty for a significant period.	to include further evidence for the justification for M4 (3) standards.  Policy is not relevant to Registered Providers as detailed in the PPG.
Terence O'Rourke (For Miller Homes)		Policy should provide greater flexibility in meeting the percentage of dwellings meeting M4(2 and 3) standards to reflect changing need and site circumstances. Policy does not take into consideration the requirements of the PPG. Policy should be amended to provide greater flexibility.	Noted.  Disagree. The PPG states that policies for wheelchair accessible standards should only be applied to affordable homes. Wheelchair adaptable homes can be applied to market homes. A distinction between wheelchair accessible and adaptable homes is made in Part 3 of the Building Regulations.
Pegasus Group (For Hammond, Miller and Bargate)	Para 5.57	Statement in relation to the costs of Category 2 and 3 is strongly disputed. Concerned that these costs will not be factored into a developer's viability calculations. Category 3 requirements must be substantiated by quantified evidence of the need for such units in the borough.	Disagree. The Specialist Housing Needs Background paper provides robust evidence to support the inclusion of Policy HP7.  In addition, an addendum to the Council's Viability Study includes a breakdown on M4 (2 and 3) policy costs.
Pegasus Group (For Bargate Homes – 75 Holly Hill Lane, Old Street and Warsash sites)	Para 5.57	Statement in relation to the costs of Category 2 and 3 is strongly disputed. Concerned that these costs will not be factored into a developer's viability calculations. Category 3 requirements must be substantiated by quantified evidence of the need for such units in the borough.	Disagree. The Specialist Housing Needs Background paper provides robust evidence to support the inclusion of Policy HP7.  In addition, an addendum to the Council's Viability Study includes a breakdown on M4 (2 and 3) policy costs.

Pegasus Group (For King Norris)	Para 5.57	Statement in relation to the costs of Category 2 and 3 is strongly disputed. Concerned that these costs will not be factored into a developer's viability calculations. Category 3 requirements must be substantiated by quantified evidence of the need for such units in the borough.	Disagree. The Specialist Housing Needs Background paper provides robust evidence to support the inclusion of Policy HP7.  In addition, an addendum to the Council's Viability Study includes a breakdown on M4 (2 and 3) policy costs.
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Representations on Policy HP8 – Older Persons' and Specialist Housing Provision			
Number of representations on Policy HP8: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council		The inclusion of an enabling policy is welcomed. It is recommended that there is specific mention of specialist provision for affordable housing. HCC considers that sites HA42/43 and 44 may also be suitable for other forms of specialist housing and recommends that policies are amended to reflect this. HCC supports the opportunity for exception type development in specific circumstances in this policy.	Noted and support welcomed. The Council's Viability Study concludes that affordable housing is not viable for older persons housing.  The inclusion of the sheltered housing allocations (HA42/43 and 44) in the plan are robustly justified by the Specialist Housing Background Paper.
Persimmon Homes		Considers the Specialist Housing Needs Background Paper has not considered windfall sites and allocated sites permissible under Policy SP8. Also considers that the policy requirement should	Disagree. The SHN background paper considers all housing supply options in relation to specialist housing.

		be restricted to highly accessible locations such as Fareham Town Centre and the district centres.	Restricting specialist housing to the town and district centres does not provide enough flexibility in the policy.
The Fareham Society		Notes the policy opens up the possibility of specialist housing being provided in the countryside. The policy as worded fails to have regard to NPPF para 170 which seeks to ensure that new development contributes and enhances the natural and local environment.	Disagree. Policy HP8 focuses older persons and specialist housing provision within the urban area boundary, <u>unless</u> it can be demonstrated by the developer that the need can be met elsewhere.

Representations on Policy HP9 – Self and Custom Build Homes			
Number of representations on Policy HP9: 13			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Bryan Jezeph Consultancy		HP9 seeks a significant increase in the provision of self build plots. Many of the sites have been granted planning permission and it is desirable to make specific provision to meet the deficit. Proposing an extension to HA33 to provide more self-build housing.	Noted. The proposed extension will be assessed through the SHELAA process.
Foreman Homes		Policy is unsound. The requirement for sites over 40 to provide 10% as self-build is unjustified. Evidence suggest the Council is supporting sufficient plots to come forward without imposing restrictions on major development. The requirement for a development to wait 12 months before selling a dwelling is also unjustified.	Noted however the Council disagrees. Although sufficient permissions were achieved to meet the first base period requirement, the average number of entrants on the register is increasing, however the average number of applications is not. In addition, the Local Plan must take into account those individuals on part 2 of the



			register, whereas the base period requirements do not. More detail is set out in the Self and custom build background paper.
Gladman Developments		Support the inclusion of policy HP9. However, raise concerns regarding the evidential justification for 40 dwellings being the trigger for self and custom build provision. Request re-wording that if up-to-date evidence indicates that there is a demand in the particular location then scheme is encouraged to make provision.	Support noted. The evidence to support the requirement for sites of 40 dwellings is set out in the Self and custom build background paper. The broad spread of demand indicated by the register does not indicate a requirement to specify a location.
Home Builders Federation		Considers a significant proportion of demand for self build plots will be met through windfall sites. The requirement for setting 10% of sites over 40 is not justified. Considers Policy HP2 will support delivery of additional sites for self and custom build housing. Welcomes a review of the self build register as concerned that there is not a significant demand for plots on large housing sites. Suggest that the Council should utilise its own land or seek to engage with landowners to identify suitable sites to deliver plots.	Noted. Although sufficient permissions were achieved to meet the first base period requirement, the average number of entrants on the register is increasing, however the average number of applications is not. In addition, the Local Plan must take into account those individuals on part 2 of the register, whereas the base period requirements do not. More detail is set out in the Self and custom build background paper, including data gathered from the register that there is interest in plots on larger developments.
Mr James Morgan		Support policy.	Support welcomed.
Pegasus Group (For Hammond/Miller and Bargate)		Concern that 40 dwellings is too small a threshold due to the construction management implications that will arise. Prefer Council to allocate specific sites for self and custom build instead. Strategic allocations such as Welborne provide the ideal opportunity for land to be allocated for plots.	Noted. Self and Custom Build register survey indicates interest in plots on developments as well as specific sites. This provides market choice.

Pegasus Group (For Bargate Homes – 75 Holly Hill, Old Street and Warsash sites)		Concern that 40 dwellings is too small a threshold due to the construction management implications that will arise. Prefer Council to allocate specific sites for self and custom build instead. Strategic allocations such as Welborne provide the ideal opportunity for land to be allocated for plots.	Noted. Self and Custom Build register survey indicates interest in plots on developments as well as specific sites. This provides market choice.
Pegasus Group (For King Norris)		Concern that 40 dwellings is too small a threshold due to the construction management implications that will arise. Prefer Council to allocate specific sites for self and custom build instead. Strategic allocations such as Welborne provide the ideal opportunity for land to be allocated for plots.	Noted. Self and Custom Build register survey indicates interest in plots on developments as well as specific sites. This provides market choice.
Persimmon Homes		Notes that it seems excessive to require a policy to further increase self/custom build supply. Concern that this could result in over provision of a product where there is no clear market demand. There are also a number of practical implications that the plan fails to acknowledge such providing clarification on the definition of serviced, providing further detail on who is responsible for setting out the design parameters and there a number of additional practical and management issues.	Noted. Self and Custom Build Register indicates the clear market demand. More detail can be found in the Self and Custom Build Background Paper. Information regarding requirements for a serviced plot are set out in Hoe the policy works. Definition of Serviced Plots can be found in Planning Practice Guidance. Footnote to be added to link to the guidance.
Terence O'Rourke for Miller Homes		Questions the requirement for the policy because of the practical implications of delivery and the lack of need. Concern that the policy could provide an oversupply of self and custom build units. Considers it extremely challenging to incorporate self and custom build plots into strategic sites, specific sites should be identified for this sole purpose. The policy should be supported with appropriate evidence to demonstrate such a demand and parameters should be established within the policy.	Noted.
Turley (For Reside Developments)		The evidence indicates that the demand for self and custom build often arises on smaller sites, so	Noted.

		focusing on sites of over 40 may not respond to demand. Therefore, the policy requirements are unjustified. Suggest 5% is a more reasonable level to apply to larger sites. Reside have proposed 6 self build units on land south of Funtley Road.	
Varsity Town Planning for O & H Properties		Policy limits self-build housing to predominantly being delivered via a percentage target on larger sites. It is contended that flexibly should be built into the policy to consider proposals for self build in the countryside.	Noted however the Council disagrees. The first part of the policy outlines that proposals that provide for self and custom build homes within the urban area will be supported.
White Young Green (For Vistry Group)		The policy fails to take account of particular needs and it is not clear if the Council has considered different approaches to the delivery of self build plots. If a quota based policy is the preferred approach to meeting self build need, a more flexible approach should be adopted. Considers it to be questionable as to whether there is high demand within a wider residential estate. It is suggested that the fall back is reduced to six months to reduce potential expensive delays on site.	Noted however the Council disagrees. The policy has considered the need of the self and custom build register as set out in the self and custom build background paper.

Representations on Policy HP10 – Ancillary Accommodation			
Number of representations on Policy HP10: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
The Fareham Society (Mr Robert Marshall)		Seeks more of the supporting text to be included in the policy. Policy should require ancillary accommodation to be close to the principal dwelling. Paragraph 5.82 should be worded more	Noted. Policy HP10 a) requires ancillary accommodation to be within the curtilage of the principal dwelling.

		clearly to say than an unrelated unit of accommodation is in effect a new dwelling and will not be regarded as ancillary accommodation.	
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Representations on Policy HP11 – Gypsies, Travellers and Travelling Showpeople			
Number of representations on Policy HP11: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
East Hampshire District Council (EHDC)		Suggests the removal of 'lawful' under Policy HP11 of the Local Plan unless it is equally used in reference to bricks and mortar housing. Also suggest the supporting text is reviewed and removal of any references to a Traveller or person being 'lawful'. Criterion a) of the policy should be reviewed as it is not compliant with the PPTS.	Disagree. The word 'lawful' was not intended to be used in relation to a person. Policy and supporting text references to 'lawful' to be removed.  Disagree. Criterion a) of Policy HP11 is compliant with the PPTS
Winchester City Council (WCC)		Considers policy to be sound as it provides for the needs of gypsies and travellers to be met. Welcomes that the Local Plan has been able to identify sites to meets the Borough's needs for traveller sites. The explanatory text is not clear whether suitable sites have been sought to meet the unmet need for travelling showpeoples sites in the Winchester District.	Support welcomed.  Add additional wording to para 5.89 after second sentence... "No additional sites were promoted to the Council for G&T Pitches". Then additional wording for the third sentence... no identified need for travelling showpeople and no sites were promoted to the Council".
East Hampshire District Council	Para 5.98	Contend that the Council is meeting the minimum number of pitches and the need is likely to be	Noted. The Council is content that the evidence to support the policy is

		higher. Suggest the Council relook at the need to see if further provision can be made. Also suggest the GTAA should be updated to support the submission version of the Local Plan.	robust. Paragraph 5.89 states that it is anticipated that an updated GTAA will be undertaken during the plan period. The Council consider this an appropriate approach.
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Representations on Strategic Policy E1 Employment Land Provision			
Number of representations on policy: 13			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Warsash Inshore Fisherman	6.3	Plan fails to consider likely significant impact to local fishing businesses with regard to seaweed overgrowth impacts and potential bacterial/viral shellfish contamination from untreated sewage overflows.	Disagree. Covered by another policy NE4: Water Quality Effects on the Special Protection areas, Special Areas of Conservation and Ramsar Sites of the Solent.
Arlington Business Parks	6.15, 6.17 and Table 6.3	The split across employment use classes is too restrictive on allocated sites and may act as a barrier to development. 6.3 is contrary to 'flexibility and choice', is too restrictive and hinders the ability to rapidly respond to change. It should be amended to remove the floorspace 'caps' on each type of business use. This would enable the Borough to meet market demand should it come forward within a particular use class, particularly when other sites may not be available for development now, and therefore there are limited opportunities within the Borough.	Noted. The allocations do not specify use class, just overall floorspace numbers for the site and proposed use as employment so there is flexibility in the allocation. The allocation policy sets out the requirement that any new application will need to consider.

Southern Planning Practice (Frobisher)	6.1 to 6.23 and Policy E1	<p>Clear lack of available supply of sites in the market to meet market demand, as well as the lag time in being able to meet demand indicates that rather than artificially reducing the potential supply of employment sites and floorspace, and relying on a very small number, some with long lead in times, the Council should be providing a much greater range of sites, with an emphasis on those that appear to be capable of delivering in the earlier years of the Plan period. The Plan also fails to recognise differences across the Borough in terms of Employment sub-areas. The need for a wide range of sites capable of meeting a range of employment needs cannot be over-emphasised.</p> <p><b>Little Park Farm</b> promoted to deliver choice, flexibility and early plan delivery.</p>	<p>The Development Strategy has been updated to reflect up to date evidence on employment need. The updated evidence published by PfSH shows an increase in requirement as well as a shift in focus of use class with an increase in logistics type uses. The evidence also simplifies the requirement by showing a need for 'offices' and 'industry' – which includes logistics. Changes to the development strategy include the addition of sites based on the LSH site scoring, to provide a greater choice in terms of type and location of site and to provide contingency against perceived deliverability issues.</p>
Foreman Homes	E1	<p>Policy is unsound as it is not in accordance with national policy. The reliance on three allocations does not allow for flexibility if these sites do not come forward. The floorspace required over the plan period does not take into consideration fluctuation in the employment market, therefore, further allocation should be included in the policy.</p> <p><b>Standard Way</b> site promoted for 2000m2 of flexible employment floor space.</p>	<p>The Development Strategy has been updated to reflect up to date evidence on employment need. The updated evidence published by PfSH shows an increase in requirement as well as a shift in focus of use class with an increase in logistics type uses. The evidence also simplifies the requirement by showing a need for 'offices' and 'industry' – which includes logistics. Changes to the development strategy include the addition of sites based on the LSH site scoring, to provide a greater choice in terms of type and location of site and to provide contingency against perceived deliverability issues.</p>

Gosport Borough Council	E1	Gosport Borough Council supports the employment allocations at Daedalus.	Noted.
Graham Moyes (Turley)	E1	<p>Employment policy is wholly focussed on a numerical approach to employment provision over the Plan period but fails to recognise qualitative matters including specific locational requirements and new employment is restricted to a number of sites. Employment strategy should make specific allowance for the broad needs of businesses with a presumption in favour of investment in employment generating development and should not be viewed as a maximum provision.</p> <p><b>Down Barn Farm</b> promoted as an employment allocation as well related to SRN and provides unique opportunity to accommodate users who are dependent on such a location.</p>	<p>The Development Strategy has been updated to reflect up to date evidence on employment need. The updated evidence published by PfSH shows an increase in requirement as well as a shift in focus of use class with an increase in logistics type uses. The evidence also simplifies the requirement by showing a need for 'offices' and 'industry' – which includes logistics. Changes to the development strategy include the addition of sites based on the LSH site scoring, to provide a greater choice in terms of type and location of site and to provide contingency against perceived deliverability issues.</p>
Michael Sparks (Cambria Land Ltd)	E1	<p>The Policy identifies that 104,000 sqm of new employment floorspace will be provided across the plan period. This is contrary to the amount of floorspace that is identified by the Partnership for South Hampshire, which recommends 130,000 sqm. Plan is considered to be undersupplying employment land and not offering a flexible supply of employment land as required by the NPPF.</p> <p><b>Down Barn Farm</b> should be allocated for development to provide flexible source.</p>	<p>Disagree. Paragraph 6.11 and Table 6.1 provide a comparison of employment floorspace between the PfSH Spatial Position Statement (SPS) and the Publication Local Plan. Whilst the absolute number is higher in the SPS this is because it covers a period 9 years longer than the Local Plan. Paragraph 6.11 describes how the Plan will deliver more employment floorspace per annum than the PfSH SPS. Therefore, contend that the Plan is not undersupplying employment land as suggested. Policy E1 has also now been updated to reflect updated PfSH evidence on employment need.</p>

Mr Robert Marshall (Fareham Society)	E1	Policy is sound in all but one respect on the two Daedalus allocations. The emerging Policy does not promote the idea of advanced manufacturing for the site, and without doing so there is a danger that this valuable site could be lost to commercial uses less valuable to the economy.	Noted. Addition of text to include reference in the allocation and supporting text to uses being in line with the Daedalus Vision.
Portsmouth City Council	E1	Supports allocations for employment land in Policy E1, particularly the sites at Daedalus which are of sub-regional importance to the local market.	Noted.
Mr Tim Haynes	E1	Notable that policy E1 does not do anything to suggest that there should be any preference for types of employment that acknowledges the government's Green Agenda and true sustainability. Would have been encouraging to see any of the identified sites, including Daedalus, being suggested as a potential home for green industry, whether manufacture of energy generating technology, environmental remediation, R & D or just green-related consumer business.	Noted. Strategy is flexible to meet demands and requirements of the market. Addition of text to Daedalus allocations to include a reference to uses being in-line with the Daedalus Vision which states a preference for types of employment.
Winchester City Council	E1	Supports the continued allocation of land at Solent 2 for employment use and considers this to be sound and supportive of the duty to cooperate.	Noted.
Eastleigh Borough Council	E1	Welcome the contribution of the proposed employment allocations for meeting both local and wider strategic employment needs. The sub-regional importance of the Solent Enterprise Zone at Daedalus also continues to be recognised in terms of the wider employment, skills and training opportunities this will continue to provide. Would welcome a reference in the Plan to the 'cities first' approach supported by PfSH in reflecting the cities as the main focus for new office development across the sub-region.	Noted. Development Strategy and Policy E1 have been updated to reflected the most recent up to date PfSH employment needs study.
Mr David Mugford	E1	Two development sites are on Solent airfield, and the third at Whiteley. None of these is served by	Any applications at these sites will be required to be accompanied by travel



		any form of public transport, so private transport will be essential. Does this fit with climate change? Or is it assumed e-vehicles of one sort or another will be commonplace after 2037?	plans including sustainable transport measures.
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Representations on Policy E2 Faraday Business Park			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gosport Borough Council	E2	Gosport Borough Council supports the employment allocations at Daedalus.	Noted.
Hampshire County Council	E2	A site-specific requirement should be added to this allocated site policy so that any forthcoming planning application would need to be accompanied by a Minerals Resource Assessment: <i>The site is within a Minerals Consultation Area. Minerals extraction may be appropriate, where environmentally suitable, subject to confirmation of the scale and quality of the resource.</i>	Noted. Additional point added to policy criteria.
Highways England	E2	Floorspace capacity identified within the policy is in excess of that proposed within the LP supplement and may result in a more significant impact on the SRN than previously reported as part of the LP Supplement evidence base.	Unclear as to what the reference to LP Supplement is in regard to, but the floorspace figures identified within the Plan are within an acceptable range of the Do Minimum land use assumptions in the Transport Assessment modelling.
Southern Planning Practice (Frobisher)	E2	Site E2 is heavily invested in by the Council and Solent LEP. It is not suggested that they do not and will not have a role to play in the area's overall	Noted.

		employment provision. However, and even with the completion of the Stubbington bypass the view of commercial agents, Vail Williams and others is that the distance of the site from the motorway and journey times will be unacceptable to those companies reliant on many traffic movements per day. These two sites are therefore likely to serve a more local market than sites much closer to the motorway. In short, these sites are serving a difference purpose and submarket to sites closer to and with easy access to the motorway. Alternative site promoted.	
Pegasus (Hammond Miller Bargate)	E2	The two site-specific reasons for the deletion of housing allocation HA2 Newgate Lane South given in the Fareham SHLAA are that the site lies within a Strategic Gap and that the site is designated as a Low Use site for Brent Geese and Waders. Given the proposed allocation at the Faraday Business Park, a site's designation as of Low Use status for Solent Waders and Brent Geese clearly does not prevent a site from being allocated for development.	Noted. Additional text has been added to the sites 3113 and 3114 to reflect the need for a BG&SW mitigation strategy.

Representations on Policy E3 Swordfish Business Park			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gosport Borough Council	E3	Gosport Borough Council supports the employment allocations at Daedalus.	Noted.

Hampshire County Council	E3	A site-specific requirement should be added to this allocated site policy so that any forthcoming planning application would need to be accompanied by a Minerals Resource Assessment: <i>The site is within a Minerals Consultation Area. Minerals extraction may be appropriate, where environmentally suitable, subject to confirmation of the scale and quality of the resource.</i>	Noted. Additional point added to the policy criteria.
Highways England	E3	Floorspace capacity identified within the policy is in excess of that proposed within the LP supplement and may result in a more significant impact on the SRN than previously reported as part of the LP Supplement evidence base.	Unclear as to what the reference to LP Supplement is in regard to, but the floorspace figures identified within the Plan are within an acceptable range of the Do Minimum land use assumptions in the Transport Assessment modelling.
Southern Planning Practice (Frobisher)	E3	Site E3 is heavily invested in by the Council and Solent LEP. It is not suggested that they do not and will not have a role to play in the area's overall employment provision. However, and even with the completion of the Stubbington bypass the view of commercial agents, Vail Williams and others is that the distance of the site from the motorway and journey times will be unacceptable to those companies reliant on many traffic movements per day. These two sites are therefore likely to serve a more local market than sites much closer to the motorway. In short, these sites are serving a difference purpose and submarket to sites closer to and with easy access to the motorway. Alternative site promoted.	Noted.
Pegasus (Hammond Miller Bargate)	E3	The two site-specific reasons for the deletion of housing allocation HA2 Newgate Lane South given in the Fareham SHLAA are that the site lies within a Strategic Gap and that the site is designated as a Low Use site for Brent Geese and Waders. Given	Noted. Additional text has been added to the sites 3113 and 3114 to reflect the need for a BG&SW mitigation strategy.

		the proposed allocation at the Swordfish Business Park, a site's designation as of Low Use status for Solent Waders and Brent Geese clearly does not prevent a site from being allocated for development.	
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Representations on Policy E4 Solent 2			
Number of representations on policy: 4			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Highways England	E4	Policy E4 outlines the details for Solent 2 and states an employment space capacity of 23,500m2 which is the same as proposed within the LP Supplement. This site is almost adjacent to M27 Junction 9.	Noted.
Natural England	E4	Acknowledged that the site is an existing allocation and the current Policy outlines a requirement for development to protect existing woodland and avoid habitat severance and appropriate mitigation and compensation for any loss of protected trees. However, it is our view that a significant area of habitat, including mature woodland, is likely to be lost as a result of development. The Policy should ensure that it is compliant with Strategic Policy NE1 with regards to impacts on the local ecological network in this locality.	Noted. Additional wording added to point c) in allocation policy to strengthen link to Policy NE1.
Winchester City Council	E4	The City Council supports the continued allocation of land at Solent 2 for employment use and	Noted.

		considers this to be sound and supportive of the duty to cooperate.	
Southern Planning Practice (Frobisher)	E4	Although the Local Plan refers to an extant outline planning permission for the site, it must be questioned whether the outline permission could now actually be implemented. Given how long has passed since these permissions were granted, it would be most unlikely that they would suit current market requirements. The constraints are potentially increasing in terms of access and congestion and the ecological constraints. A question mark remains over the likelihood of this site coming forward, its capacity and market interest.	Noted. The extant outline permission is for office use. The site is considered deliverable within the SHELAA and the employment land evidence base. Any new application would need to meet the requirements of the policy should it vary from the current permission. All allocations are for employment use, not a specified use class.

Representations on Policy E5 Existing Employment Areas			
Number of representations on policy: 4			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gosport Borough Council	E5	Supports Policy E5. It is important that existing employment sites in Fareham including a number on the Gosport Peninsula are protected including those along Newgate Lane and close to Fareham Town Centre as they provide employment to Gosport residents and are potentially accessible by bus, cycling or walking.	Noted.
Hampshire County Council	E5	Wishes to clarify its position as landowner for the above site under Policy E5 linked to the separate written representation from Frobisher	Noted. The site is included within the list of allocations for employment use. Any proposals will be required to meet

		Developments Limited. The County Council's Executive Member for Policy and Resources took the decision on 25 April 2019 to make its land available and offer improved access rights over Little Park Farm Road to support the delivery of a range of employment use within the site, subject to planning, that would be commensurate with its current allocation under Policy DSP18 of the Fareham Local Plan (part 2).	the requirements set out in the Policy. Detailed requirements for access and other issues will be dealt with through the planning application process.
Michael Sparks Associates (Cambria Land Ltd)	E5	Existing, established employment sites perform an important function and they should be afforded flexibility to help them grow, adapt and support economic growth. Down Barn Farm site is not identified as an Existing Employment Area even though activity at the site is consistent with an employment use and the adjacent barn is in use as offices. Down Barn Farm should also be identified as an existing Employment Area.	Disagree. Spurlings Farm is identified as an existing employment site. The Employment Land Review 2017 categorises Existing Employment Area designation for major 'B' class uses across the borough. This excluded waste uses, which is the predominant use at the site, and is a consistent approach across the borough.
Lyons, Sleeman and Hoare (Cams Hall)	E5	Policy E5 is considered overly restrictive in reference to Cams Hall and does not allow the flexibility to consider other uses and other public benefits that may accrue through future changes of use and / or related development that may be required to retain the viability and beneficial continuing use of the Grade 11* listed Hall in a manner that will best secure its long-term future. Seek the removal of the Cams Hall itself, together with its listed grounds and curtilage from the policy allocation. The maximum level of flexibility should be allowed for the owners to find and deliver the most beneficial uses / development at the Hall site.	Disagree. Existing policy allows for release from employment use where conditions are met. Viability considerations for listed building are covered by iii. of the Policy.

Representations on Policy E6 Boatyards			
Number of representations on policy: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gosport Borough Council	E6	This policy is supported as the availability of waterfront sites around the Solent is limited and the marine businesses, they support contribute to one of the key sectors of the sub-regional economy of which Gosport marine sites form part of a cluster.	Noted.

Representations on E7 Solent Airport			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Tim Haynes	E7	Request removal of nonsensical reference to an airport. It is at present an airfield that handles a bearable (for nearby residents) amount of traffic. Fareham Borough Council and the operators of the airfield have applied for up to 40,000 aircraft movements per year; that is approximately 110 per day over 365 days. They also include in their plans the possibility of jet aircraft using the airfield. This	Disagree. Established airport uses and types of use are regulated by legal agreement rather than the Local Plan. The Local Plan policy will protect the airfield for airport related uses, irrespective of the level of activity on the site, in line with the Daedalus vision.

		presents an unacceptable level of activity on a small airfield bordered closely by residential areas and in a part of the country which the UK government has made clear is not appropriate for further expansion of runway availability.	
Gosport Borough Council	E7	It is important that the airfield is retained to support a large number of employers at the Daedalus site which provides one of the key reasons for many businesses to locate and expand on the site. The justification text highlights that the Solent Airport has consent for up to 40,000 flight movements per year. There are no indications in the FLP2037 that any changes will be sought on this matter.	Noted. The Policy refers to the aspirations of the Vision and seeks to safeguard the airside part of the site for airfield related uses.
Mr Jason Cullingham	E7	Noted that the Council is primarily proposing to increase aviation-based employment inclusive of an increase to the number of flights making use of the runway. By continuing to target aviation related employment the council would appear to be encouraging one of the least Green and most polluting forms of transportation, contrary to current Government policy to promote the development and use of Green Energy sources and achieve zero carbon production by 2050. FBC would better serve its residents by championing more environmentally based employment opportunities in support of Government Climate Change policies."	The Policy relates to the airside element of the wider site and is therefore focused on related facilities and infrastructure to support such use. The two employment allocation E2 and E3 relate to the wider employment opportunities on the site. The Local Plan approach to Climate Change is covered in CC1 and CC4 and air quality in NE8.

## Representations on R1 – Retail Hierarchy and Protecting the Vitality and Viability of Centres

Number of representations on policy: 3



Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mrs Samantha Pope	7.13	Local retail/commercial figures do not cater for additional houses in Warsash. Plan should include retail floorspace for western wards.	Noted. The Retail and Commercial Leisure Study 2017 and Update 2020 provide projections on future need for retail floorspace in the Borough, taking into account the ONS population projections upon which the Borough's housing need is also based. The report indicates that the current vacant floorspace levels can support the need to 2027.
Miss Tamsin Dickinson	7.13	Local retail/commercial figures do not cater for additional houses in Warsash. Plan should include retail floorspace for western wards.	Noted. The Retail and Commercial Leisure Study 2017 and Update 2020 provide projections on future need for retail floorspace in the Borough, taking into account the ONS population projections upon which the Borough's housing need is also based. The report indicates that the current vacant floorspace levels can support the need to 2027.
Unknown Resident	7.13	Local retail/commercial figures do not cater for additional houses in Warsash. Plan should include retail floorspace for western wards.	Noted. The Retail and Commercial Leisure Study 2017 and Update 2020 provide projections on future need for retail floorspace in the Borough, taking into account the ONS population projections upon which the Borough's housing need is also based. The report indicates that the current vacant floorspace levels can support the need to 2027.

Representations on R2 – Out of Town Shopping			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Miss Tamsin Dickinson	7.18	Out of town shopping is not defined. Out of town shopping takes custom from local shopping areas.	Noted, however the Council disagrees. The policies map defines the Borough's retail centres and parades in line with the retail hierarchy set out in policy R1 (see footnote 45). Policy R2 refers to proposals outside these centres and parades. Policy R2 aims to ensure that appropriate retail is retained in the centres by requiring that any proposals for retail other than in the defined centres must provide a full sequential test demonstrating that there are no available suitable or viable sites within the existing centres. In addition, any out of town proposal over 500sq.m is required to provide an impact assessment to demonstrate that there is no adverse effect on the existing retail centres.
Mrs Jane Wright	7.18	Out of town shopping is not defined. Out of town shopping takes custom from local shopping areas.	Noted, however the Council disagrees. The policies map defines the Borough's retail centres and parades in line with the retail hierarchy set out in policy R1 (see footnote 45). Policy R2 refers to proposals outside these centres and parades. Policy R2 aims

			to ensure that appropriate retail is retained in the centres by requiring that any proposals for retail other than in the defined centres must provide a full sequential test demonstrating that there are no available suitable or viable sites within the existing centres. In addition, any out of town proposal over 500sq.m is required to provide an impact assessment to demonstrate that there is no adverse effect on the existing retail centres.
Unknown Resident	7.18	Out of town shopping is not defined. Out of town shopping takes custom from local shopping areas.	Noted however the Council disagrees. The policies map defines the Borough's retail centres and parades in line with the retail hierarchy set out in policy R1 (see footnote 45). Policy R2 refers to proposals outside these centres and parades. Policy R2 aims to ensure that appropriate retail is retained in the centres by requiring that any proposals for retail other than in the defined centres must provide a full sequential test demonstrating that there are no available suitable or viable sites within the existing centres. In addition, any out of town proposal over 500sq.m is required to provide an impact assessment to demonstrate that there is no adverse effect on the existing retail centres.

Representations on Policy R4 – Community & Leisure Facilities			
Number of representations on policy: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council (Property Services)		Policy is not sound as overly restrictive/not sufficiently flexible for public service providers. Propose additional point: <i>iv. the proposals are part of a public service provider's plans to re-provide or enhance local services and the proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.</i>	Noted. The policy has been modified to make distinction of sufficient not equivalent replacement.
Hampshire County Council (Children Services)		Important that impact of additional housing is assessed and where necessary developer contributions are provided for additional childcare places.	Noted. This aspect is covered by TIN4.
Lichfield for David Lloyd Leisure		David Lloyd Leisure - business need review has identified requirement in Fareham for health & racquets club.	Noted. The Playing Pitch Strategy is the evidence base for sports provision in the Borough which has assessed the Borough's needs.
Sport England		Not Sound, not consistent with NPPF para 97. Robust assessment should be provided to evidence why a facility would no longer be needed. Concern that loss of sport facility could be allowed if alternative community use proposed. Policy should also refer to quantity of any replacement provision to ensure equivalent quantitative basis.	Noted however the Council disagrees, para 7.36 requires evidence to demonstrate there is no longer a need. The policy sets out that any provision should be sufficient or better in terms of function.

Theatres Trust	7.36	Support Policy. Criteria by which evidence of lack of need can be established should be included.	Support welcomed. Para 7.36 suggests the type of evidence required.
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Representations on Strategic Policy CC1 – Climate Change			
Number of representations on policy CC1: 13			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hampshire County Council	8.1	Questions if the Plan goes far enough in respect of supporting the Government and HCC's policies on climate change. How will Local Plan proposals in relation to transport and travel, contribute to the long-term goal of achieving carbon neutrality and building resilient networks and systems?	Policy CC1 states how the Plan promotes mitigation and adaptation to climate change such as having a development strategy that is based upon the principle of accessibility and sustainability. This is further echoed within Strategic Priorities 11 and 12 in the Plan and Policies TIN1 and TIN4 which promotes sustainable travel and contributions towards associated infrastructure.
Turley on behalf of Graham Moyse	8.3	Include specific reference within the chapter to the need to support the transition to a net zero highway network, with a specific policy that promotes the delivery of related infrastructure, including electrical charging facilities.	Disagree. The plan, to the degree applicable for a land use plan, is supportive of a shift towards a net zero highway network such as requiring active travel and sustainable transport modes and EV charging points within residential and commercial developments.
Mr Alan Williams		The Policy omits significant developments in climate change policy such Future Homes Standard	The plan is supportive of new development that wishes to exceed

		and increased energy efficiency standards. Policy needs to be strengthened to ensure new build residential and commercial is built to a higher energy and carbon reduction standard.	Building Regulations and the Future Homes and Building Standard. Additional wording to be included in the Revised Publication Local Plan within bullet point e) to reflect the wording contained in paragraph 11.35 of the Plan.
Mrs Charlotte Varney		The plan should set carbon reduction and sustainability standards/targets to ensure developers are designing for sustainability and carbon reduction in line with national obligations.	Disagree. Current national policy and legislation do not require the setting of specific carbon reduction targets which tracks national and international obligations in Local Plans. However, the Plan contains policies and measures designed to secure the mitigation and adaption of climate change in accordance with the relevant policy and legislative framework.
CPRE		Inclusion of a Climate Change policy is fully endorsed. However, criterion a) of the policy does not go far enough. It must be a fundamental tenet of the Plan that no development should be permitted that relies on the car as its main means of access.	Support noted and welcomed. The Plan contains policies such as TIN1 Sustainable Transport which promotes sustainable and active modes of transport. TIN1 ensures new development is designed and provides for the delivery and access to sustainable and active travel modes, thus reducing the reliance on the private motor car.
The Environment Agency		Very supportive of the policy, happy to see it is cross cutting and has specific reference to flood risk, water efficiency and green/blue infrastructure.	Support noted and welcomed.
Turley on behalf of Graham Moyse		The policy is inadequate as it fails to recognise the importance of supporting the transition of road vehicles towards net zero. Amend the policy to include a bullet point that recognises the	Disagree. The plan, to the degree applicable for a land use plan, is supportive of a shift towards a net zero highway network such as

		importance of infrastructure delivery associated with the transition of the road vehicles to net zero, including appropriate supporting infrastructure.	requiring active travel and sustainable transport modes and EV charging points within residential and commercial developments.
Hampshire County Council		Support for policy however, the supporting text needs more detail with reference to the County Council's adopted Climate Change Strategy (2020) and targets including the resilience of the highway network.	Support noted and welcomed.
Mrs Katarzyna Bond		Rethink Climate Change Emergency Strategy and have a better climate change policy.	Noted.
Ms Lesley Goddard		Suggestion to remove "supporting energy efficiency" within policy and replace with "requiring energy efficiency" - and state what this means in terms of heat loss. No new development to be allowed that is not carbon neutral.	Building Regulations already require new development to attain a certain prescribed standard of energy efficiency and reduction in carbon emissions. This is set to be increased under emerging government plans with an uplift to part L of the current Building Regulations and the Future Homes and Building Standards. The Plan is supportive of new development that wishes to go above and beyond the new proposed standards and achieve net zero carbon.
Natural England		Welcomes and supports policy, Consideration should be given to include reducing consumption of raw natural resources, sourcing more renewable or 'green' energy, and reducing waste within policy. Consideration should also be given to an approach that maximises climate change adaptation and mitigation through the establishment of a Nature Recovery Network (NRN), and the Local Nature Recovery Strategy. Such an approach could	Support noted and welcomed. The Council contends that Policy D1 High Quality Design and Place Making covers aspects such as reducing natural resources and minimising waste whilst Policy CC4 covers renewable and low carbon energy generation. The Council will continue to work with relevant partners and

		potentially benefit from carbon offsetting contributions from development over the local plan period.	organisations to develop a Local Nature Recovery Strategy which would include a Nature Recovery Network for Hampshire; delivering wider environmental benefits.
Persimmon Homes		It is unclear whether the criteria in the policy will be sought as part of development proposals, or whether the criteria relate to development delivered by the Council. If it is the former, the Policy should make clear that the criteria are not requirements but should only be met where it is possible to do so.	The Policies in the Local Plan relate to all development within the Borough. The NPPF requires Plans to take a proactive approach to mitigating and adapting to climate change. Policy CC1 is a strategic policy which demonstrates how the plan is going to achieve this.
Mrs Wendy Ball		Strategies to mitigate and adapt to climate change must be adopted	Noted.
Woodland Trust		Policy fails to set any specific policy requirements or targets that will deliver this policy and so risks being unsound in practice. Recommend including policy wording setting a target for tree canopy cover on individual development sites, "a minimum of 30% tree canopy cover". This is to help achieve national net zero carbon.	Disagree. Current national policy and legislation do not mandate the setting of specific carbon reduction targets in Local Plans which tracks national and international obligations. The NPPF requires Plans to take a proactive approach to mitigating and adapting to climate change. Policy CC1 demonstrates how the plan is going to achieve this. Whilst it is recognised the valuable contribution trees will make to achieving carbon reduction, many other habitats also play an important role. It is for this reason the Council has opted to use the words 'green and blue infrastructure' which encompasses all forms of carbon reducing habitat.



Ms Anne Stephenson	8.6	Plan should seek to increase tree cover, attaining 40% tree canopy cover on streets to mitigate temperature rise (the urban heat island).	Disagree. The Council promotes the inclusion of Green Infrastructure such as trees, woodland and hedgerows within development to promote climate change mitigation and adaptation in line with the NPPF. It is not felt appropriate to specify a percentage cover.
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Representations on policy CC2 – Managing Flood Risk and Sustainable Drainage Systems			
Number of representations on policy CC2: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
The Environment Agency		Support for the Policy	Support noted and welcomed.
Natural England		Support for Policy. However it is advised that the policy makes clear that where a development drains to a protected site(s), an additional treatment component (i.e. over and above that required for standard discharges), or other equivalent protection may be required to ensure water quality impacts are avoided. Where SuDS are proposed serving as mitigation for protected sites, long-term (in perpetuity) monitoring, maintenance/replacement, and funding should be ensured.	Support noted and welcomed.  Additional policy wording and supporting text proposed.  New paragraph for policy after last bullet point in Policy CC2  New additional paragraph in the supporting text commentary after paragraph 8.27 to explain the additional policy wording proposed:

			<p>“SuDS which are proposed as mitigation to ensure development does not result in direct water quality impacts on designated sites, may require additional treatment over and above that required for standard discharges. This would be determined in consultation with Natural England. Applications for development proposing such SuDS will need to provide a suitable framework for the in-perpetuity monitoring, maintenance/replacement of those SuDS”.</p>
Persimmon Homes		<p>SuDS first bullet point in Policy, it is recommended that the wording is prefixed with ‘Where possible,’ to provide the necessary flexibility. Strict adherence to the guidance can be problematic as the design of a SuDS system also need to consider design, aesthetics, engineering etc.</p>	<p>The policy wording refers to the CIRIA C753 Manual or equivalent national or local guidance providing necessary flexibility for applicants to utilise the relevant guidance that suits their scheme. Designing SuDS in accordance with appropriate guidance ensures they are functional and fit for purpose. Proposed additional wording “or equivalent national or local guidance” within paragraph 8.26 to reflect policy wording.</p>
Unknown Resident		<p>The Plan does not consider the risk of Groundwater Flooding.</p>	<p>A Strategic Flood Risk Assessment accompanies the Plan which considers flood risk to development from all major sources of flooding including groundwater.</p>
Mr Neil Spurgeon	8.13	Support for wording in paragraph	Support noted and welcomed.

Representations on policy CC3 – Coastal Change Management Areas			
Number of representations on policy CC3: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Natural England		It is advised that the Policy should help facilitate the relocation of valued environmental assets away from areas of risk.	Noted. Relocating valued environmental assets away from areas of risk can be explored through partnership working to develop a Nature Recovery Network and Strategy across Hampshire.

Representations on policy CC4 – Renewable and Low Carbon Energy			
Number of representations on policy CC4: 7			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mrs Charlotte Varney	8.60	Policy fails to state any carbon emission reductions targets for development.	Current national policy and legislation do not require the setting of specific carbon reduction targets in Local Plans.
Mrs June Ward		Policy does not state any carbon emission reduction targets	Current national policy and legislation do not require the setting of specific carbon reduction targets in Local Plans.

Ms Anne Stephenson		Developments should be orientated to allow maximum potential for solar power use. It could be a stipulation of policy that all new builds have solar panels.	Noted. Covered in Policy D1 Design and CC4.
Turley for Graham Moyse		The Policy should be amended to include reference to other forms of infrastructure that promote net zero related technologies, such as electric vehicle charging facilities. There should be a general presumption in favour of such development in the policy, rather than the overly restrictive approach that is currently cast within the policy. The policy text should be recast to recognise that electric vehicle charging technologies are different to those energy generating uses that are perceived to have significant visual impacts.	Disagree. The plan, to the degree applicable for a land use plan, is supportive of a shift towards a net zero highway network such as requiring active travel and sustainable transport modes and EV charging points within residential and commercial developments.
Mr Peter Davidson		The plan only passively considers net zero carbon new developments instead of actually requiring them in accordance with national policy and climate science.	The plan is supportive of new development that wishes to exceed Building Regulations and the Future Homes and Building Standard.
Mrs Samantha Pope		Include CO2 emission reduction targets for the next five, ten- and fifteen-year periods to ensure the developers have each follow the same targets and guidelines. Targets should follow national standards to meet the climate change protocols	Noted. Current national policy and legislation do not require the setting of specific carbon reduction targets which tracks national and international obligations. However, the Plan contains policies and measures designed to secure the mitigation and adaption of climate change in in accordance with the relevant policy and legislative framework.
Unknown		The plan should set carbon reduction and sustainability standard/targets to ensure developers are designing for sustainability and carbon reduction.	Disagree. Current national policy and legislation do not require the setting of specific carbon reduction targets which tracks national and international obligations. However, the Plan contains policies and measures

			designed to secure the mitigation and adaption of climate change in accordance with the relevant policy and legislative framework.
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Representations on Strategic Policy NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network			
Number of representations on policy NE1: 9			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Ms Amy Robjohns		SINCs should be incorporated into the local plan	Sites of Importance for Nature Conservation (SINC) are included in the Local Plan and covered under Policy NE1.
CPRE		Support for policy and the Local Ecological Network approach within the Plan.	Support noted and welcomed.
Natural England		Supports policy and the Local Ecological Network approach within the Plan	Support noted and welcomed.
Portsmouth City Council		Support for policy.	Support noted and welcomed.
Warsash Inshore Fishermen		The Policy fails to protect sandbanks within SEMS and Ostrea edulis and priority species from excessive nutrients in the Solent.	Disagree. Policy NE1 is worded so that new development is only permitted where internationally designated sites (which include those within SEMS) and priority species are protected. Furthermore, Policy NE4 also ensures development is only permitted where there are no effects on the integrity of designated sites through increased wastewater production/ Nutrient loading.

Mrs Wendy Ball		Support for policy.	Support noted and welcomed.
Mr Clive Whittaker		Area of land around Wicor in Portchester should fall under the protection of this policy.	Noted.
The Woodland Trust		Suggests Policy is strengthened with proposed additional wording regarding the loss of irreplaceable habitats such as ancient woodland, ancient or veteran trees; including ancient woodland pasture and historic parkland.	NPPF Paragraph 175c states the policy protection for irreplaceable habitats such as ancient woodland and ancient or veteran trees. It is therefore not necessary to replicate the wording within the Local Plan Policy.
Ms Lesley Goddard	9.11	The wording of the paragraph is too weak and does not give examples of when and what sort of development "cannot be avoided" and what "as a last resort" means.	The particular wording relates to the use of the mitigation hierarchy when considering the likely impacts of development and not of development itself. When determining planning applications, the Local Planning authority should apply the mitigation hierarchy principle contained in paragraph 175a of the NPPF. Paragraph 9.11 of the Local Plan provides additional context for this.
Woodland Trust	9.15	Support for wording in paragraph.	Support noted and welcomed.

Representations on Policy NE2 – Biodiversity Net Gain			
Number of representations on policy NE2: 13			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
David Lock Associates on behalf of Buckland Development Limited	9.30	Support for wording in paragraph	Support noted and welcomed.
CPRE		Support for 10% requirement in the policy	Support noted and welcomed.
David Lock Associates on behalf of Buckland Development Limited		Questions whether Policy NE2 is in fact premature.	Disagree. Paragraph 174b of the NPPF states that “plans should: identify and pursue opportunities for securing measurable net gains for biodiversity”. Policy NE2 provides the mechanism to secure and achieve such measurable gains and is consistent with the emerging Environment Bill.
Foreman Homes		A percentage requirement should not be set as it is contrary to paragraph 170 of the NPPF which does not set out a specific percentage. A policy without a specific percentage requirement would be consistent with current policy and should the relevant legislation be enacted as currently proposed, it would be sufficiently flexible to support a 10% requirement and any transition period.	Disagree. Paragraph 174b of the NPPF states that “plans should: identify and pursue opportunities for securing measurable net gains for biodiversity”. Policy NE2 provides the mechanism and means to secure and achieve such measurable net gains. The policy approach is consistent with emerging legislation, supports the wider objectives contained within the 25 Year Environment Plan and is

			being successfully administered in Local Authorities across the country.
Gladman		It is considered that the policy is not positively prepared as it goes above and beyond that which is required by the NPPF. The percentage requirement should be deleted and reference to 'biodiversity net gains' included in the policy wording to ensure compliance with national policy.	Disagree. Paragraph 174b of the NPPF states that "plans should: identify and pursue opportunities for securing measurable net gains for biodiversity". Policy NE2 provides the mechanism and means to secure and achieve such measurable net gains. The policy approach is consistent with emerging legislation, supports the wider objectives contained within the 25 Year Environment Plan and is being successfully administered in Local Authorities across the country.
Home Builders Federation		A percentage requirement should not be set as it is contrary to paragraph 170 of the NPPF which does not set out a specific percentage. A policy without a specific percentage requirement would be consistent with current policy and should the relevant legislation be enacted as currently proposed, it would be sufficiently flexible to support a 10% requirement and any transition period.	Disagree. Paragraph 174b of the NPPF states that "plans should: identify and pursue opportunities for securing measurable net gains for biodiversity". Policy NE2 provides the mechanism and means to secure and achieve such measurable net gains. The policy approach is consistent with emerging legislation, supports the wider objectives contained within the 25 Year Environment and is being successfully administered in Local Authorities across the country.
Ms Lesley Goddard		Biodiversity net gains should be clearly demonstrated by development. Net gains should be continually monitored, and appropriate action taken if sufficient net gain has not been achieved or is not maintained.	Noted.
Natural England		Fully supportive of Policy. It is recommended that consideration is given to developing a suite of	Support welcomed and comments noted.



		projects across the LEN that development within the Borough can contribute to.	
Persimmon Homes		The requirement to achieve BNG is likely to negatively impact on the developable area, resulting in a loss of revenue that negatively impacts on viability. The viability evidence to support the introduction of this Policy is inadequate.	Disagree. The viability study adequately accounts for BNG requirements.  In addition, an addendum to the Council's Viability Study includes a breakdown on costs for biodiversity net gain.
Portsmouth City Council		There is the potential for a shortfall in net gain provisions (subject to the final provisions of the Environment Act) within the City Council's plan period. PCC is committed to ongoing discussions with Fareham BC and the other PfSH authorities on this matter and to consider the potential for environmental off-setting on both a sub-regional and a site by site basis.	Noted.
Terence O'Rourke on behalf of Miller Homes		Delete the policy and rely on the Environment Bill to ensure schemes deliver 10% biodiversity net gain.	Disagree. Paragraph 174b of the NPPF states that "plans should: identify and pursue opportunities for securing measurable net gains for biodiversity". Policy NE2 provides the mechanism and means to secure and achieve such measurable net gains. The policy approach is consistent with emerging legislation, supports the wider objectives contained within the 25 Year Environment and is being successfully administered in Local Authorities across the country.
Turley on behalf of Reside Developments		A percentage requirement should not be set as it is contrary to paragraph 170 of the NPPF which does not set out a specific percentage.	Disagree. Paragraph 174b of the NPPF states that "plans should: identify and pursue opportunities for

		A policy without a specific percentage requirement would be consistent with current policy and should the relevant legislation be enacted, as currently proposed, such a policy would be sufficiently flexible to support a 10% requirement and any transition period.	securing measurable net gains for biodiversity". Policy NE2 provides the mechanism and means to secure and achieve such measurable net gains. The policy approach is consistent with emerging legislation, supports the wider objectives contained within the 25 Year Environment and is being successfully administered in Local Authorities across the country.
WYG on behalf of Vistry Group		No assessment of how the requirement to provide BNG might affect site capacity. A blanket £500 per dwelling assumption in testing the viability of the policy is too blunt a measure of its effect on viability.	Paragraph 9.39 explains how BNG is expected to be provided onsite in the first instance however, where BNG cannot be adequately accommodated onsite, offsite contributions are permissible. The viability study adequately accounts for BNG requirements.  In addition, an addendum to the Council's Viability Study includes a breakdown on costs for biodiversity net gain.
WYG for Hammond, Miller and Bargate		Policy is in line with forthcoming government requirements.	Noted.
Persimmon Homes	9.32	It is noted that BNG should be achieved across a site, it is not a requirement to be met at the individual plot level. As such, supporting text in Paragraph 9.32 is misleading and should be deleted.	Proposed rewording of paragraph 9.32 to clarify that BNG is required for applications for development of 1 or more new dwelling or commercial floorspace and not that it should necessarily be accommodated at the individual plot level of major developments as the representation suggests.

Natural England	9.32	References to features such as bat boxes and swift bricks etc. should be classed as general biodiversity enhancements that should be included as part of a wider biodiversity enhancement and mitigation plan. Net gain specifically should derive strictly from habitat enhancement and creation, required as calculated using the metric.	Proposed amended wording to paragraph 9.32 to clarify that features such as bat boxes and swift bricks should be included as part of a wider biodiversity enhancement and mitigation plan, separate to biodiversity net gain commitments.
Natural England	9.35	Amend footnote 85 with link to new Defra Metric 3.0 which will be published early 2021.	Noted. At the time of writing no new Defra Metric has been published.
WYG on behalf of Vistry Group	9.41	Recognition should be given to the potential use of 'credits' to achieve BNG where net gains are not achievable on site.	Noted. Paragraph 9.41 references the use of habitat banks to secure off-site gains which uses the principle of 'credits'.
Natural England	9.42	Support for wording within paragraph. Natural England and Defra are developing an Environmental Net Gain/metric for Natural Capital Net Gain that can be used in conjunction with the Biodiversity Metric	Support noted and welcomed.
Natural England	9.43	The Plan should include requirements to monitor biodiversity net gain	Noted.
Natural England	9.44	Support for wording within paragraph.	Support noted and welcomed.

Representations on Policy NE3 –Recreational Disturbance on the Solent Special Protection Areas (SPAs).			
Number of representations on policy NE3: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Ms Amy Robjohns		Policy ineffective due to the Solent Recreation Mitigation Strategy not being successful enough at reducing bird disturbance. Suggestion of more forceful measures required.	The Solent Recreation Mitigation Strategy is continually monitored and regularly reviewed by the Solent

			Recreation Mitigation Partnership to ensure it is effective.
Natural England		Welcomes policy. It is recommended that other types of development (such as new hotels, student accommodation, care homes etc.) are outline in the policy as they may also need to address recreational disturbance impacts, both alone and in-combination. Such development should be assessed on a case by case basis.	Support welcomed. Proposed additional wording to paragraph 9.46 referencing the potential need for mitigation for other types of development mentioned in the response.
WYG on behalf of Hammond, Miller and Bargate		The policy requires a financial contribution to mitigate recreational disturbance and is consistent with previous local plan policy.	Noted.

**Representations on Policy NE4 – Water Quality Effects on the Special Protection Areas (SPAs), Special Conservation Areas (SACs) and Ramsar Sites of the Solent.**

**Number of representations on policy NE4: 13**

Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Warsash Inshore Fishermen	9.50	The Plan fails to take into account the likely increase in bacterial and viral contamination of shellfish, red floating seaweed and intertidal algal mats from greater nutrient loading to designated sites as a result of new development.	The Local Plan is accompanied by a Habitat Regulations Assessment (HRA) which assesses the Plan's effects on designated sites with respect to water quality issues. The Appropriate Assessment concludes that with the proposed mitigation approach and policy position of NE4, there will be no adverse impacts on the integrity of designated sites.

CPRE		Unable to endorse the policy until the legal issues around the effectiveness of mitigation proposals have been resolved.	Noted.
Hampshire County Council (Property)		Support for policy.	Support noted and welcomed.
Mr Richard Jarman;  Mrs Pat Rook;  Mrs Charlotte Varney.		The Plan's development strategy is contrary to this policy.	Disagree. Policy NE4 ensures new residential development proposed within the plan does not result in a significant effect on the designated sites in the Solent with regards to deteriorating water quality.
Natural England		Support for policy.	Support noted and welcomed.
Persimmon Homes		The Natural England methodology for achieving nutrient neutrality should be examined in detailed alongside the Local Plan because there are several onerous stages that result in significantly more mitigation being required than is necessary.	Disagree. The use of the Natural England Methodology is a recommendation in the Plan and not a mandatory requirement.
Portsmouth City Council		The City Council is committed to continuing to work with FBC and the other members of the PfSH Water Quality Working Group as necessary on short, medium and long term 'nutrient neutral' mitigation solutions for housing development within the Solent catchment.	Noted and welcomed.
RSPB		Support for Policy. It would be useful include some further policy wording around the need for developments to demonstrate nutrient neutrality or provide nutrient mitigation.	Support noted and welcomed. The Council considers it sufficient that extra detail is contained within the supporting text to the policy.
Mr Steve Godwin;  Warsash Inshore Fishermen		Policy insufficient at preventing excessive levels of nutrients in the Solent.	Disagree. Policy wording ensures development is only permitted where there are no effects on the integrity of designated sites through increased wastewater production.
WYG on behalf of Hammond, Miller and Bargate		Policy requires a production of nutrient budgets and delivery of suitable mitigation to make sure that	Noted.

		developments result in a net reduction in nitrogen outputs.	
Mrs June Ward	9.51	Opposed to the nitrates budget calculations	Noted. Development applications need to provide their own individual nutrient budgets in order to determine if mitigation is required.
RSPB	9.54	Support for wording in paragraph	Support noted and welcomed.

Representations on Policy NE5 – Solent Wader and Brent Goose Sites.			
Number of representations on policy NE5: 9			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Hill Head Residents Association		Lack of a coherent policy in respect of mitigation. Consider fields west of Old Street Stubbington as possible Solent Wader and Brent Goose mitigation site.	Noted. Policy provides the tests for when mitigation is required and is consistent with the Solent Wader and Brent Goose (SWBG) Strategy.
Mr James Morgan		Support for policy.	Support noted and welcomed.
LRM Planning for Hallam Land		Delete references to “as shown on the Policies Map” in the policy. The Policies Map should show only a generic designation such as ‘Areas of Waders and Brent Geese Sensitivity’, which does not classify individual land parcels.	Disagree. Paragraph 23 of the NPPF states that land use designations such as the SWBG designations should be identified on a policies map. Any amendments to the SWBG network would be a material consideration at the planning application stage.
Natural England		Recommended wording change to policy. Deletion of “as shown on the Policies Map” and replace with “as identified within the most up to date version of the Solent Wader and Brent Goose Strategy”.	Disagree. Paragraph 23 of the NPPF states that land use designations such as the SWBG designations should be identified on a policies map. Any

			amendments to the SWBG network would be a material consideration at the planning application stage.
Natural England		It is advised that Core Areas are identified for protection by the Policy.	Noted. Policy NE5 states that “Sites which are used by Solent Waders and/or Brent Geese (as shown on the Policies map) will be protected from adverse impacts commensurate to their status in the hierarchy of the Solent Wader and Brent Geese Network.”
Natural England		Suggestion that the Council works with relevant partners/stakeholders, including cross-boundary partnerships, to develop strategic projects to enhance, manage and monitor the wider Solent wader and Brent goose ecological network, to which contributions can be directed.	Noted.
Pegasus on behalf of Hammond, Miller and Bargate		Amend policy to permit offsite mitigation solutions for development impacts on Low Use Sites.	Noted. Proposed additional wording to policy under Low Use sites to reflect mitigation guidance in SWBG Strategy.
Persimmon Homes		Concern that the mapping evidence base underpinning Policy is flawed.	Disagree. The SWBG Strategy details a robust method for data collection and analysis which informed the designations within the Borough and wider region.
Persimmon Homes		Policy does not set provision with regards to bird surveys.	Bird surveys are only required for Candidates Sites as set out in Policy NE5 and supporting text and also stated in the SWBG Strategy.
Persimmon Homes		Delete references to “as shown on the Policies Map” in the policy.	Disagree. Paragraph 23 of the NPPF states that land use designations such as the SWBG designations should be identified on a policies map. Any amendments to the SWBG network

			would be a material consideration at the planning application stage.
Persimmon Homes		Not clear why there is a requirement for net gain in the SW&BG network as required under policy bullet point a.	Noted. Propose deletion of wording to be consistent with the SWBG Strategy.
RSPB		Policy should make specific reference to the SWBG Guidance on Mitigation and Off-setting Requirements (2018 and subsequent updates). Also suggested that any mitigation is agreed with the SWBG Steering Group as well as the Council.	Disagree. Policy refers to ensuring mitigation is consistent with the approach taken to mitigating and off-setting impacts on the SWBG network. This 'future proofs' the policy against any amendments to the mitigation guidance. The last point is covered within the supporting text.
Southern Water		Policy Map associated with the Local Plan does not provide sufficiently fine-grained detail to identify that part of the SW&BG designation at Peel Common WwTW overlays some operational areas. These should be excluded from designation.	Noted. Mapping discrepancy reported to SWBG Steering group to investigate.
WYG on behalf of Hammond, Miller and Bargate		Policy wording should make it clearer that bespoke mitigation solutions which do not result in such payments are also acceptable.	Noted. Proposed additional wording to policy under Low Use sites to reflect mitigation guidance in SWBG Strategy.
Hill Head Residents Association	9.78	Paragraph refers to candidate sites but gives little detail.	Paragraphs 9.75-9.78 provide detail on candidate sites.



Representations on Policy NE6 – Trees, Woodland and Hedgerows			
Number of representations on policy NE6: 7			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Ms Anne Stephenson		Amend policy wording to state that replacement trees will be 5/3 times that of those felled and there will be maintenance required for at least 3 years afterwards to ensure the trees are established.	Disagree. The Policy requires the replacement of any trees lost to development. However, there also needs to be a careful balance to ensure a variety of habitats are created on site, enabling net gains for biodiversity. Paragraph 9.89 provides wording around the costed long-term maintenance of any replacement trees.
CPRE		Support for Policy.	Support noted and welcomed.
Natural England		Support for Policy. It is also recommended that development proposals that affect ancient woodland, ancient trees and veteran trees, are in line with standing advice published by Natural England and the Forestry Commission	Support welcomed and response noted.
Persimmon Homes		Unclear what 'unnecessary loss' and 'avoidable' means in the policy	There is a presumption against the loss of any non-protected trees, woodland and hedgerows of high amenity value. Any such loss would be deemed unnecessary unless for clearly justified reasons. Where justified reasons are stated

			(unavoidable), there is an expectation that the losses are replaced.
Persimmon Homes		Point b) of the Policy should be a new sentence	Noted. Amended.
Portsmouth City Council		Support for Policy.	Support noted and welcomed.
Mrs Wendy Ball		Support for Policy.	Support noted and welcomed.
Woodland Trust		Policy risks being unsound by failing to afford adequate protection to ancient woodland and veteran trees. Policy is also insufficiently robust in specifying the level of replacement where ancient woodland and trees are removed and the appropriate number of new plantation in order to deliver net gain tree canopy cover.	Disagree. The NPPF paragraph 175 c) provides the primary basis for protection of ancient woodland and veteran trees. It is considered that the Policy in the Plan is suitably robust but also flexible with regards to the extent, type and location of any required replacement of protected trees, woodland and hedgerows.

Representations on Policy NE8 – Air Quality			
Number of representations on policy NE8: 11			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
CPRE		Supports policy but considers more could be achieved if development were only to be permitted in locations around mass public transport hubs.	Noted.
Turley on behalf of Graham Moyse		Unless addressed elsewhere in the plan, this policy should include provisions that support the delivery of electric vehicle charging infrastructure to serve the wider strategic road network.	Disagree. The plan, to the degree applicable for a land use plan, is supportive of a shift towards a net zero highway network such as requiring active travel and sustainable transport modes and EV charging

			points within residential and commercial developments.
Hampshire County Council		Policy needs to be more specific and should be amended to include the wording 'development should deliver sustainable transport (public transport, walking and cycling) as part of improving air quality'.	Disagree. Bullet point b) within Policy states that development will only be permitted where it contributes to the reduction of transport impacts on local air quality whilst Policy TIN1 relates specifically to the delivery of sustainable transport.
The Home Builders Federation		The costs of installing the cables and the charge point hardware will vary considerably based on site-specific conditions in relation to the local grid. The Government's recent consultation proposed introducing exemptions for such developments. The requirement for EVCPs should be deleted. Government proposed changes to Building Regulations will provide a more effective framework for the delivery of charging points for electric vehicles.	<p>Disagree. EV charging points are considered within Viability study accompanying the Plan.</p> <p>In addition, an addendum to the Council's Viability Study includes a breakdown on costs for EV charging points.</p> <p>Furthermore, the NPPF states that the Planning system 'should help to shape places in ways that contribute to the radical reductions in greenhouse gas emissions'. Requiring the provision of EV charging facilities within development will help promote the shift away from the use of fossil fuels and help fulfil the objective of 'radical reductions in greenhouse gas emissions'</p>
Fareham Society		Policy does not make it clear that explanatory text paragraphs 9.108 – 9.110 set out what may be required to meet the Policy requirement. Policy should be amended to refer to this supporting text.	Disagree. The policy and supporting text should be read together as a whole therefore, there is no need to include supporting text wording within the policy.

Mr David Mugford		Recommended that the Policy includes the Fareham/Stubbington Strategic Gap to be planted with trees to tackle pollution.	Noted.
Persimmon Homes		Unclear why part of the Policy is not to be applied to Welborne. The element of the policy relating to EV charging points is also not justified. The Viability Study should consider this issue in greater detail and not combine this policy requirement with other unknown cost demands on development.	<p>The particular part of the policy referred to in the response is not a requirement of the Welborne Plan. As such, it had not been tested by that plan's associated viability study unlike this Local Plan.</p> <p>The NPPF states that the Planning system 'should help to shape places in ways that contribute to the radical reductions in greenhouse gas emissions'. Requiring the provision of EV charging facilities within development will help promote the shift away from the use of fossil fuels and helps fulfil the objective of 'radical reductions in greenhouse gas emissions'. The Viability Study provides an appropriate costing of EV charging point requirements for development.</p> <p>In addition, an addendum to the Council's Viability Study includes a breakdown on costs for EV charging points.</p>
Terence O'Rourke on behalf of Miller Homes		Policy needs to retain more flexibility. Suggestion Policy is amended to enable the future installation of EV charging points rather than requiring them.	Disagree. The NPPF states that the Planning system 'should help to shape places in ways that contribute to the radical reductions in greenhouse gas emissions'. Requiring the provision of

		Rapid charge facilities in shared residential parking areas is wholly unnecessary and onerous. A 'Fast' charge facility is more appropriate.	EV charging facilities within new development will help promote the shift away from the use of fossil fuels and helps fulfil the objective of 'radical reductions in greenhouse gas emissions'.  Wording amended to ensure consistency with the IAQM Land-Use Planning & Development Control: Planning For Air Quality Guidance.
Turley on behalf of Reside Developments		Given that there is currently not the demand, it is considered that the policy provides a phased introduction of the EV Charge Point requirement, gradually ramping up to 100% provision in the later point of the plan period. This would be in line with the commitment made by government to end the sale of new petrol and diesel cars in the UK by 2030.	Disagree. The NPPF states that the Planning system 'should help to shape places in ways that contribute to the radical reductions in greenhouse gas emissions'. Requiring the provision of EV charging facilities within new development will help promote the shift away from the use of fossil fuels and helps fulfil the objective of 'radical reductions in greenhouse gas emissions'.
WYG on behalf of Vistry Group		Support for the Policy. However, within the first paragraph of the policy, it should be made abundantly clear that the policy does not require major developments to demonstrate they are 'air quality neutral'. There should be measures to ensure security of supply and sufficient capacity to support the promotion of, and increased reliance on, electric vehicles.	Support welcomed. The Policy is positively worded stating what is required of development which is to minimise emissions.
Natural England	9.118	Amend last sentence of paragraph to reflect the correct terminology under the Habitats Regulations,	Noted. Wording amended.

		i.e. the HRA concludes the Plan will not result in an 'adverse effect on integrity'	
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Representations on Policy NE9 – Green Infrastructure			
Number of representations on policy NE9: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
CPRE		Suggestion that Green Infrastructure would be better protected in perpetuity were it to be formalised as part of a new Green Belt.	Noted.
Gosport Borough Council		Policy should reference strategic green infrastructure opportunities in particular, working with Gosport Borough Council to develop a joint strategy for the strategic gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington.	Disagree. However, the policy requires development where possible to provide GI which connects to the wider GI Network. The policy also ensures that development does not impact upon the delivery of any identified local and strategic GI projects across the subregion.
Fareham Society		A compendium, capable of being updated, should be provided of Green Infrastructure in the Borough. The Policy should then be amended to make reference to this.	The PfSH and FBC Green Infrastructure Strategies provide comprehensive pictures of GI in the Borough and wider subregion. The Ecological Network Map for Hampshire is also closely linked to the GI network. These are referred to within the Plan.
Natural England		Support for Policy.	Support noted and welcomed.

Portsmouth City Council		Support for Policy. Integrating cross-boundary Green Infrastructure features and networks would be welcomed.	Support noted and welcomed.
Gosport Borough Council	9.125	Supporting text should reference strategic green infrastructure opportunities in particular, working with Gosport Borough Council to develop a joint strategy for the strategic gap between Gosport, Fareham, Lee-on-the-Solent and Stubbington.	Disagree. However, the policy requires development where possible to provide GI which connects to the wider GI Network. The policy also ensures that development does not impact upon the delivery of any identified local and strategic GI projects across the subregion.

Representations on Policy NE10 – Protection and Provision of Open Space			
Number of representations on policy NE10: 5			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr John Stubbs		The Plan fails to protect public open space (particularly privately owned) from development. The Plan should object to any development proposed on such Designated Public Open Space where applicants propose to override S52 or S106 Agreements using legislative powers and Development Consent Orders (DCOs) associated with S120(4) of the Planning Act 2008.	Disagree. Policy NE10 is consistent with the approach taken to protect open space in the NPPF and Practice Guidance.
The Fareham Society		The policy fails under paragraph 91 of the NPPF which states that planning policies should enable and support healthy lifestyles through the provision of safe and accessible greenspace. The Policy	Disagree. Policy NE10 States that “residential development will be required to provide open and play space to meet the needs of new

		should include the minimum open space and play space requirements for new development which is set out in explanatory text paragraph 9.134 and table 9.1.	residence” this accords with objectives stated in paragraph 91 c) of the NPPF. The NPPF does not require specific standards for open space provision to be detailed in a policy. The standards referred to in paragraph 9.134 and table 9.1 are a minimum guide for new development.
Natural England		Policy should seek to secure enhancement of public rights of way and National Trails, as outlined in paragraph 98 of the NPPF. Recognition should also be given to the value of rights of way and access to the natural environment in relation to health and wellbeing and links to the wider green infrastructure network.	Noted. There are a range of improvements to Public Rights of Way which are contained within the IDP which is tied to policy TIN4. Furthermore, policy NE9 ensures that new development provides GI (which includes PRoW) where possible and/or ensures the delivery of existing GI projects is not compromised.
Sport England		Broad support for policy, however it could be improved to ensure consistency with national planning policy para 97.	Additional wording proposed to ensure consistency with NPPF para 97.
Woodland Trust		Recommend Policy includes standards for access to natural green space and woodland for existing and new developments.	Disagree. The NPPF does not require specific standards for open space provision to be detailed in a policy. The standards for access are contained within the supporting text.
Sport England	9.129	Paragraph should be removed or at least made clear that any loss of school playing fields is compliant with para 97 of the NPPF and Sport England's playing fields policy.	Noted. However, regardless of the wording in 9.129 of the Plan, if the Secretary of State approves the disposal of surplus school playing fields then an exception would still be made to the policy.
Natural England	9.134	Support wording in paragraph.	Support noted and welcomed.



Representations on Policy NE11 – Local Green Space			
Number of representations on policy NE11: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Robert Tutton Town Planning Consultants on behalf of Chambers Properties Ltd	9.138	Remove the land owned by Chambers Properties Ltd from the 'Mulberry Avenue Open Space.'	Noted. The whole site area is valuable open space to the local community and is supported by the assessment within the Local Greenspace Background paper. It is also understood that the owners of the private segment are looking to dispose of the site. The Council is considering its options in this regard.

Representations on Strategic Policy TIN1: Sustainable Transport			
Number of representations on policy: 12			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Mr Barrie Webb	10.1, 10.3, 10.5, TIN1	The ambitions of a convenient, efficient, resilient and safe transport network as well as ensuring convenient cycling and walking networks that contribute towards a modal shift and provide alternative options to the motor car will not be met	Disagree. The LCWIP will provide the framework for a coordinated approach to funding and facilitating a more convenient and efficient active travel network. Noted that the LCWIP has not been published so cannot be

		by the LCWIP (as yet unpublished so unable to comment on detail).	interrogated, but the Council anticipates consultation and adoption by the highway authority before the Local Plan is submitted.
LRM Planning Limited (Hallam Land Management)	10.2	Transport Assessment demonstrates that the SGA is consistent with the NPPF requirement that the planning system should actively manage patterns of growth to support sustainable travel and that significant development should be focused on locations which are or can be made sustainable.	Noted. The Strategic Transport Assessment has assessed the development strategy in the Plan including a quantum of development South of Longfield Avenue. The policy reflects the conclusions from the STA in terms of junctions which will experience a significant or severe impact as a result of Local Plan growth.
Ms Lesley Goddard	10.3	No indication of how these networks identified in the LTP will come about. Give examples.	The Local Transport Plan is produced by the Highway Authority. The Highway Authority is developing an A27 strategy which will deliver on the aspirations of the LTP and the LCWIP will be a main stay of the sustainable transport facilitation.
Portsmouth City Council	10.3	Supports reference for proposals that promote sustainable transport links through Fareham Borough to Portsmouth and Southampton.	Noted.
Mr Roy Roberts	10.3	Alternative methods of transport for day to day living quoted such as cycling and walking are fanciful and remain largely recreational only in suitable weather. Available Public transport capability comes way down the list for the means to transport large numbers of people around.	Disagree. Sustainable transport is about behavioural/attitude change, but also putting in place the means to facilitate it. The LCWIP will help to deliver a focused and coordinated sustainable transport system which focuses on the links between other alternative means like bus stops and train stations.
Mr Robin Webb	10.3	The plan gives insufficient attention to 'accessibility improvement' or 'management of network	Disagree. The Plan is supported by a strategic transport assessment which

		congestion', particularly in respect of the Warsash peninsular and connection to the A27 and M27.	considers traffic growth over the life of the Plan. This allows for natural variations and rerouting as a result of likely future congestion. The results of this are highlighted in the supporting text. Planning applications will be supported by localised transport assessments which will consider the traffic implications of the here and now on local junctions and routes.
Ms Lesley Goddard	10.8	'Reasonable choice' must include 'reasonable expected duration' when considering the suitability of a site with developments needing to show how they will decrease time to take public transport/cycle/walk relative to car travel.	Disagree. Applications are required to demonstrate, through suitable mitigation, that they do not exacerbate the current situation at any given point. They cannot be required to improve the existing conditions as this is the responsibility of the highway authority. They will however be expected to contribute to and provide for active travel routes and connections as identified through the LCWIP.
Ms Lesley Goddard	10.10	Exclude 'road junctions' from options available. Suggest <i>'developments which don't allow car parking/encourage car share and cycle/walking are to be encouraged but those which make journeys by car the most likely outcome are not to be allowed?'</i>	Disagree. National policy does not allow planning authorities to reject applications on the basis of car use unless they will have a severe impact, but the Plan is based on principles of good growth which include accessibility, and good design to support as much as possible the alternatives to private car use.
CPRE	TIN1	Policy does not go far enough, and Council should feel empowered to reject development which is not already located around, or can provide, public mass transit hubs, in particular the rail network.	Noted. The development strategy is based on concept of good growth and allocations have been identified partly on the basis of their accessibility and

			linkages as far as possible to existing routes.
Turley (Graham Moyes)	TIN1	Amend to include reference to the role of electric vehicles as a sustainable mode of transport and to provide support for appropriate infrastructure to facilitate their delivery.	Noted. Policy and supporting text in NE8 set out the requirements for electric vehicle charging infrastructure.
Hampshire County Council	TIN1	Chapter and Policy needs more cross reference to air quality management such as how policies contribute to both climate change objectives and air quality objectives and impact from M27, A32 and A27. Policy should make direct reference to role of sustainable transport in air quality improvement and supporting text should refer to AQMA/CAZ designations	Noted. Air Quality is covered in Natural Environment chapter.
Hampshire County Council	TIN1	Strengthen the commitment to deliver high quality walking and cycling facilities with reference to the Government's new cycle infrastructure design guidance in Local Transport Note 1/20.	Noted.
Hampshire County Council	TIN1	Opportunities for enhancing and encouraging active travel to and from school should be encouraged and implemented working closely with Hampshire County Council Children's Services and Highways Departments. The County Council will require the provision of safe walking and cycle routes to schools and existing routes to be enhanced where necessary to improve walking and cycling numbers. Contributions from developers will be sought where necessary including for the production and monitoring of school travel plans (STP's).	Noted. The Policy incorporates the emerging LCWIP as part of its delivery strategy. The Council will also continue to engage with the education authority on individual planning applications and developer contribution requests.
Mrs Wendy Ball	TIN1	Improvement is needed with respect to local public transport networks, cycling and walking routes. There should be a reduced need to travel.	Noted. The Policy incorporates the emerging LCWIP as part of its delivery strategy.
British Horse Society	TIN1	Local Plan should include equestrians as vulnerable road users and that cycling, and walking strategy should include horse riding. Planning	Agreed. Alteration to the wording of Policy TIN1 a) to non motorised road users'.

		policy should support the automatic inclusion of horse riders on shared off-road routes. Equestrians should be considered and consulted with at an early stage within the planning of any major housing or infrastructure development.	
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Representations on Policy TIN2 Highway Safety and Road Network			
Number of representations on policy: 11			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Fareham Labour Party	10.12	The Local Plan should include a new railway station on the western edge of the Welborne development as this would be relevant for the whole of Fareham.	Noted. The potential for a halt at this location is being considered as part of the Welborne development which is not covered by this Plan. The LCWIP also considers links to railway stations to improve access across the borough.
Gosport Borough Council	TIN2	Support as it aims to ensure development does not have an unacceptable impact on highway safety and the residual cumulative impact on the road network is not severe.	Noted.
Highways England	TIN2	The difference between the modelled scenario and the Publication Local Plan in terms of dwelling numbers is substantial and may result in the modelling reporting more excessive delays and queueing than are likely, and potentially presenting an unrealistic prediction of the future operation of the highway network.	Noted. Approach agreed with highway authority on this matter. Modelling presents a worst case scenario and new housing requirement is much closer to the modelled scenario.
Hampshire County Council	TIN2	LHA is undertaking a transport study for the A27 corridor which will seek to incorporate a multi modal	Noted. Para 10.12 contains approach to A27. Further reference to the A27

		approach that facilitates a modal shift away from private car use. Future transport assessments of development sites along the A27 corridor should take this into account and have regard to the emerging transport strategy.	study would be made through individual Transport Assessments in consultation with HA.
Hampshire County Council	TIN2	Policy should consider alternative mitigation options which would generally follow a sequential approach to assess their impact on the local road network and the role they can play in traffic reduction and reducing transport emissions starting with measures to avoid the need to travel, active travel measures, public transport (SE Hampshire rapid transit) and finally localised junction improvements.	Noted. Alteration made to policy TIN2 to reflect the sequential approach that would avoid/reduce the need to travel and encourage active travel etc.
Mr Stuart Young	10.15	Roads around the area are already far too busy. This will get worse with the proposal to build so many houses.	Disagree. The Plan is supported by a industry standard transport assessment which considers increase in traffic as a result of local plan development.
Mrs Jane Wright	10.15	Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why hasn't more consideration been given to HA1 in the transport assessment?	Disagree. The Transport Assessment considers additional houses by zoned area. Individual applications will be supported by localised transport assessments.
Mrs Samantha Pope	10.15	Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why hasn't more consideration been given to HA1 in the transport assessment?	Disagree. The Transport Assessment considers additional houses by zoned area. Individual applications will be supported by localised transport assessments.
Mrs June Ward	10.15	Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why hasn't more consideration been given to HA1 in the transport assessment?	Disagree. The Transport Assessment considers additional houses by zoned area. Individual applications will be supported by localised transport assessments.

Unknown	10.15	Transport plan does not include an analysis of streets where the majority of the houses are proposed. Why hasn't more consideration been given to HA1 in the transport assessment?	Disagree. The Transport Assessment considers additional houses by zoned area. Individual applications will be supported by localised transport assessments.
Mrs Valerie Wyatt	10.15	Transport Assessment does not take account of the volume of traffic now likely from the increased number of dwellings proposed in the Plan. It is out of date and therefore the plan is unsound.	Disagree. The Transport Assessment considers additional houses by zoned area. Individual applications will be supported by localised transport assessments.
Mr Trevor Ling	10.15	With the major increase in planned infill at Downend road there is little hope that the increased traffic during this rush hour will be any better. The infrastructure plans for Delme roundabout are inadequate for future planned development off the A27.	Disagree. The Plan is supported by a industry standard transport assessment which considers increase in traffic as a result of local plan development. The Delme scheme has been modelled to show that a solution is possible.
Hampshire County Council	10.15	Recognise that the strategic modelling with the higher housing number represents a worst-case scenario and that the limitations of the SRTM do not allow for localised impacts at junctions to be attributed to specific development sites. Therefore, the LHA accepts the outputs from the strategic modelling report and has not requested an additional model run of the SRTM to reflect the removal of the two SGAs and subsequent lower housing number.	Noted.
Hampshire County Council	10.15	Parkway/Leafy Lane junction does not warrant a Do Something mitigation scheme for increased junction capacity because the Leafy Lane arm of the junction leads to a residential area with a 20mph zone reinforced by vertical speed reduction measures. An alternative highway scheme which strengthens the current situation of suppressing flows along Leafy Lane should be the mitigation	Noted. No specific mitigation is identified in the policy and so that will be down to the discretion of the highway authority. Additional wording has been added to supporting text to further explain that any 'scheme' at this location will be environmentally based traffic constraints, not junction

		scheme to be taken forward.	capacity led. Wording agreed with Highway Authority and HCC.
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Representations on Policy TIN3: Safeguarded Routes			
Number of representations on policy: 3			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Portsmouth City Council	10.20	Supports the reference to the development of the rapid transit networks between the two authorities and linking to others in the sub region.	Noted.
Gosport Borough Council	TIN3	Support safeguarding of land between Delme Roundabout and the Portsmouth Boundary and the Quay Street Roundabout to support the delivery of the South East Hampshire Rapid Transit scheme.	Noted.
Hampshire County Council	TIN3	Supports policy TIN3 but the supporting text should refer to the future extensions of the SEHRT network to the west of Fareham towards Segensworth, Swanwick Station, Whiteley and the North Whiteley major development area and to serve the Solent Enterprise Zone at Daedalus and adjacent coastal settlements.	Noted. Addition of explanatory text to reference future extensions to the west of Fareham towards and to serve the Solent Enterprise Zone at Daedalus and adjacent coastal settlements.



Representations on Policy TIN4: Infrastructure Delivery			
Number of representations on policy: 16			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Portsmouth City Council	10.25	Development in close proximity to the FBC and PCC authority borders can impact the availability of school places across authorities. The timing and size of development should therefore be closely monitored to ensure the continued availability of school places during the life of both Local Plans.	Noted. The education authority has raised this in relation to school places planning incorporated in the Infrastructure Delivery Plan (IDP).
Highways England	10.26	Confirm that approach to assessing impacts on the SRN as set out in the IDP is consistent with national policy requirements. Infrastructure improvements on the SRN should only be considered as a last resort.	Noted.
Mrs Rosemary Hutton	10.26	Current infrastructure cannot cope in Western Wards, let alone with influx of new residents. Need reassurance that local essential services will be improved not just for existing residents but to provide for the influx of new residents.	Disagree. The IDP process involves consultation with a range of service providers who advise the council on infrastructure requirements associated with Local Plan development.
Mrs Jane Wright	10.26	IDP seeks expansion of health care facilities through further GP locations but table within document only provides an historic timeline pre-dating the Local Plan. Unsound approach. Current analysis of health care requirements required.	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy.
Mrs June Ward	10.26	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided	Disagree. IDP provides current assessment of health provision and identifies potential new requirement

		within the document only provides an historic timeline pre-dating the Local Plan. Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach.	and delivery strategy. Likewise, with education, though education authority has not committed to specific delivery strategy but have earmarked developer contributions.
Mr Roy Roberts	10.26	Plan does not take into account cumulative impacts on infrastructural elements impacted by surrounding authorities.	Disagree. Service providers and modelling take surrounding authorities and committed schemes into the equation.
Mr Richard Jarman	10.26	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided within the document only provides an historic timeline pre-dating the Local Plan. Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach.	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy. Likewise, with education, though education authority has not committed to specific delivery strategy but have earmarked developer contributions.
Mrs Pat Rook	10.26	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided within the document only provides an historic timeline pre-dating the Local Plan. This is not a sound approach.	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy.
Mrs Charlotte Varney	10.26	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided within the document only provides an historic timeline pre-dating the Local Plan. Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach. IDP requests contributions	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy. Likewise, with education, though education authority has not committed to specific delivery strategy but have earmarked developer contributions.

		towards infrastructure but doesn't specific where or how will be spent.	
Mrs Samantha Pope	10.26	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided within the document only provides an historic timeline pre-dating the Local Plan. Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach.	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy. Likewise, with education, though education authority has not committed to specific delivery strategy but have earmarked developer contributions.
Ms Fiona Gray (Buckland)	10.27	Support the viability work which has been undertaken by the Council to underpin this Local Plan, particularly the recommendation that a zero CIL rate should be applied to Welborne.	Noted.
Turley (Graham Moyse)	TIN4	Support policy but it fails to address the need for the delivery of wider infrastructure, particularly that which stems from the objectives set out within the Climate Change chapter to ensure that core climate change objectives are capable of being met.	Noted. Climate Change objectives are tackled throughout the Plan, particularly in the Climate Change, Policy NE8 in terms of transport infrastructure. Additional text to Policy TIN2 places alternatives to junction capacity as key in the mitigation of highways impacts.
Mrs Katarzyna Bond	TIN4	Policy should propose on site facilities, avoiding using local infrastructure for bigger developments.	Noted. Where sites are of sufficient size to warrant it, on site provision of facilities is requested. But in most cases financial contributions will be sought to secure off site delivery.
Persimmon Homes	TIN4	It is considered the funding for such infrastructure may, in many instances, be a matter for CIL. Notwithstanding, the above, if such Infrastructure is a requirement to make the development acceptable in planning terms, then such contribution need to meet the relevant tests set out in the CIL Regulations. It is no longer appropriate for blanket	Noted. The Policy and supporting text include a breakdown of approach to developer contributions. Developer contributions will only be sought where they meet the necessary tests in legislation and the Council's approach to CIL is clearly set out.

		contribution to be sought by planning authorities. The Policy should be clear on this matter.	
Unknown	TIN4	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations, however the table provided within the document only provides an historic timeline pre-dating the Local Plan. Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach.	Disagree. IDP provides current assessment of health provision and identifies potential new requirement and delivery strategy. Likewise, with education, though education authority has not committed to specific delivery strategy but have earmarked developer contributions.
Mr Gordon Deadman	TIN4	There is nothing in the plan for the additional infrastructure required to support the increase in traffic that can be expected at the junction of Downend Road and the A27.	Noted. This will be part of any application for the site as this is not identified through the strategic model.

Representations on Policy D1: High Quality Design and Placemaking			
Number of representations on policy D1: 13			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
CPRE	11.27 (policy D1)	Reference to importance of overall masterplanning and landscape context and specific building details to quality. Poor car dependant nondescript developments over recent years highlighted	Noted. Policy includes reference to use of contextual masterplans and design codes. Policy seeks creation of sustainable places as part of reducing need to travel, particularly by car.
HCC Property	11.27 (policy D1)	Supports Policy without modification	Noted.

Hampshire Police	11.4 and 11.27 (policy D1)	Seeks additional requirement for development to meet Crime Prevention Through Environmental Design (CPTED) principles and Secured By Design (SBD) accreditation.	Noted. Policy D1 vi requires development to be 'safe'. Further detailed criteria is set out in para 11.18, including natural surveillance, which accords with CPTED principles.
Historic England	11.27 (policy D1)	Supports contextual design approach	Noted
Natural England	11.27 (policy D1)	Supports design approach to integrate existing and new habitats and biodiversity Appropriate native and locally sourced species advised for landscaping as far as possible to cater for local wildlife.	Noted. Additional wording added to paragraph 11.15: "native species should be used to generate optimal biodiversity net gain, particularly with regard to trees, hedgerows and natural greenspace".
Pegasus Group for Bargate Homes (various sites) and King Norris	11.27 (policy D1)	"Quality Place" should be defined. The ten criteria push the "bar" too high.	Noted. Quality place is defined by the amalgam of the 10 criteria. Ten criteria are national criteria as set out in National Urban Design Guidance and linked to NPPF and NPPG advice.
Persimmon Homes	11.27 (policy D1)	Cross reference to the supporting text contained in the policy wording should be deleted to avoid confusion. The Council should also review the policy to remove any duplication with other policies. Consideration should also be given as whether the policy needs to be so detailed given that the Council has comprehensive guidance on design set out in its adopted Design SPD.	Disagree. Supporting text provides detail and interpretation to the policy wording.  It is important that components of quality places are not disaggregated. The current SPD is limited in its coverage.
Mrs Wendy Ball	11.27 (policy D1)	Supports D1	Noted
Mrs Katarzyna Bond	Unclear. D4 referenced	Quality of housing should be reviewed	Quality is considered through policy D1 criteria as well as D5 space standards and D4 water quality

Mr Robin Webb	11.24	Suggests FBC should lead energy conservation and carbon neutrality in building design and whole-life energy.	Noted. However there is no evidence locally that would support policies that go beyond the requirements of national building standards, which are due to be updated in 2021 and again in 2025 that will move design to zero carbon compatibility.
Mr Richard Jarman	11.34	Suggests targets that exceed current building regulations	Noted. However, there is no evidence locally that would support policies that go beyond the requirements of national building standards, which are due to be updated in 2021 and again in 2025 that will move design to zero carbon compatibility.
Mrs Samantha Pope	11.34 11.36	Suggests targets that exceed current building regulations as is required by London boroughs. Standards should be set for natural ventilation and green infrastructure	Noted. However, there is no evidence locally that would support policies that go beyond the requirements of national building standards, which are due to be updated in 2021 and again in 2025 that will move design to zero carbon compatibility.  FBC will consider standards and design for GI in the future
Mrs Charlotte Varney	11.34 11.36	Suggests targets that exceed current building regulations as is required by London boroughs Standards should be set for natural ventilation and green infrastructure	Noted. However, there is no evidence locally that would support policies that go beyond the requirements of national building standards, which are due to be updated in 2021 and again in 2025 that will move design to zero carbon compatibility.

Representations on Policy D3: Coordination and Piecemeal Development			
Number of representations on policy D3: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Persimmon Homes	11.44 Policy D3	Policy should not interfere on private property rights with regard to depressing or prevent returns to a landowners.	Noted. The policy is not intended to prevent reasonable landowner returns, but ensure viability of development that delivers sustainable, connected places and infrastructure.

Representations on Policy D4: Water Quality and Resources			
Number of representations on policy D4: 10			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Persimmon Homes	Para 11.52 Policy D4	Meeting Standards should be optional, not required as a means of addressing nitrate loading. Nutrient neutrality can be achieved without doing so.	Noted. It is acknowledged that nitrate neutrality can be delivered through other mechanisms. However, the policy also applies to the consumption of water resources in general. Paragraph 149 of the NPPF states "Plans should take a proactive approach to mitigating and adapting to climate change taking into account the long-term implications for water

			supply.” Furthermore, paragraph 150a states that “New development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.” Parts of the Borough are already in water stressed areas and with climate change, there is a need to safeguard future water resource across the Borough and South Hampshire. This is to ensure sustainable development and protect the environment. The policy approach is supported by the main water companies, Natural England and the Environment Agency.
Portsmouth Water	Para 11.52 Policy D4	Very supportive of this policy. This is in line with water industry’s aspirations of 100 litres/head/day by 2050 to improve environmental protection, reduce wastewater discharge.	Support welcomed.
Ms Pamela Charlwood c/o Hill Head Residents Association	Para 11.52 Policy D4	Policy does not address sufficiently the seriousness of the need to improve water quality. More detailed actions and clear targets should be set out, with for improvement of water quality.	The policy states that the Council will work with water suppliers to improve quality and efficiency. Water quality (drinking) is governed nationally under The Water Supply (Water Quality) Regulations 2018, which set the standards required to produce quality drinking water. They explain, in detail, the levels of certain characteristics, elements and substances that are allowed in drinking water to protect public health, and how much of each substance should be in the water supply. Policy NE4 ensures new development does not deteriorate the



			wider water environment and impact designated sites in the Solent.
Environment Agency	Para 11.52 Policy D4	We are very supportive of this policy. higher water efficiency standard acknowledges the water resource sensitivity of South Hampshire and is also a key way of helping mitigate issues around the capacity of waste water treatment works	Support welcomed.
Hampshire County Council (Property)	Para 11.52 Policy D4	Supports principle, but greater flexibility required to respond to unexpected changes during the plan period.	Welcome support and note need for flexibility. Unexpected changes in circumstances or to targets or other requirements during the plan period will be a material consideration and will be given due weight in considering development proposals.
Hampshire County Council (Property)	paras 11.55/56	Alternative methods to achieve energy efficiency for non-residential buildings should be allowed. E.g RIBA 2030 Climate Challenge	Noted. Applications for development can set out how alternative energy efficiency assessments achieve the equivalent sustainability outcome and these will be a material consideration in the determination of a planning application.
Mrs Helen Laws	Para 11.52 Policy D4	Insufficient control over sewerage discharges by water companies. Sewerage system capacity for new housing must be adequate	Noted. Sewerage discharges are regulated and policed at a national level by the Environment Agency through the issue of Discharge Consents. However, new housing development capacity is planned for and taken into account by the statutory wastewater companies to ensure that any additional capacity required in the network is provided. Financial contributions from developers to water companies is procured to ensure adequate and timely delivery.

Home Builders Federation	Para 11.52 Policy D4	The final sentence of policy D4 should be deleted as its inconsistent with NPPF which requires policies to be unambiguous and evidenced. Standard is higher than the maximum requirement that can be applied through the adoption of the optional technical standards.	Disagree.  Policy only requires 110l as per optional standard. 100l will be supported but is not a mandatory requirement.
Natural England	Para 11.52 Policy D4	Welcomes policy to help reduce water consumption and improve water quality. However, strongly recommends all new development within the Southern Water supply area adopt a higher standard of water efficiency of 100 litres to be in line with Southern Water's Target reduction programme. Natural England also recommends encouraging wise use of water eg incorporating grey water recycling systems and efficient appliances.	Support welcomed.  The current standard is the maximum requirement that can be applied through the adoption of the optional technical standards. However, the 100L is supported by the Council  Grey water recycling is not part of current building regulations nor the future homes standard . However it has been added to policy as part of part of non-mandatory 'support'
Hampshire Police	paras 11.55/56	Note that the paras are the same	Proposed change to delete repeat paragraph.

Representations on Policy D5: Internal Space Standards			
Number of representations on policy D5: 4			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Gladman	Para 11.62 Policy D5	Policy should be optional and not mandatory. Robust evidence regarding need, viability and impact upon affordability must be demonstrated	Noted. The Council has undertaken robust evidence to demonstrate mandatory requirement. The standard has been subject to viability test. Further survey work of recently submitted applications support this.
Home Builders Federation	Para 11.62 Policy D5	Policy should be deleted. Robust evidence regarding need, viability and impact upon affordability must be demonstrated. Evidence set out in supporting text does not demonstrate pressing need. Additional space can affect affordability at entry level units.	Noted. The Council has undertaken robust evidence to demonstrate mandatory requirement. The standard has been subject to viability test. Further survey work of recently submitted applications support this.
Persimmon Homes	Para 11.62 Policy D5	Policy should be deleted. Robust evidence regarding need, viability and impact upon affordability has not been demonstrated. Evidence set out in the background Paper is not sufficient and does not address affordability.	Noted. The Council has undertaken robust evidence to demonstrate mandatory requirement. The standard has been subject to viability test. Further survey work of recently submitted applications support this.
Turley on behalf of Southampton Solent University	Para 11.62 Policy D5	Policy unsound as not justified. Specific reference to need for flexibility in relation to listed buildings.	Agree that some flexibility is needed to take account of the need to respect the fabric and character of listed buildings.

			Modify supporting text. Add sentence to para 11.61: 'For example, The Council will consider minor reductions in the internal space standards where it can be demonstrated that this is necessary to ensure the repair and re-use of a heritage asset without undermining its character and fabric integrity'.
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Representations on policy HE1 – Historic Environment and Heritage Assets			
Number of representations on policy HE1: 2			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Historic England		Sound – complies with NPPF. Support the inclusion of a strategic policy for the historic environment.	Welcomed and noted.
Mrs Wendy Ball		Legally compliant, sound and complies with duty to cooperate. Important to conserve and enhance the historic environment. Design of developments should be compatible with surrounding historic environment.	Welcomed and noted.

Representations on policy HE2 – Conservation Areas			
Number of representations on policy HE1: 1			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Ms Jane Thackker	12.16	Not legally compliant, not sound, does not comply with the duty to cooperate. Warsash is a conservation area. Allocation of housing does not preserve or enhance.	Noted. The housing allocations proposed in the Local Plan within Warsash are not located in or adjacent to the Warsash Conservation Area.

Representations on Appendices			
Number of representations on policy: 10			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Home Builders Federation	Appendix B	The respondent suggests that the Council should set out evidence base trajectories for each of the sites that make up supply across the plan period.	Disagree. There is no requirement in national policy guidance to provide a housing trajectory for individual sites.
Hammond Miller and Bargate (from Pegasus)	Appendix B	Suggests the appendix should be updated to reflect the quantum of housing required to meet local needs. The trajectory for 2023/24 and 2024/25 is at risk from delays to Welborne. Welborne completions should also be shown in the trajectory.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.

			There is no requirement in national policy guidance to provide a housing trajectory for individual sites.
Bargate Homes (from Pegasus) 75 Holly Hill	Appendix B	Suggests the appendix should be updated to reflect the quantum of housing required to meet local needs. The trajectory for 2023/24 and 2024/25 is at risk from delays to Welborne. Welborne completions should also be shown in the trajectory.	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>There is no requirement in national policy guidance to provide a housing trajectory for individual sites.</p>
Bargate Homes (from Pegasus) Old Street	Appendix B	Suggests the appendix should be updated to reflect the quantum of housing required to meet local needs. The trajectory for 2023/24 and 2024/25 is at risk from delays to Welborne. Welborne completions should also be shown in the trajectory.	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>There is no requirement in national policy guidance to provide a housing trajectory for individual sites.</p>
Bargate Homes (from Pegasus) HA1	Appendix B	Suggests the appendix should be updated to reflect the quantum of housing required to meet local needs. The trajectory for 2023/24 and 2024/25 is at risk from delays to Welborne. Welborne completions should also be shown in the trajectory.	<p>A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.</p> <p>There is no requirement in national policy guidance to provide a housing trajectory for individual sites.</p>
King Norris (from Pegasus) Brook Avenue	Appendix B	Suggests the appendix should be updated to reflect the quantum of housing required to meet local needs. The trajectory for 2023/24 and 2024/25 is at risk from delays to Welborne. Welborne completions should also be shown in the trajectory.	A Revised Publication Local Plan consultation will be undertaken to address the re-confirmed housing need for Fareham.

			There is no requirement in national policy guidance to provide a housing trajectory for individual sites.
Persimmon Homes	Appendix B	Concern that the trajectory is inadequate to properly assess the delivery expectations made by the Council with respect to individual sites. Suggest the trajectory is broken down by individual sites as there is concern around the delivery estimated for key sites.	Disagree. There is no requirement in national policy guidance to provide a housing trajectory for individual sites.
Miller Homes (From Terence O'Rourke)	Appendix B	Concern that the trajectory provides insufficient information as to how the Council can maintain a 5-year housing land supply and that there is significant reliance on the delivery of Welborne. Appendix B as drafted anticipates a delivery deficit of 152 new homes between 2021/22 and 2022/23, which is inconsistent with the NPPF. Suggests that the trajectory sets out the anticipated rates of development for all the housing sites.	Disagree. There is no requirement in national policy guidance to provide a housing trajectory for individual sites. Housing trajectory in Appendix B to be updated for Revised Publication Local Plan.  The plan allocates sites to maintain a 5-year housing land supply across the plan period.
Hammond Miller and Bargate (from Pegasus)	Appendix C	The Local Ecological network map does not appear to have a basis in the policies of the LP. Former HA2 site is identified as a network opportunity on the plan but is not explained. This appendix should be deleted.	It is the requirement of National Policy to identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks (NPPF para 174). Whilst Appendix C shows an extract of the LEN for Fareham, it is part of the wider LEN for Hampshire. The Plan is taking a strategic approach to maintaining and enhancing networks of habitats in accordance with NPPF para 171.
King Norris (from Pegasus) Brook Avenue	Appendix C	The Local Ecological network map does not appear to have a basis in the policies of the LP. Former HA2 site is identified as a network opportunity on	It is the requirement of National Policy to identify, map and safeguard components of local wildlife-rich

		the plan but is not explained. This appendix should be deleted.	habitats and wider ecological networks (NPPF para 174). Whilst Appendix C shows an extract of the LEN for Fareham, it is part of the wider LEN for Hampshire. The Plan is taking a strategic approach to maintaining and enhancing networks of habitats in accordance with NPPF para 171.
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Representations on Evidence Base			
Number of representations on policy: 24			
Name of respondent	Specific paragraph (if any)	Issues Raised	Council Response
Historic England	Historic Environment Background Paper	Welcomed the paper as a useful tool, demonstrates suitable evidence base in respect of the historic environment.	Noted and comment welcomed.
Mr Rob Stickler	Statement of Community Involvement	FBC have not complied fully with commitments to record and publish representations throughout the plan making process.	Noted, however the Council disagrees, the Council recorded and published all comments received in full in relation to the Regulation 18 consultation which took place in 2017. As part of the Regulation 19 Consultation in 2020, the Council published summaries of all representations received in the initial 2017 Regulation 18 as well as the subsequent Regulation 18 Issues and



			Options Consultation and the Regulation 18 Supplement Consultation and provided responses to these in the Statement of Consultation. The Council continues to follow this method and will provide this as part of the Regulation 22 for submission to the inspector.
Apsbury Planning for Hamilton Russell	SHELAA	Site ID 3222 – Upper Wharf, agent's minerals and waste assessment and flood risk assessment are contrary to the evidence used for the SHELAA, making the site suitable, available and achievable.	Noted, however the Council disagrees. The evidence used in assessing the site for the SHELAA is sourced from Hampshire County Council as the authority responsible for the Hampshire Minerals and Waste Plan and the latest flood risk information is gathered from the Environment Agency, providing accurate evidence upon which to base the assessment.
WYG for Bargate & Miller Homes	SHELAA	Inconsistency of assessment of Faraday (Site ID 3113) and Swordfish (Site ID 3114) Business Parks in comparison to other sites in SHELAA.	Noted. Additional text has been added to sites 3113 and 3114 to reflect the need for a BG&SW mitigation strategy.
Mrs Pat Rook	Infrastructure Delivery Plan	IDP calls for the expansion of health care provision through the addition of further GP locations in Western Wards. However, the table provided only provides an historic timeline pre-dating the Local Plan	Noted, however the Council disagrees. The IDP is produced with input from service providers. The CCG has set out the current pressures on the healthcare estate, which is the table referred to, but then also the strategy for meeting increasing needs, which also includes efficiency and modernisation of the current estate. The new built facilities required are represented in Table 7 of the IDP.

Mr Richard Jarman	Infrastructure Delivery Plan	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations in the Western Wards, However the table provided within the document only provides an historic timeline pre-dating the Local Plan. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.	Noted, however the Council disagrees. The IDP is produced with input from service providers. The CCG has set out the current pressures on the healthcare estate, which is the table referred to, but then also the strategy for meeting increasing needs, which also includes efficiency and modernisation of the current estate. The new built facilities required are represented in Table 7 of the IDP.
Mrs Samantha Pope	Infrastructure Delivery Plan	The IDP calls for the expansion for health care in the Western Wards with additional of GP locations in the Western Wards, however within the table provided within the document the timeline of this project and its review is in the past (prior to adoption of the local plan). How is this a sound approach for the borough when addition of 830 dwellings in HA1 alone. Complete the review inline with the timeframe set out in this local plan.	Noted, however the Council disagrees. The IDP is produced with input from service providers. The CCG has set out the current pressures on the healthcare estate, which is the table referred to, but then also the strategy for meeting increasing needs, which also includes efficiency and modernisation of the current estate. The new built facilities required are represented in Table 7 of the IDP.
Mrs Samantha Pope	Infrastructure Delivery Plan	Has the council fully engaged with HCC over the houses planned for Warsash and the Western Wards as they will be built over the next five years and the local plan extends up to 2036. Is this a sound approach for the borough and our children's education?	Noted, however the Council disagrees. The Council has consulted with the Education Authority and will continue to do so throughout the Plan making process, as well as through consultation on planning applications. The Education Authority has requested that financial contributions are sought from all development sites which will be used to fund new school places to be identified through future School Places Plan.

Miss Tamsin Dickinson	Infrastructure Delivery Plan	Infrastructure Delivery Plan Section 5.4 Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.	Noted, however the Council disagrees. The Hampshire School Places Planning process is an ongoing process which is regularly updated. The existing plan looks to 2023. The Education Authority has requested that financial contributions are sought from all development sites which will be used to fund new school places to be identified through future School Places Plan.
Unknown Response	Infrastructure Delivery Plan	Infrastructure Delivery Plan Section 5.4 Education is planned with HCC but the period of any proposed extensions for child placements is only up to 2021 whereas the Plan covers up to 2037. This is not a sound approach for the education of our children.	Noted, however the Council disagrees. The Hampshire School Places Planning process is an ongoing process which is regularly updated. The existing plan looks to 2023. The Education Authority has requested that financial contributions are sought from all development sites which will be used to fund new school places to be identified through future School Places Plan.
Unknown Response	Infrastructure Delivery Plan	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations in the Western Wards, However the table provided within the document only provides an historic timeline pre-dating the Local Plan.	Noted, however the Council disagrees. The IDP is produced with input from service providers. The CCG has set out the current pressures on the healthcare estate, which is the table referred to, but then also the strategy for meeting increasing needs, which also includes efficiency and modernisation of the current estate. The new built facilities required are represented in Table 7 of the IDP.

Mrs Charlotte Varney	Infrastructure Delivery Plan	Infrastructure Delivery Plan calls for the expansion of health care provision through the addition of further GP locations in the Western Wards, However the table provided within the document only provides an historic timeline pre-dating the Local Plan. This is not a Sound approach taking into consideration that HA1 alone will bring an additional 830 dwellings.	Noted, however the Council disagrees. The IDP is produced with input from service providers. The CCG has set out the current pressures on the healthcare estate, which is the table referred to, but then also the strategy for meeting increasing needs, which also includes efficiency and modernisation of the current estate. The new built facilities required are represented in Table 7 of the IDP.
Hampshire County Council	Strategic Transport Assessment	The TA has now been finalised and forms part of the Publication Plan evidence base. The LHA supports the methodology used by FBC in preparing a borough-wide TA and the use of the strategic model known as the Sub Regional Transport Model (SRTM) to assess the wider transport impacts of the strategic disposition of proposed development across the Borough.	Noted and welcomed.
Hampshire County Council	Strategic Transport Assessment	The LHA accepts the outputs from the strategic modelling report and has not requested an additional model run of the SRTM to reflect the removal of the two SGAs and subsequent lower housing number.	Noted and welcomed.
Hampshire County Council	Strategic Transport Assessment	The Do Something modelling proposed mitigation schemes for increased junction capacity and modelled only the highway impacts of increased motorised vehicle traffic. There are other solutions for mitigating the transport impacts from local plan development which are more in line with the emerging policy agenda on decarbonising transport from Government and Hampshire County Council.	Noted. Proposed amendment to Policy TIN2 to reflect a sequential approach to mitigation in terms of measures to avoid the need to travel, active travel measures, public transport and finally localised junction improvements.

Miss Tamsin Dickinson	Strategic Transport Assessment	Why, when there are 830 new dwellings proposed, hasn't more consideration been given to HA1 in the transport assessment. With an average of 2 cars per dwelling, an additional 1660 vehicles will be on local roads and there is no reference for the mitigation required to reduce congestion by 2037.	Noted, however the Council disagrees. The Strategic Transport Assessment does consider proposed sites in Warsash as shown in Figure 7-2. In a strategic model, numbers are distributed by modelling zones. The Strategic Model shows that cumulative impacts on the network can be mitigated, with detailed junction assessments considered as part of planning applications.
Miss Tamsin Dickinson	Strategic Transport Assessment	The Local Plan Strategic Transport Assessment at Para 14.16 reads; "In conclusion, based on the work of this Strategic Transport Assessment, it is considered that the quantum and distribution of the development proposed in the Fareham Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level, and that the plan is therefore deliverable and sound from a transport perspective." This statement doesn't include the area HA1, of the local plan with 830 homes and isn't assessed within the Local Plan Strategic Transport Assessment document.	Noted, however the Council disagrees. The Strategic Transport Assessment does consider proposed sites in Warsash as shown in Figure 7-2. In a strategic model, numbers are distributed by modelling zones. The Strategic Model shows that cumulative impacts on the network can be mitigated, with detailed junction assessments considered as part of planning applications.
East Hampshire District Council	GTAA	Concern that the response rate to the interviews conducted is low and the Council is meeting only the minimum number of pitches required and the need is much higher. Suggest the GTAA is updated to support the submission Local Plan.	Noted. The Council is content that the evidence to support the policy is robust. Paragraph 5.89 states that it is anticipated that an updated GTAA will be undertaken during the plan period. The Council consider this an appropriate approach.
Vistry Group (White Young Green)	Viability Study	Note that a £500 per dwelling has been assumed at the cost of implanting biodiversity net gain and the justification for this cost is not apparent in the evidence base. There is no assessment of how	Paragraph 9.39 explains how BNG is expected to be provided onsite in the first instance however, where BNG cannot be adequately accommodated

		the requirement to provide biodiversity net gain might affect site capacity.	<p>onsite, offsite contributions are permissible. The viability study adequately accounts for BNG requirements.</p> <p>In addition, an addendum to the Council's Viability Study includes a breakdown on costs for biodiversity net gain.</p>
David Lock Associates on behalf of Buckland Development Limited.	Viability Study	Supports the viability work which underpins the Local Plan, particularly the recommendation that a zero CIL rate should be applied to Welborne.	Support noted.
Persimmon Homes	Viability Study	Concern that no assessment has been carried out by the Council to demonstrate that the requirement for new development to include space standards will not negatively impact affordability within the market.	The Council's Viability Study incorporates the costs of internal space standards within the viability testing.

Analysis of Consultation Responses						
Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review						
Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Dec-20	63		We are broadly satisfied that the objectives and indicators within the Sustainability Appraisal cover our key interests, and welcome the identification of the need to conserve and enhance biodiversity, landscape character, and to reduce pollution. We also welcome the need to address minimise the effects of climate change, and to minimise impacts on best and most versatile agricultural land.	Publication Plan SA	Noted.
	Dec-20	64	SA5	SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change This SA objective to address the effects of climate change is welcomed. It is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.	Publication Plan SA	This is being considered and may be added in the Post Adoption Statement.
	Dec-20	65	SA7	A7: To Conserve and Enhance Biodiversity We advise that this SA objective also seeks to conserve and enhance geodiversity within the Borough in line with national planning policy.	Publication Plan SA	Amended.
	Dec-20	66		The SA outlines the Plan 'is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific'. It is acknowledged these effects can be avoided/mitigated by the implementation of several policies including NE1, NE3, NE4 and NE5. It is advised Local Plan Policy requires relevant development to carry out site-level Habitats Regulations Assessments in order to ensure impacts on European sites are suitably addressed.	Publication Plan SA	Noted.
	Dec-20	67		It is also suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible Natural Greenspace Standard (ANGS). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring.	Publication Plan SA	This is being considered and may be added in the Post Adoption Statement.
	Dec-20	68	New Forest	Recommends that recreational impacts on the New Forest are screened into the Appropriate Assessment, and that Fareham BC works with NFNPA and partners on a strategic mitigation scheme.	HRA for the Publication Plan	Amended.
	Dec-20	69	Nutrients	Recommends that Chichester and Langstone Harbours SPA/Ramsar, Portsmouth Harbour SPA/Ramsar and Solent and Dorset Coast SPA are screened into the Appropriate Assessment for water quality impacts.	HRA for the Publication Plan	Amended.
	Dec-20	70	7.7.3	Errant reference to SAC instead of Portsmouth Harbour SPA/Ramsar.	HRA for the Publication Plan	Corrected.
Pegasus on behalf of The Hammond Family, Miller Homes and Bargate Homes	Dec-20	71		The lower housing requirement has not been the subject of sustainability appraisal (SA). Whilst the SA re-assesses sites based upon a lower housing requirement it fails to consider the implications of a lower housing requirement, compared to the current standard method, upon the delivery of the SA objectives. Even if the lower requirement were justified by national policy, which it is not, the retention of the housing requirement at the level previously consulted upon would be a reasonable alternative.	Publication Plan SA	The lower housing was subject to SA in the SA Report for the Publication Plan which contained the lower requirement. That SA report also considered all available reasonable alternatives including the higher housing requirement contained in earlier consultation stages of the Plan. Since then the housing requirement has in any event been increased again.
Gledman	Dec-20	72		The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the FLP proposals on sustainable development when judged against all reasonable alternatives. The Council must ensure that the future results of the SA clearly justify its policy choices. In meeting development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. This must be undertaken through a comparative and equal assessment of all reasonable alternatives, in the same level of detail for both chosen and rejected alternatives. The Council's decision making, and scoring should be robust, justified and transparent.	Publication Plan SA	Noted.