

# Planning and Development Scrutiny Panel

Planning Strategy Update  
1<sup>st</sup> February 2022

## **Local Plan Examination**

Authority Monitoring Report

Infrastructure Funding Statement

Bird Aware

Housing Delivery Test

# Local Plan Examination

- Dates now set for the hearings
  - w/c 7<sup>th</sup> March
  - w/c 14<sup>th</sup> March
  - Break week
  - w/c 28<sup>th</sup> March
  - w/c 4<sup>th</sup> April (reserve)
- Sitting days are Tuesday, Wednesday, Thursday with Friday and Monday as reserve days
  - starting on 8<sup>th</sup> March 10am
- Planned as virtual, unless Covid guidance changes
- Guidance and proposed programme on the website under 'Examination News'
- Only those requesting a change to the Local Plan will be invited to speak at the hearings, but all can observe, via YouTube if virtual.

# Local Plan: Matters and Issues

- Matters and Issues questions (MIQ) raised by Inspector
- To be expected as part of the process
- Written statements due by 18<sup>th</sup> February or 11<sup>th</sup> March depending on topic
- Programme Officer has written to all respondents to advise them of their opportunity to respond to the questions and to book a 'seat' at the hearing

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# Authority Monitoring Report

- AMRs are published annually by Local Planning Authorities
- They provide information and data on a number of aspects of planning from the previous year such as;
  - the effectiveness of adopted planning policies,
  - details of residential completions and commercial development.
- The AMR reports on the past financial year, from April to March, in this instance from April 2020 to March 2021
- The AMR is a statutory requirement – government regulation states that Local Planning Authorities must publish information at least annually.
- The report enables us to track our progress over the previous year.
- It provides transparency, enabling interested parties to review the Council's performance.

# Key facts for 2020/21

505 new homes permitted (nitrates backlog)

117 homes delivered

29 affordable homes delivered, but over 1000 to come from sites with planning permission

24 additional registrants on the self and custom build register (October 2019-October 2020)

38 self and custom build homes permitted

No Neighbourhood plan activity, Warsash Forum disbanded

# Key facts for 2020/21 continued

- 3,287sqm employment floorspace gain at Daedalus
- But 4,188sqm loss through permitted development to residential
- 44,460sqm permitted but not yet built (Welborne and Daedalus)
- 400sqm of new retail completed at New Park Garage, Station road Park Gate
- No planning permissions granted contrary to flood advice from Environment Agency – all objections overcome
- 69.77% of nationally protected SSSIs still in favourable or recovering condition in the Borough – no change
- Two Heritage at Risk sites – no change



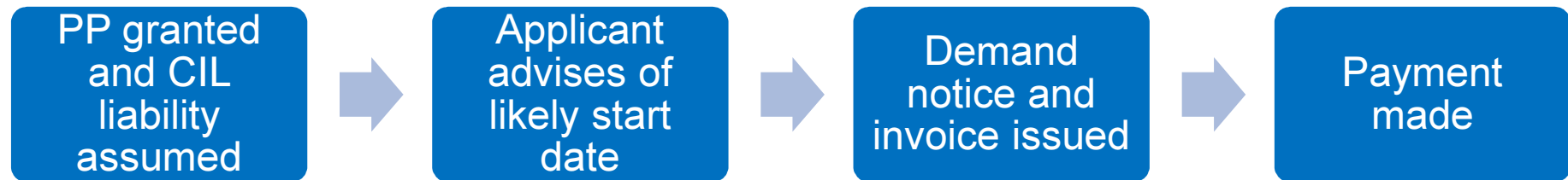
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# Infrastructure Funding Statement (IFS)

- An IFS must be published every year by all authorities that charge Community Infrastructure Levy (CIL) or receive money from Section 106 agreements.
- The information within relates to the new activity in the year as well as all unspent money from previous years.
- The IFS must include all payments from 1<sup>st</sup> April of the preceding year to 31<sup>st</sup> March of the current year, and be published by 31<sup>st</sup> December each year.
- This year's report is for 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.
- There are three components to the mandatory IFS:
  - a) The infrastructure projects or types the authority intends to be funded at least in part by CIL.
  - b) A CIL report.
  - c) A section 106 report.

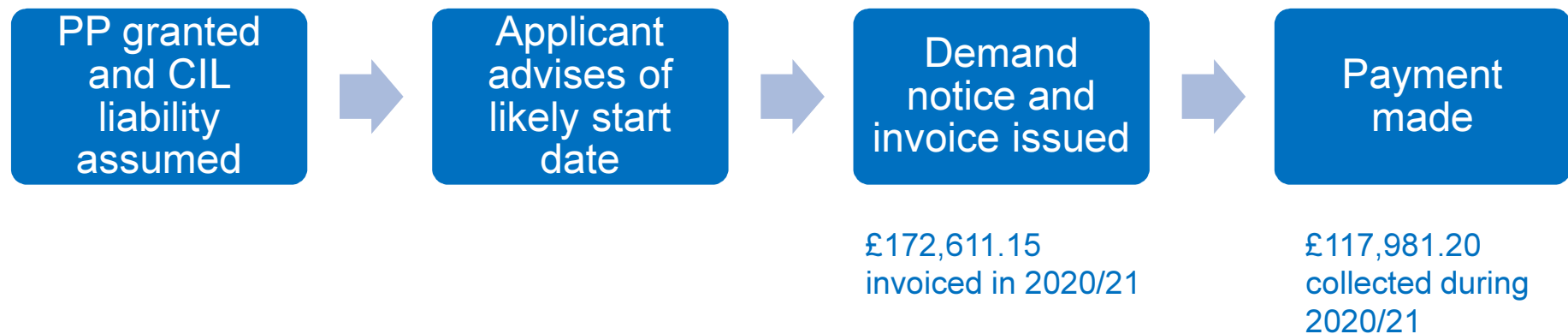
[https://www.fareham.gov.uk/PDF/planning/local\\_plan/FBC\\_Infrastructure\\_Funding\\_Statement\\_202021.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/FBC_Infrastructure_Funding_Statement_202021.pdf)

# Community Infrastructure Levy Process



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# Community Infrastructure Levy Process



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# Community Infrastructure Levy 20/21

- Between 2013 and April 2020, we have collected £9,745,163 in CIL.
- In 2020/21, we spent £258,658.64, of which:
  - New Fareham Arts Venture = £248,014.95
  - Holly Hill Cemetery Extension = £10,643.69
- At the end of 2020/21, the total amount of CIL funding retained is £5,544,760.
- This is currently earmarked for Fareham Live, as agreed at 30<sup>th</sup> September 2021 Executive.
- Future CIL receipts will be needed to meet the £12,675,000 total project cost (an additional £6.875m) will require the Council to commit future CIL receipts of £6.875m to the project.

# Section 106 (s106) Contributions 20/21

- During 2020/21, there were six s106 agreements signed with contributions totalling £3,928,662 to be paid (£2,266,219 to FBC - excluding highways and education paid to HCC).
- The total amount of money received in 20/21 was £83,694.
- 132 affordable housing units were also secured in signed agreements.
- A total of £184,995 of s106 money was spent during 20/21
  - Daedalus gate guardian - £7,400
  - Daedalus Common Play Area - £100,000
  - Daedalus Common Play Area - £2,714
  - CCTV (Broadlaw Walk) - £8,000
  - Portchester Town Centre improvements - £13,191
  - Public Open Spaces Temporary Posts - £53,000
  - Legal costs for land transferred to Council at Bell Davies Road Stubbington - £650
- The total amount of money retained at the end of the reported year is £5,974,211 - including c.£1.9m for leisure projects and c.£2.3m for open space maintenance.

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# Bird Aware Solent: Background

- The Solent is home to internationally important numbers of overwintering birds with three Special Protection Areas (SPAs) being designated in the Solent to protect them.
- New housing around the Solent is likely to lead to more people visiting the coast for leisure, with the potential to cause more disturbance to the birds.
- Research between 2009-2011 showed that additional disturbance will affect the birds' survival unless mitigation measures were put in place.
- Bird Aware Solent is a tool used to lessen potential impacts from increased local housing development. The planned mitigation measures are set out in the Solent Recreation Mitigation Strategy.
- The initiative is run by the Solent Recreation Mitigation Partnership made up of 19 organisations (including Fareham) and is funded by contributions from all new residential dwellings within 5.6km of the SPAs.
- Different from the Brent Geese and Solent Wader strategy discussed at last meeting.



# Bird Aware Solent: Implementation

- Council Officers have engaged and influenced the creation of the Mitigation Strategy.
- The Strategy was endorsed by the PUSH (as was) on 5th December 2017 and at an FBC Executive meeting on the 5<sup>th</sup> March 2018, the Strategy and associated charging regime has been implemented in Fareham Borough since 01 April 2018.
- Developer contributions are paid to local planning authorities, through legal agreements.
- Contributions are pooled by each authority and transferred quarterly to the Partnership which then implement the mitigation measures.
- £42,313 collected from Fareham developments in 2020/21
- The Partnership sets a budget for each year which is agreed by PfSH Joint Committee.
- The value of the contributions received by the Partnership each year and details of all expenditure, are set out in an annual statement of accounts.

# Bird Aware Solent: Implementation

Mitigation within the Strategy is comprised of the following:

- A team of rangers
- Communications, marketing and education initiatives
- Initiatives to facilitate and encourage responsible dog walking
- Developing and promoting a series of Codes of conduct
- Site-specific visitor management- signs, fencing, interpretation panels etc- and bird refuge projects.
- New/enhanced strategic greenspaces - SANG creation.
- A delivery officer (called 'Partnership Manager')
- Monitoring to help adjust the mitigation measures as necessary.

# Bird Aware Solent: Governance

- The Partnership's management structure comprises a small Project Board of senior officers and a Steering Group which includes an officer from each of the nineteen partner organisations.
- Since endorsement, the Partnership meets bi-annually to provide monitoring feedback/updates and to discuss any issues arising with implementing the strategy etc. An Officer from the Council attends these meetings.
- The overall governance, political steer and oversight of the Partnership is provided by PfSH in consultation with representatives of the three local planning authorities which are not members of PfSH.
- The day to day running of the Partnership is shared across different members of the Partnership and is changed periodically. At present Portsmouth City Council provide legal support to the Partnership and hosts the Partnership Manager position, Hampshire County Council manage and host the ranger staff and Fareham Borough Council administer the accounts.

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# Housing delivery test: Reminder

Looks backward

3 previous financial years

Started in 2018, looked at number of houses built between April 2015-March 2018

Judged against housing requirement in Local Plan if less than 5 years old, or standard methodology.

Three tests in one

- 95% - HDT Action Plan
- 85% - add 20% buffer to 5 year housing land supply
- 75% - 'failure' - automatic tilted balance, presumption in favour

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# HDT years

| HDT years | Years included in the calculation |       |       |       |       |       |       |       |
|-----------|-----------------------------------|-------|-------|-------|-------|-------|-------|-------|
| HDT 2020  | 17/18                             | 18/19 | 19/20 |       |       |       |       |       |
| HDT 2021  |                                   | 18/19 | 19/20 | 20/21 |       |       |       |       |
| HDT 2022  |                                   |       | 19/20 | 20/21 | 21/22 |       |       |       |
| HDT 2023  |                                   |       |       | 20/21 | 21/22 | 22/23 |       |       |
| HDT 2024  |                                   |       |       |       | 21/22 | 22/23 | 23/24 |       |
| HDT 2025  |                                   |       |       |       |       | 22/23 | 23/24 | 24/25 |

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# Recap of previous HDT results

|             | 2018   | 2019   | 2020                              |
|-------------|--------|--------|-----------------------------------|
| Requirement | 741    | 941    | 866                               |
| Delivery    | 1,021  | 937    | 692                               |
| %           | 137%   | 99%    | 79%                               |
| HDT result  | Passed | Passed | 20% buffer and<br>HDT Action Plan |

In 2020, the Council failed to meet 85% of the HDT which meant that a 20% buffer would be applied to the housing requirement for 2021 and we would be required to produce an Action Plan setting out the measures which the Council would take to increase and accelerate delivery of housing in the Borough. The HDT Action Plan was adopted in June 2021.

# HDT 2021 results

\*

|                       | 2018/19 | 2019/20 | 2020/2021 | Total | %   |
|-----------------------|---------|---------|-----------|-------|-----|
| Requirement           | 347     | 428*    | 342**     | 1,117 |     |
| No of homes delivered | 290     | 285     | 117       | 692   | 62% |

\*One month reduction in requirement due to Covid-19 national lockdown. 467 becomes 428

\*\*Four month reduction in requirement due to Covid-19 pandemic impacts. 513 becomes 342



# Implications

Where the HDT result falls below 75%, the presumption in favour of sustainable development must be applied, known as the “tilted balance”.

The authority should grant planning permission unless one of two scenarios apply:

- the application of policies in NPPF that protect areas or assets of particular importance (for example, protected sites, Green Belt, Local Green Space, AONB or National Park, designated heritage assets or areas at risk of flooding or coastal change) provides a clear reason for refusing the development proposed,
- or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF taken as a whole.

# Implications

- As the Council cannot currently demonstrate a five-year housing land supply, the presumption in favour of sustainable development already applies.
- The publication of the HDT results do not change how the Council should make its planning decisions.
- As the HDT results were also below the 85% and 95% test mark, the Council should continue to apply a 20% buffer to the five-year housing land supply calculations and have an HDT Action Plan (as was published in June 2021).
- The next HDT results are expected this time next year.

# Neighbouring Authorities

The following table shows how the Borough has fared in comparison to neighbouring authorities:

| Area Name     | Housing Delivery Test: 2021 measurement | Housing Delivery Test: 2021 consequence |
|---------------|---|---|
| Eastleigh     | 178%                                    | None                                    |
| Fareham       | 62%                                     | Presumption                             |
| Gosport       | 100%                                    | None                                    |
| Havant        | 74%                                     | Presumption                             |
| Isle of Wight | 58%                                     | Presumption                             |
| New Forest    | 141%                                    | None                                    |
| Portsmouth    | 54%                                     | Presumption                             |
| Southampton   | 138%                                    | None                                    |
| Test Valley   | 184%                                    | None                                    |
| Winchester    | 139%                                    | None                                    |

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