

## Appendix 1

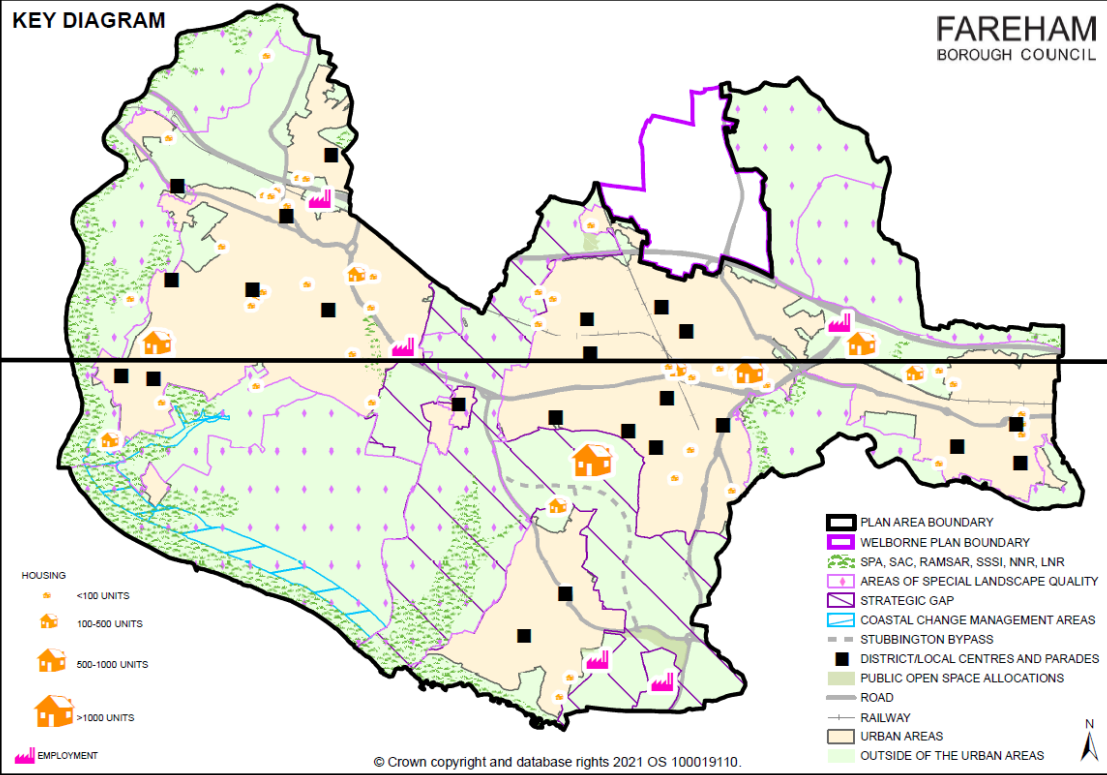
### **Schedule of Main Modifications to the Submitted Fareham Borough Council Local Plan 2037 (September 2022)**

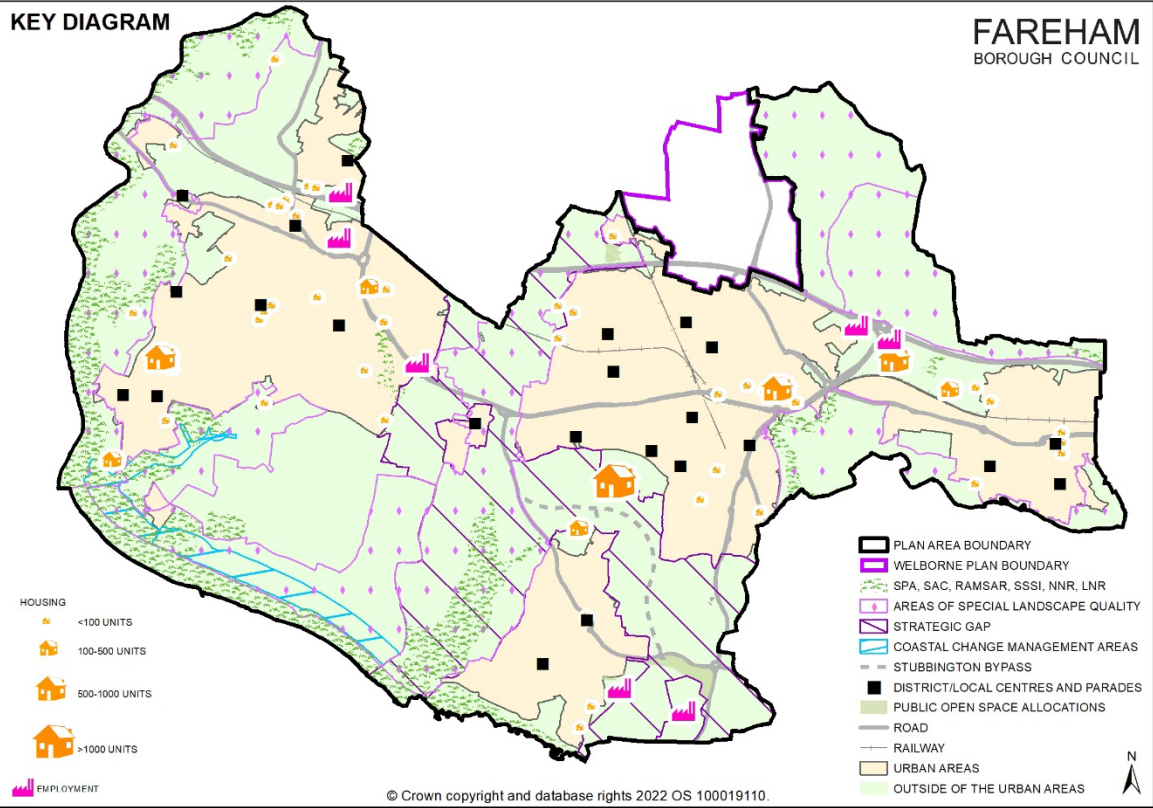
The schedule in this document sets out the proposed main modifications to the examined Fareham Borough Local Plan 2037 (September 2021). These are material changes to the Plan considered necessary by the Inspector to make the Plan sound. The main modifications in the schedule below are set out in plan order for ease of reference. For the purposes of cross referencing where changes have been made, please note that the page, policy and paragraph number references in the schedule correspond with those in the submitted Fareham Borough Local Plan 2037 (September 2021).

Please also note that paragraph numbers in the final version of the plan will be updated to be sequential.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
MM001	1.35	7	<p>To amend as follows:</p> <p>The NPPF requires that the Local Plan includes strategic policies to address the priorities for the development and use of land in the Borough. The Fareham Local Plan Strategic Policies are identified throughout the plan and for ease are listed below:</p> <ul style="list-style-type: none"> <li>• DS1 - Development in the Countryside</li> <li>• DS2 - Development in Strategic Gaps</li> <li>• DS3 - Landscape</li> <li>• H1 - Housing Provision</li> <li>• E1 - Employment Land Provision</li> <li>• R1 - Retail Hierarchy and Protecting the Vitality and Viability of Centres</li> <li>• R4 - Community and Leisure Facilities</li> <li>• CC1 - Climate Change</li> <li>• NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network</li> <li>• TIN1 – Sustainable Transport</li> <li>• TIN4 – Infrastructure Delivery</li> <li>• HE1 - Historic Environment and Heritage Assets</li> </ul> <p><b><u>The policies in the plan which are not listed above are non-strategic policies.</u></b></p>	From the examination hearings to improve the effectiveness of the policy and be consistent with national policy.
MM002	2.9	13	<p>To amend as follows:</p> <p>The Local Plan provides an opportunity to focus the Corporate Strategy priorities more specifically to sustainable planning and <b><u>high quality design and placemaking within</u></b> the built environment, and to achieve an appropriate balance between economic, social and environmental factors in order to meet the needs of the Borough. The Vision for the Local Plan will also address a longer period of time than the Corporate Strategy, extending until 2037 (i.e. the end of the plan period) as opposed to 2023.</p>	From the examination hearings to improve the effectiveness of the policy and be consistent with national policy.
MM003	2.10 Fareham Local Plan 2037 Vision	13	<p>To amend as follows:</p> <p>The Borough will accommodate development to address the need for new homes and employment space in Fareham Borough. The new housing will address the particular needs in the Borough, such as our growing housing need and an ageing population and creating attractive, <b><u>locally distinctive</u></b> places to live.</p> <p>Fareham Borough will retain its identity, and the <b><u>distinctive</u></b> identity of individual settlements within the Borough, through measures that seek to retain the valued landscapes and settlement definition <b><u>and through development</u></b></p>	From the examination hearings to improve the effectiveness of the policy and be consistent with national policy.

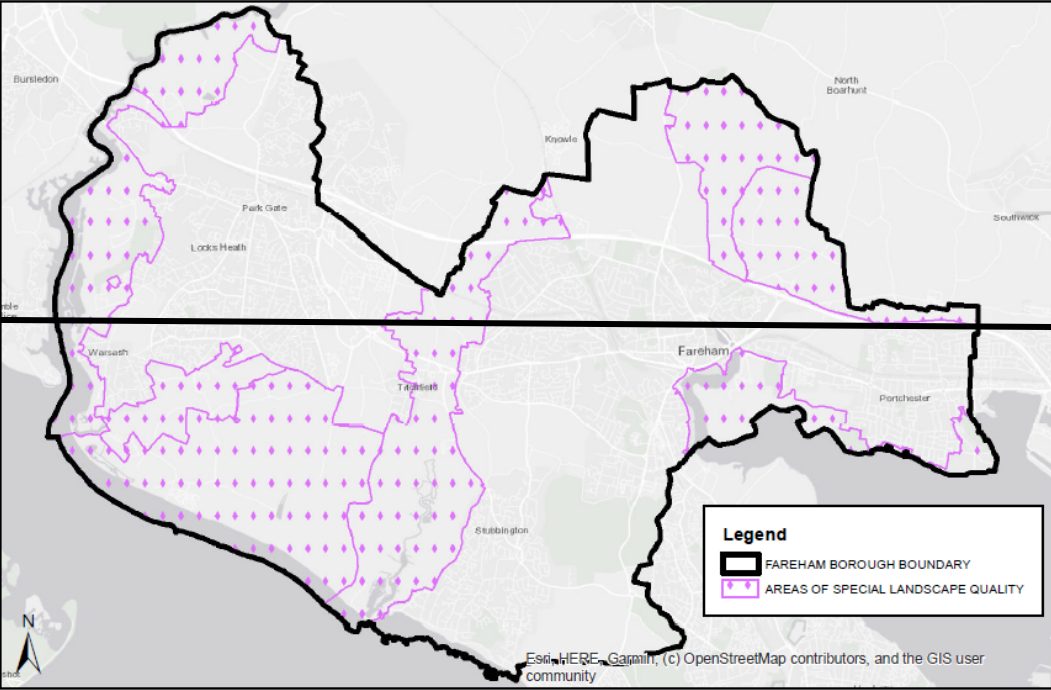
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<b><u>of places that respond to locally distinctive characteristics</u></b> . The natural, built and historic assets of the Borough will continue to be protected, alongside the Borough's many valued open spaces, sports provision and leisure and community facilities.	
MM004	2.12 Strategic Priorities	14	To amend as follows:  3. Ensure high quality design that responds to local character and provides opportunities for healthy, fulfilling and active lifestyles <b><u>and a sense of place</u></b> is integral to all development proposals in the Borough.	From the examination hearings to improve the effectiveness of the policy and be consistent with national policy.
MM005	3.4	17	To amend as follows:  At the heart of the Development Strategy proposed for Fareham is the concept of good growth. Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments <b><u>and retaining and strengthening the separate identities of the borough's settlements</u></b> . Developments need to respect environmental protections and deliver opportunities for environmental gain, provide opportunities for reduced energy demand and waste production, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.	From the examination hearings to improve the effectiveness of the policy.
MM006	3.21	20	To amend as follows:  The development strategy proposed by the Local Plan includes:  <ul style="list-style-type: none"> <li>• Provision for at least 9,556 new residential dwellings and <del>421,964m2</del> <b><u>122,000 m2</u></b> of new employment floorspace;</li> <li>• The strategic employment site at Daedalus (Solent Enterprise Zone) to deliver an additional 77,200 m2 of employment floorspace over and above that already planned for;</li> <li>• Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least <del>964</del> <b><u>684</u></b> dwellings as part of a wider regeneration strategy;</li> <li>• Development allocations on previously developed land where available, and on greenfield land around the edges of existing urban areas in order to meet remaining housing and employment needs, but otherwise managing appropriate levels of development outside of urban areas.</li> </ul>	As a result of recommendations included in Inspector's Post Hearings Letter.

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MM007	Key diagram	23	<p>To amend as follows</p>  <p>The diagram is a map of Fareham Borough Council. It shows the plan area boundary in black, the Welborne plan boundary in purple, and the Stubbington bypass in grey. It also shows various land use designations such as SPA, SAC, Ramsar, SSSI, NNR, LNR, Areas of Special Landscape Quality, Strategic Gap, Coastal Change Management Areas, District Local Centres and Parades, Public Open Space Allocations, Roads, Railways, Urban Areas, and Outside of the Urban Areas. Housing allocations are shown in orange, and employment areas are shown in pink. The map includes a legend, a north arrow, and a copyright notice: © Crown copyright and database rights 2021 OS 100019110.</p>	To reflect the removal of FTC3 and FTC4, and the changes to the ASLQ boundary.

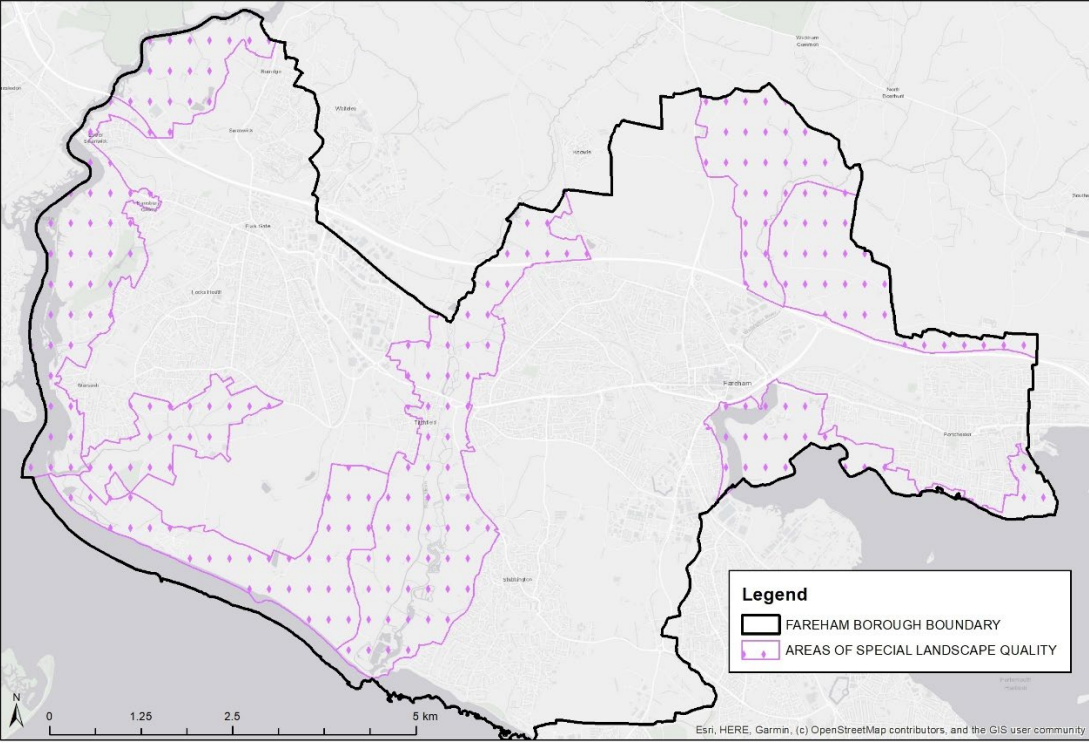
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined&gt;</b> ) and deleted ( <del>strickthrough</del> ) text.	Reason for Change
			<p><b>KEY DIAGRAM</b></p>  <p>© Crown copyright and database rights 2022 OS 100019110.</p>	
MM008	DS1	26	<p>To amend as follows:</p> <p>Strategic Policy DS1: Development in the Countryside</p> <p>Proposals for development in the countryside, which is defined as land outside the Urban Area boundary as shown on the Policies map, will be supported where the proposal:</p> <ol style="list-style-type: none"> <li>Is for development associated with an existing lawful dwelling, or</li> <li>Is proposed on previously developed land and appropriate for the proposed use, or</li> <li>Is for retail, community and leisure facilities, tourism or specialist housing where it can be demonstrated</li> </ol>	From the examination hearings

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			<p>that there is a local need for the facility that cannot be met by existing facilities elsewhere; or</p> <p>d) Is for a new or replacement building, conversion and/or extension within an existing educational facility (as identified on the Policies map) and would not result in the loss of playing fields and/or sports pitches unless it can be demonstrated that these facilities are no longer required or they can be adequately replaced elsewhere on site or,</p> <p>e) Is for housing development <b>either allocated or</b> compliant with one of the following policies; HP1, HP2, HP4, <del>HP5</del>, HP6 or HP11, or</p> <p>f) Is for employment development compliant with one of the following policies: E1 or E5, or</p> <p>g) Is for a new small-scale employment development to convert or extend an existing building, or replace a redundant or derelict structure, or</p> <p>h) Provides infrastructure that meets an overriding public need, or</p> <p>i) <b><u>Can demonstrate a requirement for a location outside of the urban area.</u></b></p> <p>In addition, proposals will need to demonstrate that they;</p> <p>j) <del>Require a location outside of the urban area; and</del></p> <p>k) <b>Protect</b> <del>Conserve</del> and enhance landscapes, sites of biodiversity or geological value and soils, and</p> <p>l) Recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap, and</p> <p>m) Maintain the character of the undeveloped coast, and</p> <p>n) <del>Are not on Best and Most Versatile</del> <b><u>Demonstrate a preference for lower quality</u></b> agricultural land.</p>	
MM009	3.37	27	<p>To amend as follows:</p> <p>Policy DS1 established the principles of the type of development that may be deemed acceptable within the countryside (i.e. outside of urban areas), so that only the developments that <b>recognise</b> <del>can demonstrate no harm</del> to the intrinsic character and beauty of the countryside will be supported. These proposals may include developments which support small-scale residential development, sites solely for affordable housing, employment uses or countryside recreation, leisure and tourism uses.</p>	<p>From the examination hearings to improve the effectiveness of the policy and be consistent with national policy.</p>
MM010	3.38	27	<p>To amend as follows:</p> <p>Applying the brownfield first approach to development enshrined in national policy, the development of previously developed land and under-utilised buildings will be supported particularly if this would help to meet housing or employment needs. <del>In all cases, evidence of the need for a countryside location will be needed to support applications.</del> <b><u>Where proposals fall outside of criterion a-h in the policy, evidence of the need for the proposal to be located outside of the urban area will be required. This should include justification of the</u></b></p>	

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			<b><u>need for a countryside location for the proposed use of the land, and an assessment of alternative options that have been considered.</u></b>	
MM011	3.46	28	<p>To amend as follows:</p> <p>Retaining the open farmland gap between Fareham and Stubbington is critical in preventing the physical coalescence of these two settlements together with maintaining the sense of separation. <del>Although no</del> <b><u>Three</u></b> boundary changes are proposed at this time <b><u>as the evidence has shown that the boundary of this strategic gap could be redrawn whilst retaining its important function of preventing settlement coalescence;</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Slight increase in the strategic gap south of HMS Collingwood</u></b></li> <li>• <b><u>Reduction in strategic gap extent from land to the south of Oakcroft lane</u></b></li> <li>• <b><u>Removal of the strategic gap from the developable area of allocation policy HA55 Land South of Longfield Avenue, as detailed on the masterplan.</u></b></li> </ul> <p><del>evidence has shown boundary of this strategic gap could be redrawn whilst retaining its important function of preventing settlement coalescence.</del> Further to the east, retaining the gap will help maintain the separation of Stubbington and Lee-on-the-Solent from Fareham and Bridgemary along with maintaining the separate identity of Peel Common.</p>	Covered in the Council's MIQ response.
MM012	Figure 3.3	31	To amend as follows:	<p>To improve the effectiveness of the policy and reflect changes to ASLQ boundaries.</p> <p>Linked to Policy Map Update reference PM05</p>

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			 <p data-bbox="591 932 1559 967">© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>	



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MM013	DS3	32	<p>To amend as follows:</p> <p>Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall <b>have regard to</b> <del>be in accordance with</del> the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.</p>	Identified in the Council's MIQ response and for effectiveness.
MM014	4.4	34	Additional sentences at the end of the paragraph;	To provide further clarity.

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			<p>One of the other scenarios why a council could adopt a higher housing figure as its Local Plan requirement is where there is an agreement to take on unmet need from neighbouring authorities. Unmet need arises where a council cannot identify sufficient sites, termed 'supply', to address their identified need. This situation gives rise to 'unmet need' which should be taken into account by neighbouring authorities. Through the Partnership for South Hampshire (PFSH), the Council is aware that there is a significant likelihood of a substantial level of unmet need in the sub-region. Figures released in <del>September 2020</del> <b>October 2021</b>, suggest that over the plan period, the unmet need in the sub-region could be circa <del>40,750</del> <b>13,000</b> dwellings. This figure is derived from eleven councils who are all at different stages of plan preparation. In addition, while their need figure may be calculated from publicly available data, details of the housing sites that may form part of their Local Plan supply is not entirely known. Therefore, the level of unmet need across the wider sub-region will change as other Local Plans progress. <b><u>PFSH are currently working on a Joint Strategy to address the unmet need issue sub-regionally, at least until 2036. This work is expected to identify a housing distribution through the identification of Strategic Development Opportunity Areas, which would be for constituent Local Authorities to take forward in their Local Plans. Initially this work was due to complete in late 2021, but is delayed and as at July 2022, is expected to conclude in the second half of 2023. As set out in the Statement of Common Ground with the other PFSH authorities, the contribution to unmet need from the Fareham Local Plan is recognised. This contribution is 900 homes plus the same level of contingency as applies to the Council's own need (see paragraph 4.12). Through continued joint work, the delivery of homes to meet the unmet need will be closely monitored and should the Joint Strategy work identify sites not considered suitable for development in the technical evidence for the Fareham Local Plan 2037, this would add weight to the need for the Council to consider an early review of the Local Plan.</u></b></p>	
MM015	4.5	35	<p>To amend as follows:</p> <p>Considering Fareham's immediate neighbours, Portsmouth City Council have written to the Council requesting a contribution of 1,000 dwellings to their unmet need situation. However, based on figures released in September 2020, this is currently estimated to be 669 dwellings. Gosport Borough Council is also likely to have an unmet need issue, currently estimated to be in the region of 2,500 homes. Havant BC are at an advanced Local Plan stage and have confirmed their inability to contribute to sub-regional unmet need. Both Eastleigh BC and Winchester CC, at their respective plan preparation stages, have identified a surplus in their supply. Only Portsmouth have requested that Fareham's Local Plan includes housing to address their unmet need, however, with the fact that unmet need exists confirmed and in the public domain, it would be contrary to the spirit of collaboration as required by government policy, to not consider the contribution that could be made. Therefore, this Publication Plan makes provision for 900 homes to contribute toward the wider unmet need issue, <b><u>800 of which will meet Portsmouth's identified need.</u></b> Therefore, the need figure increases by 900 to provide the total housing requirement for this Publication Plan.</p>	From the examination hearings to provide further clarity and improve the effectiveness of the policy.

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MM016	4.11	36	<p>To amend as follows:</p> <p>The housing supply incorporates a windfall allowance, in accordance with the provisions set out in paragraph 70 of the NPPF. Windfall developments are those which have not been specifically identified as being available in the Local Plan process, and often comprise previously developed sites that have unexpectedly become available. The NPPF states that windfall allowances should be realistic and have regard to the Strategic Housing and Employment Land Availability Assessment (SHELAA), historic windfall delivery rates and expected future trends. The Council has undertaken a Housing Windfall Projections Background Paper (<b>September 2022</b>) which has indicated that <del>4,224</del> <b>1,120</b> new dwellings are likely to be completed between <del>2024/25</del> <b>2025/26</b> and 2036/37 in the Borough (windfall completions from now until <del>2024</del> <b>2025</b> are assumed to already have planning permission and therefore have already been counted).</p>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified																												
MM017	Table 4.2	36	<p>To amend as follows:</p> <table border="1" data-bbox="544 655 1727 1358"> <thead> <tr> <th data-bbox="544 655 1406 719"><del>Figures projected to 1<sup>st</sup> April 2024</del> Housing Supply as at 1<sup>st</sup> April 2022</th> <th data-bbox="1417 655 1727 719">Supply Identified in the Local Plan</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 727 1406 751"><b>Completions 2021/22</b></td> <td data-bbox="1417 727 1727 751"><b>141</b></td> </tr> <tr> <td data-bbox="544 759 1406 783">Outstanding planning permissions (small)</td> <td data-bbox="1417 759 1727 783"><del>67</del> <b>74</b></td> </tr> <tr> <td data-bbox="544 791 1406 815">Outstanding full planning permissions (large)</td> <td data-bbox="1417 791 1727 815">404 <del>1,234</del></td> </tr> <tr> <td data-bbox="544 823 1406 879">Outstanding outline planning permissions (large) (<b>including 3,050 at Welborne up to 2037</b>)</td> <td data-bbox="1417 823 1727 847">436 <del>3,983</del></td> </tr> <tr> <td data-bbox="544 887 1406 943">Resolution to grant planning permission (<del>including 3,640 at Welborne up to 2037</del>)</td> <td data-bbox="1417 887 1727 911">4,184 <del>321</del></td> </tr> <tr> <td data-bbox="544 951 1406 1007">Allocations made in the 2020 Publication Plan in Fareham Town Centre (<b>without planning permission</b>)</td> <td data-bbox="1417 951 1727 975">263 <del>684</del></td> </tr> <tr> <td data-bbox="544 1015 1406 1070">Allocations made in the 2020 Publication Plan in other existing settlements (<b>without planning permission</b>)</td> <td data-bbox="1417 1015 1727 1038">257 <del>325</del></td> </tr> <tr> <td data-bbox="544 1078 1406 1134">Allocations made in the 2020 Publication Plan on edge of settlement sites (<b>without planning permission</b>)</td> <td data-bbox="1417 1078 1727 1102">984 <del>2,386</del></td> </tr> <tr> <td data-bbox="544 1142 1406 1166">Windfall Development</td> <td data-bbox="1417 1142 1727 1166">1,224 <del>1,120</del></td> </tr> <tr> <td data-bbox="544 1174 1406 1198"><del>Additional town centre sites in this Revised Publication Plan</del></td> <td data-bbox="1417 1174 1727 1198">653</td> </tr> <tr> <td data-bbox="544 1206 1406 1262"><del>Additional sites in other existing settlements in this Revised Publication Plan</del></td> <td data-bbox="1417 1206 1727 1230">139</td> </tr> <tr> <td data-bbox="544 1270 1406 1326"><del>Additional edge of settlement sites in this Revised Publication Plan</del></td> <td data-bbox="1417 1270 1727 1294">1,986</td> </tr> <tr> <td data-bbox="544 1334 1406 1358"><b>Total</b></td> <td data-bbox="1417 1334 1727 1358"><del>10,594</del> <b>10,268</b></td> </tr> </tbody> </table>	<del>Figures projected to 1<sup>st</sup> April 2024</del> Housing Supply as at 1 <sup>st</sup> April 2022	Supply Identified in the Local Plan	<b>Completions 2021/22</b>	<b>141</b>	Outstanding planning permissions (small)	<del>67</del> <b>74</b>	Outstanding full planning permissions (large)	404 <del>1,234</del>	Outstanding outline planning permissions (large) ( <b>including 3,050 at Welborne up to 2037</b> )	436 <del>3,983</del>	Resolution to grant planning permission ( <del>including 3,640 at Welborne up to 2037</del> )	4,184 <del>321</del>	Allocations made in the 2020 Publication Plan in Fareham Town Centre ( <b>without planning permission</b> )	263 <del>684</del>	Allocations made in the 2020 Publication Plan in other existing settlements ( <b>without planning permission</b> )	257 <del>325</del>	Allocations made in the 2020 Publication Plan on edge of settlement sites ( <b>without planning permission</b> )	984 <del>2,386</del>	Windfall Development	1,224 <del>1,120</del>	<del>Additional town centre sites in this Revised Publication Plan</del>	653	<del>Additional sites in other existing settlements in this Revised Publication Plan</del>	139	<del>Additional edge of settlement sites in this Revised Publication Plan</del>	1,986	<b>Total</b>	<del>10,594</del> <b>10,268</b>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified
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			<i>Table 4.2 Housing Requirement and Sources of Supply 2021-2037 (all figures are net)</i>							
MM018	4.12	37	<p>To amend as follows:</p> <p>Table 4.2 shows that there are sufficient sites to provide <del>40,594</del> <b>10,268</b> net new homes across Fareham Borough from 2021 up to 2037. Government policy requires that the supply is greater than the housing requirement to ensure that the Plan is sufficiently flexible to accommodate needs not anticipated in the Plan and to provide a contingency should delivery on some sites not match expectations. <del>A minimum of 10% additional supply is suggested by the Planning Inspectorate but given the reliance on large sites within the supply, a precautionary 11% is proposed.</del> As table 4.3 shows, the surplus in the supply equates to 44% <b>7.5%</b> of the total requirement. <b><u>The close monitoring of housing delivery against the requirement may give rise to the need for the Council to consider an early review of the Local Plan.</u></b></p>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified.						
MM019	Table 4.3	37	<p>To amend as follows:</p> <table border="1" data-bbox="562 683 1637 815"> <tbody> <tr> <td data-bbox="562 683 1151 715">Housing Requirement</td> <td data-bbox="1151 683 1637 715">9,556</td> </tr> <tr> <td data-bbox="562 715 1151 746">Local Plan Housing Supply</td> <td data-bbox="1151 715 1637 746"><del>40,594</del> <b>10,268</b></td> </tr> <tr> <td data-bbox="562 746 1151 815">Contingency for under-delivery (number of homes)</td> <td data-bbox="1151 746 1637 815"><del>4,038</del> <b>712</b></td> </tr> </tbody> </table> <p><b><i>Table 4.3. Housing Requirement vs Housing Supply to demonstrate contingency provision</i></b></p>	Housing Requirement	9,556	Local Plan Housing Supply	<del>40,594</del> <b>10,268</b>	Contingency for under-delivery (number of homes)	<del>4,038</del> <b>712</b>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified.
Housing Requirement	9,556									
Local Plan Housing Supply	<del>40,594</del> <b>10,268</b>									
Contingency for under-delivery (number of homes)	<del>4,038</del> <b>712</b>									
MM020	4.13	37	<p>To amend as follows:</p> <p>Within the supply, a total of <del>995</del> <b>1,106</b> dwellings are identified as to be provided on sites of less than 1 hectare. The NPPF states that 'local authorities should, identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this target cannot be achieved'. Of the sites in the supply, <del>9.4%</del> <b>11%</b> of homes are on sites of 1 hectare or less. In order to support small sites, the Council proposes a specific policy to encourage small sites in sustainable locations in the Borough. More information can be found in Chapter 5 and specifically Policy HP2.</p>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified.						
MM021	4.16	38	<p>To amend as follows:</p> <p>The overall Local Plan for the Borough allocates a significant proportion of development at the Welborne Garden Village. It is expected that the majority of the housing sites, <b>including Welborne</b>, will start to deliver to the latter part of the five-year period, <del>and Welborne will also commence in the short to medium term.</del> Information on delivery rates has been gathered from developers and land agents and adjusted as appropriate based on recent</p>	From the examination hearings to provide further clarity and improve the						

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change						
			trends. Therefore, in line with paragraph 73 of the NPPF, the Council considers a stepped housing requirement, and trajectory, to be appropriate reflecting that housing delivery will be lower in the first 0-5 years, particularly the first two years. It is also appropriate to use the Local Plan process to secure a five year housing land supply, albeit imposing a 20% buffer in light of the 2020 Housing Delivery Test results.	effectiveness of the policy.						
MM022	H1	38	<p>To amend as follows.</p> <p>Strategic Policy H1: Housing Provision</p> <p>The Council will make provision for at least 9,560 net new homes across the Borough during the Plan period of 2021-2037, phased as follows,</p> <ul style="list-style-type: none"> <li>• <del>Approximately</del> <b>At least</b> <del>900</del> 420 dwellings (averaging <del>300</del> 210 dwellings per annum) between 2021/22 and <del>2023/24</del> <b>2022/23</b>,</li> <li>• <del>Approximately</del> <b>At least</b> <del>2,180</del> <b>9,140</b> dwellings (averaging <del>545</del> <b>653</b> dwellings per annum) between <del>2024/25</del> <b>2022/23</b> and <del>2027/28</del> <b>2036/37</b>,</li> <li>• <del>Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/2037.</del></li> </ul> <p>Housing will be provided through;</p> <ul style="list-style-type: none"> <li>• <b>141 dwellings completed in 2021/22</b></li> <li>• An estimated <del>869</del> <b>5,291</b> homes on sites that already have planning permission, <b>including at Welborne Garden Village</b>;</li> <li>• An estimated <del>4,184</del> <b>321</b> homes on sites with resolutions to grant planning permission as of 01 April <del>2024</del> <b>2022</b>, including at <del>Welborne Garden Village</del>;</li> <li>• Approximately <del>3,358</del> <b>2,711</b> homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56;</li> <li>• Approximately <del>959</del> <b>684</b> homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies <del>FTC 3-9</del> <b>FTC5-9</b> and BL1;</li> <li>• An estimated <del>1,224</del> <b>1,120</b> homes delivered through unexpected (windfall) development.</li> </ul>	From the examination hearings. Updated figures to ensure the plan is positively prepared and justified.						
MM023	4.20	39	<p>To amend as follows:</p> <table border="1" data-bbox="645 1171 1715 1294"> <thead> <tr> <th data-bbox="645 1171 869 1265">Allocation ID</th> <th data-bbox="869 1171 1518 1265">Allocation Name</th> <th data-bbox="1518 1171 1715 1265">Indicative Dwelling Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 1265 869 1294"><del>FTC3*</del></td> <td data-bbox="869 1265 1518 1294"><del>Fareham Station East</del></td> <td data-bbox="1518 1265 1715 1294"><del>120</del></td> </tr> </tbody> </table>	Allocation ID	Allocation Name	Indicative Dwelling Yield	<del>FTC3*</del>	<del>Fareham Station East</del>	<del>120</del>	Post Hearing Letter (INSP015) Allocations FTC3 & FTC4 removed.
Allocation ID	Allocation Name	Indicative Dwelling Yield								
<del>FTC3*</del>	<del>Fareham Station East</del>	<del>120</del>								

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<del>FTC4*</del> <del>Fareham Station West</del>	<del>94</del>
			FTC5*	49
			FTC6	45
			FTC7	18
			FTC8	9
			FTC9	6
			HA1	824
			HA3	348
			HA4	350
			HA7*	100
			HA9	70
			HA10	55
			HA12	48
			HA13*	38
			HA15	29
			HA17	24
			HA19	16
			HA22*	13
			HA23	11
			HA24*	8
			HA26	9
			HA27	32
			HA28	16
			HA29	20
			HA30	9
			HA31	36 (C2 class 68 bed care home)
			HA32	8
			HA33	7
			HA34	38
			HA35	7
			HA36*	35
			HA37*	30
			HA38*	9
			HA39*	5
			HA40	22

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change																																																			
			<table border="0"> <tr> <td>HA41</td> <td>22-27a Stubbington Green</td> <td>9</td> </tr> <tr> <td>HA42*</td> <td>Land South of Cams Alders</td> <td>60</td> </tr> <tr> <td>HA43</td> <td>Corner of Station Rd, Portchester</td> <td>16</td> </tr> <tr> <td>HA44*</td> <td>Assheton Court</td> <td>60 (net yield 27)</td> </tr> <tr> <td>HA45</td> <td>Rear of 77 Burrigge Road (See chapter 5)</td> <td>3</td> </tr> <tr> <td>HA46</td> <td>12 West Street, Portchester</td> <td>8</td> </tr> <tr> <td>HA47</td> <td>195-205 Segensworth Road, Titchfield</td> <td>8</td> </tr> <tr> <td>HA48</td> <td>76-80 Botley Road, Park Gate</td> <td>18</td> </tr> <tr> <td>HA49</td> <td>Menin House, Privett Road, Fareham</td> <td>50 (net yield 26)</td> </tr> <tr> <td>HA50</td> <td>Land north of Henry Cort Drive, Fareham</td> <td>55</td> </tr> <tr> <td>HA51</td> <td>Redoubt Court, Fort Fareham Road</td> <td>20 (net yield 12)</td> </tr> <tr> <td>HA52</td> <td>Land west of Dore Avenue, Portchester</td> <td>12</td> </tr> <tr> <td>HA53</td> <td>Land at Rookery Avenue, Swanwick</td> <td>6</td> </tr> <tr> <td>HA54</td> <td>Land east of Crofton Cemetery and west of Peak Lane</td> <td>180</td> </tr> <tr> <td>HA55</td> <td>Land south of Longfield Avenue</td> <td>1,250</td> </tr> <tr> <td>HA56</td> <td>Land west of Downend Road</td> <td>550</td> </tr> <tr> <td>BL1</td> <td>Broad Location for Housing Growth</td> <td>620</td> </tr> </table> <p>* Sites with no relevant planning status as at 1 April 2021</p>	HA41	22-27a Stubbington Green	9	HA42*	Land South of Cams Alders	60	HA43	Corner of Station Rd, Portchester	16	HA44*	Assheton Court	60 (net yield 27)	HA45	Rear of 77 Burrigge Road (See chapter 5)	3	HA46	12 West Street, Portchester	8	HA47	195-205 Segensworth Road, Titchfield	8	HA48	76-80 Botley Road, Park Gate	18	HA49	Menin House, Privett Road, Fareham	50 (net yield 26)	HA50	Land north of Henry Cort Drive, Fareham	55	HA51	Redoubt Court, Fort Fareham Road	20 (net yield 12)	HA52	Land west of Dore Avenue, Portchester	12	HA53	Land at Rookery Avenue, Swanwick	6	HA54	Land east of Crofton Cemetery and west of Peak Lane	180	HA55	Land south of Longfield Avenue	1,250	HA56	Land west of Downend Road	550	BL1	Broad Location for Housing Growth	620	
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MM024	FTC3	44	<p>Deletion of allocation</p> <table border="0"> <tr> <td><del><b>Housing Allocation Policy:</b> FTC3</del></td> <td><del><b>SHELAA Reference:</b> 0211</del></td> </tr> <tr> <td><del><b>Name:</b> Fareham Station East</del></td> <td><del><b>Allocated Use:</b> Residential</del></td> </tr> <tr> <td><del><b>Location:</b> Fareham Station</del></td> <td><del><b>Indicative Yield:</b> 120 dwellings</del></td> </tr> <tr> <td><del><b>Size:</b> 1.58 ha</del></td> <td><del><b>Planning Status as at 1 April 2021:</b> None</del></td> </tr> </table>	<del><b>Housing Allocation Policy:</b> FTC3</del>	<del><b>SHELAA Reference:</b> 0211</del>	<del><b>Name:</b> Fareham Station East</del>	<del><b>Allocated Use:</b> Residential</del>	<del><b>Location:</b> Fareham Station</del>	<del><b>Indicative Yield:</b> 120 dwellings</del>	<del><b>Size:</b> 1.58 ha</del>	<del><b>Planning Status as at 1 April 2021:</b> None</del>	<p>Post Hearings Letter (INSP015) Allocation FTC3 removed from plan at Inspector's instruction.</p> <p>Linked to Policy Map Update reference PM01</p>																																											
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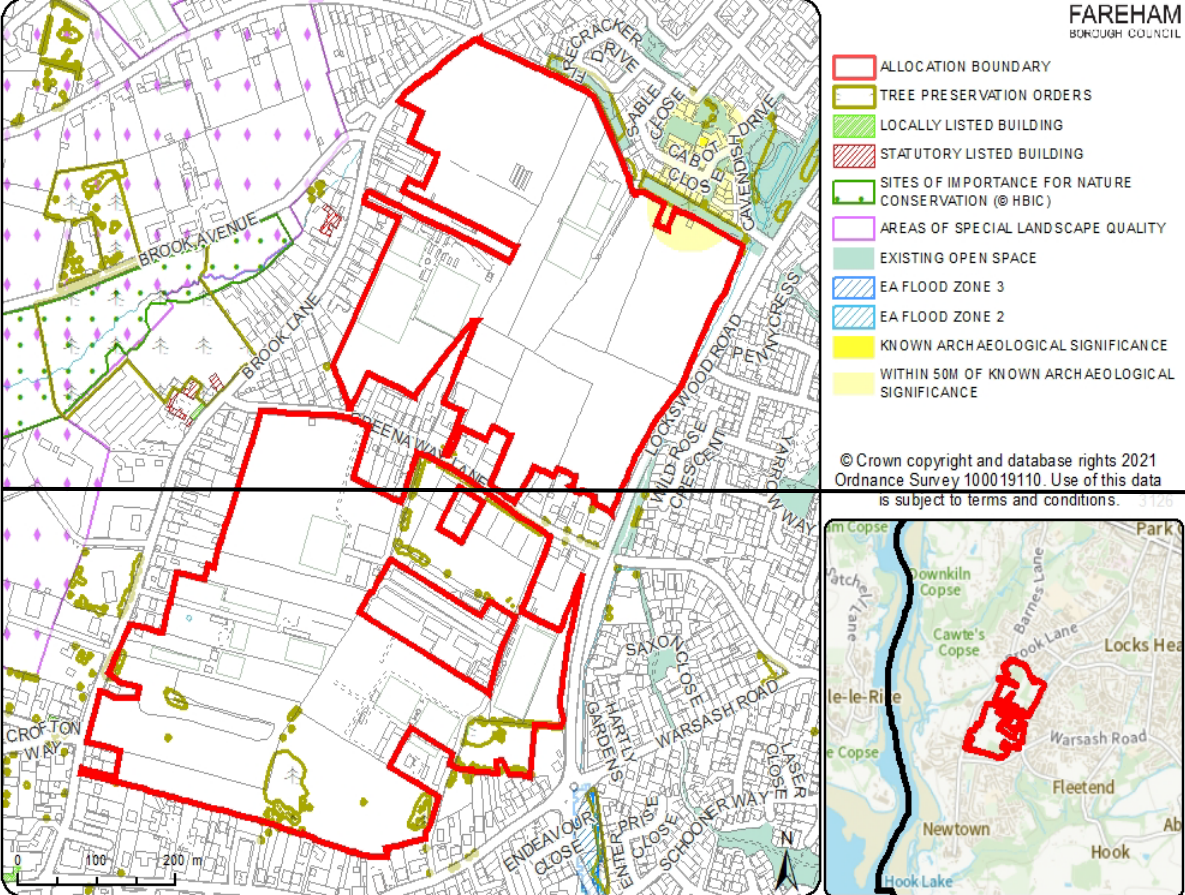
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><del>The site currently includes local businesses, unoccupied industrial premises and the Hampshire Fire and Rescue Service. This site will provide opportunities for a mixed-use area including new residential, retail and café uses, and potential business development.</del></p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li><del>a) The quantum of housing proposed is broadly consistent with the indicative site capacity; and</del></li> <li><del>b) Vehicular access should be from the Station approach road and allow for continued use of the aggregates depot; and</del></li> <li><del>c) Building heights should range from 3-5 storeys and include ground floor space to accommodate small scale retail and/or café/restaurant uses that front the approach road and station pedestrian entrance; and</del></li> <li><del>d) The provision of new homes will comprise high quality apartments that include individual balconies (min 2 sq.m) and roof gardens in lieu of communal open space where necessary; and</del></li> <li><del>e) A replacement fire and rescue operation is provided on site, unless acceptable alternative provision is delivered elsewhere; and</del></li> <li><del>f) New buildings are set back sufficiently from Station Approach to ensure that a high quality public realm is provided that allows for tree planting and other robust landscaping; and</del></li> <li><del>g) Residential parking shall be delivered using undercroft and other land efficient arrangements where necessary to maximise housing delivery in this accessible location and without creating an unacceptable ground floor street environment; and</del></li> <li><del>h) The design and layout shall allow for permeability across the site, including the potential provision of pedestrian and cycle links from Gordon Road; and</del></li> <li><del>i) Retention of sufficient parking on the site to serve Fareham railway station; and</del></li> <li><del>j) Provision of an air quality assessment to identify appropriate measures to mitigate NO<sub>2</sub> emissions arising from the development in relation to the A27 (in accordance with Policy NE8); and</del></li> <li><del>k) Provision of a comprehensive assessment of noise impacts both arising from development proposals and from adjoining highways network and Fareham Station and demonstration of how necessary mitigation will be incorporated within development proposals (in accordance with Policy D2); and</del></li> <li><del>l) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</del></li> <li><del>m) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</del></li> <li><del>n) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided in line with Policy TIN4 and NE3.</del></li> </ul>	
MM025	FTC4	46	<p>Deletion of allocation</p> <p><b>Housing Allocation Policy: FTC4</b> <b>SHELAA Reference: 0212</b></p>	<p>Post Hearings Letter (INSP015) Allocation FTC4 removed from plan</p>

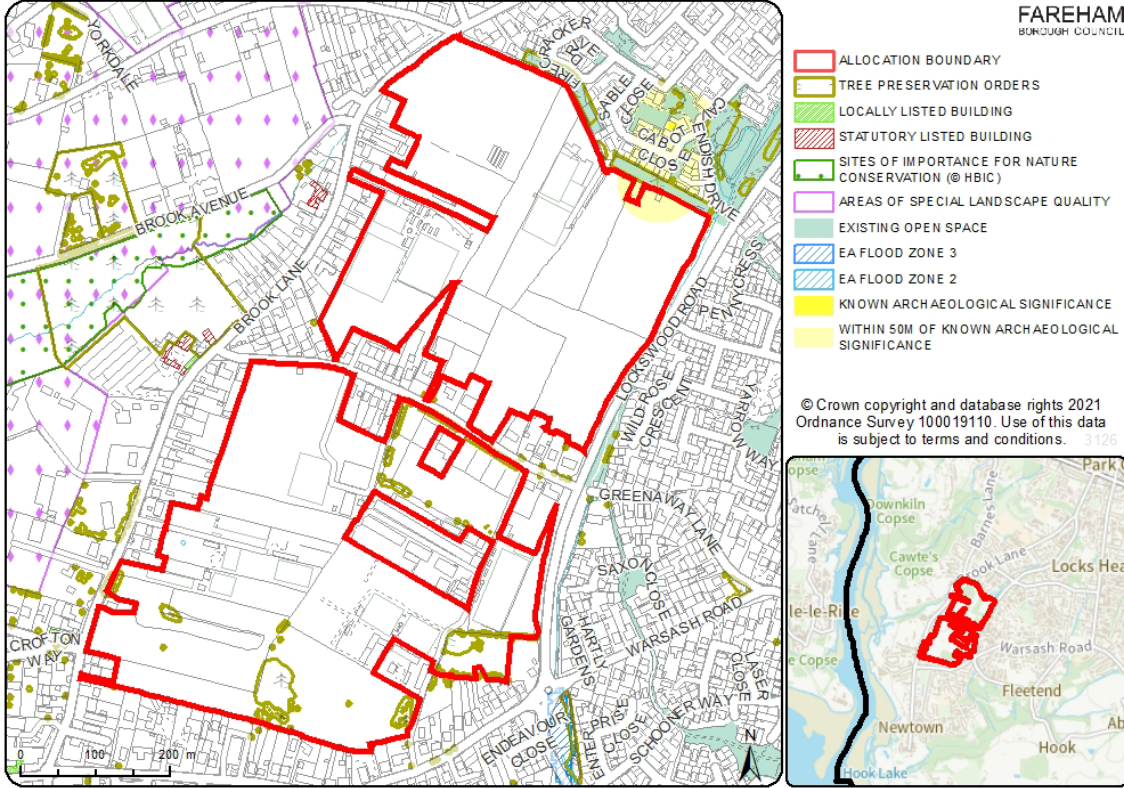


MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Name:</b> <del>Fareham Station West</del>      <del>Allocated Use:</del> Residential</p> <p><b>Location:</b> <del>Fareham Station</del>      <b>Indicative Yield:</b> 94 dwellings</p> <p><b>Size:</b> 1.05 ha      <b>Planning Status as at 1 April 2021:</b> None</p> <p>The site <del>currently includes local businesses and ancillary railway operational land. The Station Quarter will provide opportunities for a mixed-use area including new residential, retail and café uses, and potential business development. This site will deliver residential development.</del></p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li><del>a) The quantum of housing proposed is broadly consistent with the indicative site capacity; and</del></li> <li><del>b) Vehicular access should be from The Avenue; and</del></li> <li><del>c) The provision of new homes should comprise high-quality apartments that include individual balconies (minimum of 2m<sup>2</sup> in size) and roof gardens in lieu of communal open space where necessary; and</del></li> <li><del>d) Building heights should be between 3 and 4 storeys; and</del></li> <li><del>e) The design and layout of the proposal and any alterations to the access shall protect and retain TPO trees unless otherwise justified; and</del></li> <li><del>f) A Contamination Assessment shall accompany any application to determine the risk and extent of any contamination on site, in light of the current use of the site; and</del></li> <li><del>g) Provision of an air quality assessment to identify appropriate measures to mitigate NO<sub>2</sub> emissions arising from the development in relation to the A27 (in accordance with Policy NE8); and</del></li> <li><del>h) Provision of a comprehensive assessment of noise impacts both arising from development proposals and from the adjoining highways network and Fareham Station and demonstration of how necessary mitigation will be incorporated within development proposals (in accordance with Policy D2); and</del></li> <li><del>i) A culverted watercourse flows beneath the site. This will need to remain free from development with a suitable buffer.</del></li> <li><del>j) Access to the development is within Flood Zone 2. A full Flood Risk Assessment is required. Appropriate measures shall be put in place to manage flood risk and ensure safe access to the site or an area of safe refuge in times of flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development; and</del></li> <li><del>k) Adequate surface-water drainage, identified through a Drainage Strategy, shall be provided on site; and</del></li> <li><del>l) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</del></li> </ul>	<p>at Inspector's instruction.</p> <p>Linked to Policy Map Update reference PM01</p>

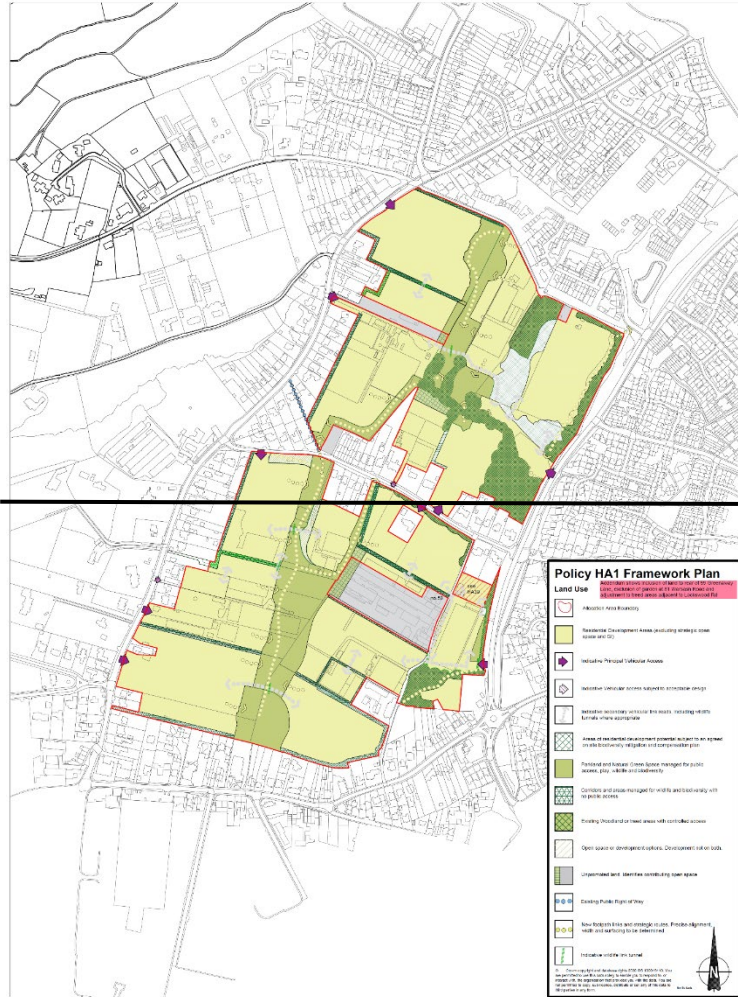
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<del>m) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.</del>	
MM026	FTC5	48	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> FTC5 <b>SHELAA Reference:</b> 1325</p> <p><b>Name:</b> Crofton Conservatories <b>Allocated Use:</b> Residential</p> <p><b>Location:</b> West Street, Fareham Town Centre <b>Indicative Yield:</b> 49 dwellings</p> <p><b>Size:</b> 0.24 ha <b>Planning Status as at 1 April 2021:</b> Temporary permission for retail use (P/16/1370/VC)</p> <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>Primary vehicular access should be from Maytree Road unless a suitable access from West Street can be designed; and</li> <li>The provision of new homes will comprise high quality apartments that include individual balconies (minimum of 2m<sup>2</sup> in size) and roof gardens in lieu of communal open space where necessary; and</li> <li>Development should be between 3 and 4 storeys and shall front West Street and Maytree Road and suitably address the corner. The West Street and Maytree Road frontages will have sufficient set back to provide robust structural planting and a privacy threshold; and</li> <li>Infrastructure provision and contributions including but not limited to health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ol>	From the examination hearings to improve the effectiveness of the policy.
MM027	FTC6	50	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> FTC6 <b>SHELAA Reference:</b> 3070</p> <p><b>Name:</b> Magistrates Court <b>Allocated Use:</b> Residential</p> <p><b>Location:</b> Trinity Street, Fareham Town Centre <b>Indicative Yield:</b> <del>45-37</del> dwellings</p> <p><b>Size:</b> 0.22 ha <b>Planning Status as at 1 April 2021:</b> Outline planning application under consideration (P/18/1261/OA)</p>	From the examination hearings to improve the effectiveness of the policy.

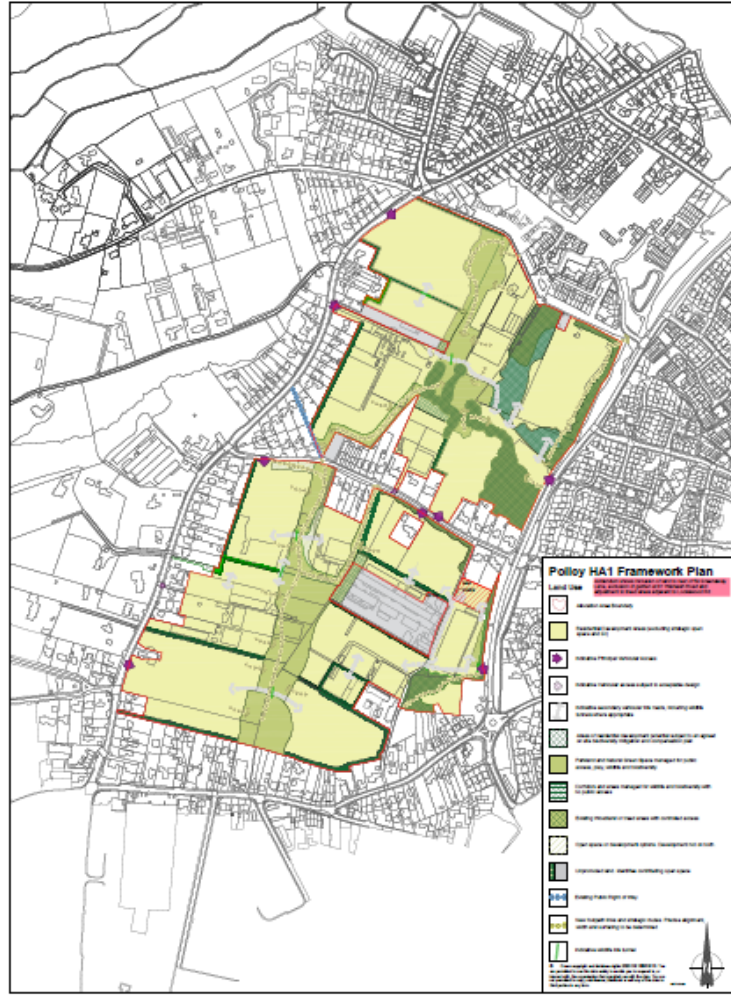
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary vehicular access should be from Trinity Street and there is potential to utilise the Council's car park to the north to improve development capacity; and</li> <li>c) The provision of new homes should comprise a mix of high-quality apartments. Individual balconies (minimum of 2m<sup>2</sup> in size) and roof gardens will be provided in lieu of communal open space where necessary, and</li> <li>d) Development should be between 3 and 4 storeys and shall front Trinity Street with sufficient set back to provide robust structural planting and a privacy threshold; and</li> <li>e) Development parking could be delivered using undercroft and other land efficient arrangements to maximise housing delivery in this accessible location and without creating an unacceptable ground floor street environment; and</li> <li>f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</li> <li>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	
MM028	HA1	52	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA1</p> <p><b>Name:</b> North and South of Greenaway Lane</p> <p><b>Location:</b> Warsash</p> <p><b>Size:</b> 33.43 ha</p> <p><b>SHELAA Reference:</b> 3126 (incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)</p> <p><b>Allocated Use:</b> Residential</p> <p><b>Indicative Yield:</b> 824 dwellings</p> <p><b>Planning Status as at 1 April 2021:</b> SHELAA sites 2849, 2890, 3005, 3019, 3046, 3056, 3162, and 3164 subject to current planning applications. Site 2849 allowed on appeal.</p>	<p>From the examination hearings to improve the effectiveness of the policy. Map change: removal of 40 Brook Lane from allocation boundary.</p>

MM Ref	Policy or Paragraph reference	Page number	<b>Proposed Main Modification</b> <b>New (bold and underlined&gt; and deleted (strikethrough) text.</b>	Reason for Change
			 <p><b>FAREHAM</b> BOROUGH COUNCIL</p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> ALLOCATION BOUNDARY</li> <li><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> TREE PRESERVATION ORDERS</li> <li><span style="background-color: #90EE90; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> LOCALLY LISTED BUILDING</li> <li><span style="background-color: #FF69B4; border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> STATUTORILY LISTED BUILDING</li> <li><span style="background-color: #90EE90; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SITES OF IMPORTANCE FOR NATURE CONSERVATION (© HBIC)</li> <li><span style="background-color: #FF69B4; border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> AREAS OF SPECIAL LANDSCAPE QUALITY</li> <li><span style="background-color: #90EE90; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EXISTING OPEN SPACE</li> <li><span style="background-color: #ADD8E6; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EA FLOOD ZONE 3</li> <li><span style="background-color: #ADD8E6; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EA FLOOD ZONE 2</li> <li><span style="background-color: #FFFF00; border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> <li><span style="background-color: #FFFF00; border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p>	

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			 <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>Primary highway access should be focused on Brook Lane and Lockswold Road with limited access via Greenaway Lane where necessary, subject to consideration of the impact on the character of Greenaway Lane; and</li> <li>The provision of vehicular highway access between development parcels without prejudice to adjacent land in accordance with Policy D3; and</li> </ol>	

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>d) The provision of a continuous north - south Green Infrastructure Corridor between the northern and southern site boundaries that is of an appropriate scale to accommodate public open space, connected foot and cycle paths, natural greenspace and wildlife habitats that link the two badger setts and other species, and east-west wildlife corridors. Highway cross-over points shall be limited in number and width and include wildlife tunnels where necessary, <del>in accordance with the Framework Plan</del>; and</p> <p>e) The provision of pedestrian and cycle connectivity between adjoining parcels, as well as providing connectivity with Warsash Road and nearby facilities and services; and</p> <p>f) Building heights should be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane, <b><u>Lockswood Road</u></b> and Brook Lane where building heights shall be limited to a maximum of 2 storeys. <b><u>In very limited circumstances, a 3 storey form can be acceptable within the central part of the site(s) away from the surrounding road network, having regard to Policy D1; and</u></b></p> <p>g) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions <b><u>and in accordance with policy NE6</u></b>; and</p> <p>h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</p> <p>i) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</p> <p>j) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b><u>for example</u></b> shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:</p> <ol style="list-style-type: none"> <li>i. Two junior football pitches on-site; and</li> <li>ii. Off-site improvements to existing sports facilities</li> </ol>	
MM029	Figure 4.1 Policy	56	<p>Removal of 40 Brook Lane from Indicative Framework Plan</p> <p>To amend as follows:</p>	<p>From the examination hearings to improve the effectiveness of the policy.</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined&gt;</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
				

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined&gt;</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
				
MM030	HA3	58	To amend as follows:	From the examination



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Housing Allocation Policy:</b> HA3</p> <p><b>Name:</b> Southampton Road</p> <p><b>Location:</b> Titchfield Common</p> <p><b>Size:</b> 7.6ha</p> <p><b>SHELAA Reference:</b> 3128 (incorporating 2976, 3020, 3044 and 3125)</p> <p><b>Allocated Use:</b> Residential</p> <p><b>Indicative Yield:</b> 348 dwellings</p> <p><b>Planning Status as at 1 April 2021:</b> Planning permission granted for SHELAA site 3044 (P/18/0068/OA); Outline planning application under consideration for SHELAA site 3020 (P/19/1322/OA). Planning permission granted for SHELAA site 3125 (P/18/0897/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway <del>accesses</del> <b>es</b> should be focused on Segensworth Road <del>in the first instance, with and</del> <b>and</b> Southampton Road <del>to be used where access to/from Segensworth Road is not possible</del>; and</li> <li>c) The provision of a north – south shared public space which incorporates the provision of a LEAP (Local Equipped Area of Play) (enhanced to include equipment for older children) and a Multi-Use Games Area (MUGA); and</li> <li>d) A 15m wide unlit buffer to the Sylvan Glade SINC, which is linked to the central open space by 10m wide green corridors, which have minimal highway crossover points; and</li> <li>e) A scheme which is comprised predominantly of smaller dwellings in the form of apartment blocks and terraced town houses in order to deliver the indicative capacity identified for the site; and</li> <li>f) The height of buildings should be limited to a maximum of 4 storeys, except for buildings which front onto Southampton Road and Segensworth Road where building heights will be limited to a maximum of 3 storeys; and</li> <li>g) The provision of pedestrian and cycle connectivity between adjoining parcels as well as safe pedestrian/ cycle crossing points of Southampton Road, safe and accessible walking/ cycling routes to local schools, Sylvan Glade SINC, Jacaranda Close open space and nearby facilities in Park Gate; and</li> <li>h) The provision of vehicular highway access between individual development parcels without prejudice to adjacent land in accordance with Policy D3; and</li> <li>i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> </ul>	<p>hearings to improve the effectiveness of the policy.</p>



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<ul style="list-style-type: none"> <li>e. The provision of pedestrian and cycle connectivity from the site to Downend Road, The Thicket and Upper Cornaway Lane; and</li> <li>f. Building's heights limited to a maximum of 2.5 storeys, except for buildings which front onto the site access or perimeter, where heights will be limited to a maximum of 2 storeys; and</li> <li>g. Proposals should ensure a buffer is designed to protect the SSSI at Downend Quarry and the creation and enhancement of ecological corridors; and</li> <li>h. The design of the development should take into account the close proximity to the waste transfer station with the potential for odour; and</li> <li>i. A robust archaeological survey of the site to determine the Palaeolithic potential at the site, with areas identified as having high potential being designed within areas of open space or green corridors; and</li> <li><del>j. A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and</del></li> <li>k. A Neighbourhood Equipped Area of Play (NEAP) on-site within an accessible location; and</li> <li>l. Highway improvements to facilitate the development including: <ul style="list-style-type: none"> <li>i. A pedestrian footway or footbridge over the existing Downend Road bridge and connections and improvements to wider pedestrian and cycle networks at The Thicket and Upper Cornaway Lane; and</li> <li>ii. Provision of pedestrian and cycle links to the A27 Bus Services and future Rapid Transit connecting Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs; and</li> <li>iii. Improvements to the Downend Road, A27 and Shearwater Avenue junction.</li> </ul> </li> <li>m. Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3, including contributions towards improvements at Delme Roundabout</li> </ul>									
MM032	HA7	66	<p>To be amended as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA7</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 3088</td> </tr> <tr> <td><b>Name:</b> Warsash Maritime Academy</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Warsash</td> <td><b>Indicative Yield:</b> 100 dwellings</td> </tr> <tr> <td><b>Size:</b> 2.97ha</td> <td><b>Planning Status as at 1 April 2021:</b> None</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p>	<b>Housing Allocation Policy:</b> HA7	<b>SHELAA Reference:</b> 3088	<b>Name:</b> Warsash Maritime Academy	<b>Allocated Use:</b> Residential	<b>Location:</b> Warsash	<b>Indicative Yield:</b> 100 dwellings	<b>Size:</b> 2.97ha	<b>Planning Status as at 1 April 2021:</b> None	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA7	<b>SHELAA Reference:</b> 3088											
<b>Name:</b> Warsash Maritime Academy	<b>Allocated Use:</b> Residential											
<b>Location:</b> Warsash	<b>Indicative Yield:</b> 100 dwellings											
<b>Size:</b> 2.97ha	<b>Planning Status as at 1 April 2021:</b> None											

MM Ref	Policy or Paragraph reference	Page number	<b>Proposed Main Modification</b> <b>New (bold and underlined) and deleted (strikethrough) text.</b>	Reason for Change						
			<ul style="list-style-type: none"> <li>a) The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>, including conversion of the building currently known as the Shackleton building to flats; and</li> <li>b) Primary highway access should be focused on Newtown Road; and</li> <li>c) The height of new buildings should be limited to a maximum of 4 storeys, and</li> <li>d) The provision of pedestrian and cycle connectivity within the site and to Newtown Road, as well as providing connectivity with nearby facilities and services; and</li> <li>e) The principal site frontage to Newtown Road on the eastern side of the site shall be well landscaped and carefully designed to minimise the sense of immediate development in order to respect the surrounding residential character in this location; and</li> <li>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</li> <li>g) There is a binding agreement that will deliver an appropriate re-use of the listed buildings within a phased programme of works linked to the delivery of residential development; and</li> <li>h) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as <b>the</b> Solent &amp; Southampton Water SPA; and</li> <li>i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>j) All trees are subject to an Area Tree Preservation Order and should all be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions, subject to agreement with the Council <b>and in accordance with Policy NE6</b>; and</li> <li>k) Boundary trees and hedgerows on the western boundary of the site should be retained and incorporated within the design to provide a buffer to the priority habitats; and</li> <li>l) <del>Provide</del> Future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</li> <li>m) A flood risk assessment is required. Development shall avoid current flood zones 2 and 3. The southern section of the site is below the threshold of 5m Above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources; and</li> <li>n) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3; and</li> <li>o) No development should be located to the west of the listed buildings.</li> </ul>							
MM033	HA9	68	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA9</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 1007</td> </tr> <tr> <td><b>Name:</b> Heath Road</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Locks Heath</td> <td><b>Indicative Yield:</b> 70 dwellings</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA9	<b>SHELAA Reference:</b> 1007	<b>Name:</b> Heath Road	<b>Allocated Use:</b> Residential	<b>Location:</b> Locks Heath	<b>Indicative Yield:</b> 70 dwellings	From the examination hearings to improve the effectiveness of the policy
<b>Housing Allocation Policy:</b> HA9	<b>SHELAA Reference:</b> 1007									
<b>Name:</b> Heath Road	<b>Allocated Use:</b> Residential									
<b>Location:</b> Locks Heath	<b>Indicative Yield:</b> 70 dwellings									

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Size:</b> 2.43 ha</p> <p style="text-align: right;"><b>Planning Status as at 1 April 2021:</b> Resolution to grant permission (P/17/1366/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed should be broadly consistent with the indicative yield; and</li> <li>b) Primary highway access should be focused on Heath Road; and</li> <li>c) Building heights should be limited to a maximum of 2.5 storeys, except for next to existing dwellings where building heights will be limited to a maximum of 2 storeys; and</li> <li>d) The provision of a pedestrian and cycle connectivity within the site and to Heath Road and Centre Way, including the potential provision of a greenway route to the Locks Heath Centre, Monterey Drive and Raley Road; and</li> <li>e) Proposals must respond to a proposed sewerage easement to demonstrate the future maintenance and upsizing of Southern Water sewerage infrastructure crossing the site (included at the request of Southern Water); and</li> <li>f) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions <b>and in accordance with Policy NE6</b>; and</li> <li>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	
MM034	HA10	70	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA10</p> <p><b>Name:</b> Funtley Road South</p> <p><b>Location:</b> Funtley</p> <p><b>Size:</b> 5.74 ha</p> <p style="text-align: right;"><b>SHELAA Reference:</b> 3121</p> <p style="text-align: right;"><b>Allocated Use:</b> Residential</p> <p style="text-align: right;"><b>Indicative Yield:</b><del>55</del> <b>125</b> dwellings</p> <p style="text-align: right;"><b>Planning Status as at 1 April 2021:</b> Permission granted (P/18/0067/OA) Planning Application under consideration (P/20/1168/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed should be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> </ul>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<ul style="list-style-type: none"> <li>b) Primary highway access should be from Funtley Road; and</li> <li>c) Building heights are limited to a maximum of <b>primarily 2 storeys with 2.5 storeys in appropriate locations</b>; and</li> <li>d) Safe pedestrian and cycle crossing points across Funtley Road and connectivity with the existing footpath/bridleway network in the vicinity of the site and eastwards towards the centre of Funtley village in order to maximising connectivity to nearby facilities and services; and</li> <li>e) The creation of a vehicular loop road on the site, allowing for pedestrian and cycle permeability across the site; and</li> <li>f) Proposals shall take account of the site's landscape context by incorporating view corridors from Funtley Road through to the public open space allocation to the south of the residential allocation. The view corridors should form part of the on-site open space and should incorporate pedestrian and cycle links, whilst vehicular crossing of links should be limited; and</li> <li>g) The existing woodland on-site shall be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure; and</li> <li>h) A landscape buffer shall be incorporated between development and the Great Beamond Coppice SINC to the east of the site; and</li> <li>i) The provision of a building/ buildings for community uses, located in an accessible location to enable a range of uses for both existing and new residents; and</li> <li>j) The site is identified as a mineral safeguarded site (brick clay is likely to underlay site). A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan (2013); and</li> <li>k) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>									
MM035	HA12	72	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA12</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 3032</td> </tr> <tr> <td><b>Name:</b> Moraunt Drive</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Portchester East</td> <td><b>Indicative Yield:</b> 48 dwellings</td> </tr> <tr> <td><b>Size:</b> 1.6 ha</td> <td><b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0654/FP)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p>	<b>Housing Allocation Policy:</b> HA12	<b>SHELAA Reference:</b> 3032	<b>Name:</b> Moraunt Drive	<b>Allocated Use:</b> Residential	<b>Location:</b> Portchester East	<b>Indicative Yield:</b> 48 dwellings	<b>Size:</b> 1.6 ha	<b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0654/FP)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA12	<b>SHELAA Reference:</b> 3032											
<b>Name:</b> Moraunt Drive	<b>Allocated Use:</b> Residential											
<b>Location:</b> Portchester East	<b>Indicative Yield:</b> 48 dwellings											
<b>Size:</b> 1.6 ha	<b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0654/FP)											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change										
			<p>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary highway access should be focused on Moraunt Drive; and</p> <p>c) The height of buildings should be limited to a maximum of 2 storeys; and</p> <p>d) A flood risk assessment is required. The southern section of the site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources; and</p> <p>e) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as Portsmouth Harbour SPA and adjacent supporting sites for Brent Geese and Waders; and</p> <p>f) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</p> <p>g) Retain and reinforce existing boundary vegetation to minimise any visual impacts to Wicor Path and neighbouring residents; and</p> <p>h) The design of the scheme should allow for a safe pedestrian and cycle connectivity with the Wicor Path Public Right of Way in the south of the site and with Seafield Road to the east of the site; and</p> <p>i) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:</p> <p>i. Enhancements to Orchard Grove / Commodore Park public open space to the immediate south and west of the site and retention in perpetuity.</p>											
MM036	HA13	74	<p>To amend as follows:</p> <table border="1" data-bbox="544 975 1823 1259"> <tr> <td data-bbox="544 975 1182 1035"><b>Housing Allocation Policy:</b> HA13</td> <td data-bbox="1182 975 1823 1035"><b>SHELAA Reference:</b> 3051</td> </tr> <tr> <td data-bbox="544 1035 1182 1098"><b>Name:</b> Hunts Pond Road</td> <td data-bbox="1182 1035 1823 1098"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="544 1098 1182 1160"><b>Location:</b> Titchfield Common</td> <td data-bbox="1182 1098 1823 1160"><b>Indicative Yield:</b> 38 dwellings</td> </tr> <tr> <td data-bbox="544 1160 1182 1222"><b>Size:</b> 1.6 ha</td> <td data-bbox="1182 1160 1823 1222"><b>Planning Status as at 1April 2021:</b> None</td> </tr> <tr> <td data-bbox="544 1222 1182 1259"></td> <td data-bbox="1182 1222 1823 1259"></td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary highway access should be focused on Hunts Pond Road; and</p>	<b>Housing Allocation Policy:</b> HA13	<b>SHELAA Reference:</b> 3051	<b>Name:</b> Hunts Pond Road	<b>Allocated Use:</b> Residential	<b>Location:</b> Titchfield Common	<b>Indicative Yield:</b> 38 dwellings	<b>Size:</b> 1.6 ha	<b>Planning Status as at 1April 2021:</b> None			From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA13	<b>SHELAA Reference:</b> 3051													
<b>Name:</b> Hunts Pond Road	<b>Allocated Use:</b> Residential													
<b>Location:</b> Titchfield Common	<b>Indicative Yield:</b> 38 dwellings													
<b>Size:</b> 1.6 ha	<b>Planning Status as at 1April 2021:</b> None													

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>c) The height of buildings should be limited to a maximum of 2 storeys; and</p> <p>d) The provision of a pedestrian and cycle connectivity with Hunts Pond Road and the adjoining recreation ground; and</p> <p>e) Boundary trees and hedgerows on the eastern boundary of the site should be retained and incorporated within the design to provide a buffer to the priority habitats <b>and in accordance with Policy NE6</b>; and</p> <p>f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</p> <p>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:</p> <ul style="list-style-type: none"> <li>i. Enhancements to Hunts Pond Road Recreation Ground.</li> <li>ii. <b>A contribution to</b> the delivery of supporting infrastructure and building alterations at Jubilee Practice <b>in line with the Infrastructure Delivery Plan.</b></li> </ul>	
MM037	HA15	76	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA15</p> <p><b>Name:</b> Beacon Bottom West</p> <p><b>Location:</b> Park Gate</p> <p><b>Size:</b> 1.24 ha</p> <p><b>SHELAA Reference:</b> 1360</p> <p><b>Allocated Use:</b> Residential</p> <p><b>Indicative Yield:</b> 29 dwellings</p> <p><b>Planning Status as at 1 April 2021:</b> Planning Application under consideration (P/18/1258/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be focused on Beacon Bottom; and</li> <li>c) The height of buildings should be limited to a maximum of 2 storeys; and</li> <li>d) The provision of a pedestrian and cycle link on Beacon Bottom Road to the south of the site (included at the request of Hampshire County Council);-and</li> <li>e) The design of the scheme should allow for a potential strategic pedestrian/ cycle link between Beacon Bottom and Botley Road (included at the request of Hampshire County Council); and</li> </ul>	From the examination hearings to improve the effectiveness of the policy.







MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<ul style="list-style-type: none"> <li>c) The height of buildings should be limited to a maximum of 2 storeys; and</li> <li>d) Proposals shall consider a pedestrian/cycle connection through the site from Wynton Way to St Columba Church of England Primary School; and</li> <li>e) Improve the access road from Wynton Way up to an adoptable standard, allow for access to the Day Centre and for the provision of rear access to properties fronting Hillson Drive; and</li> <li>f) Existing trees should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure <b>and in accordance with Policy NE6</b>; and</li> <li>g) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</li> <li>h) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>									
MM041	HA23	84	<p>To amend as follows:</p> <table border="1" data-bbox="544 683 1823 938"> <tr> <td data-bbox="544 683 1205 746"><b>Housing Allocation Policy:</b> HA23</td> <td data-bbox="1205 683 1823 746"><b>SHELAA Reference:</b> 1078</td> </tr> <tr> <td data-bbox="544 746 1205 810"><b>Name:</b> Stubbington Lane</td> <td data-bbox="1205 746 1823 810"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="544 810 1205 874"><b>Location:</b> Hill Head</td> <td data-bbox="1205 810 1823 874"><b>Indicative Yield:</b> 11 dwellings</td> </tr> <tr> <td data-bbox="544 874 1205 938"><b>Size:</b> 0.4 ha</td> <td data-bbox="1205 874 1823 938"><b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0915/FP)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be from northern end of Stubbington Lane, to allow for sufficient frontage spacing from Sea Lane; and</li> <li>c) The height of buildings should be limited to a maximum of 2 storeys; and</li> <li>d) Proposals shall allow for safe pedestrian/cycle access onto Sea Lane and Stubbington Lane; and</li> <li>e) A Contamination Assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and</li> <li>f) A noise assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and</li> </ul>	<b>Housing Allocation Policy:</b> HA23	<b>SHELAA Reference:</b> 1078	<b>Name:</b> Stubbington Lane	<b>Allocated Use:</b> Residential	<b>Location:</b> Hill Head	<b>Indicative Yield:</b> 11 dwellings	<b>Size:</b> 0.4 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0915/FP)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA23	<b>SHELAA Reference:</b> 1078											
<b>Name:</b> Stubbington Lane	<b>Allocated Use:</b> Residential											
<b>Location:</b> Hill Head	<b>Indicative Yield:</b> 11 dwellings											
<b>Size:</b> 0.4 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0915/FP)											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<p>g) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</p> <p>h) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>									
MM042	HA24	86	<p>To amend as follows:</p> <table border="0" data-bbox="539 411 1895 630"> <tr> <td><b>Housing Allocation Policy:</b> HA24</td> <td><b>SHELAA Reference:</b> 1076</td> </tr> <tr> <td><b>Name:</b> 335-357 Gosport Road</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Fareham East</td> <td><b>Indicative Yield:</b> 8 dwellings</td> </tr> <tr> <td><b>Size:</b> 0.2 ha</td> <td><b>Planning Status as at 1 April 2021:</b> None</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary highway access should be from Gosport Road; and</p> <p>c) The height of buildings should be limited to a maximum of 2 storeys; and</p> <p>d) Proposals shall allow for the safe access for pedestrian/cycle connectivity onto Gosport Road; and</p> <p>e) The retention of the access ramp leading to the Bus Rapid Transit (BRT) platforms; and</p> <p>f) Details are submitted to demonstrate how the gas main is being taken into account in the layout of the site; and</p> <p>g) A Construction Environmental Management Plan (CEMP) shall be provided which includes the consideration of impacts on the surface water pathway to Portsmouth Harbour; and</p> <p>h) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</p> <p>i) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided <b>should be considered</b> in line with Policy TIN4 and NE3.</p>	<b>Housing Allocation Policy:</b> HA24	<b>SHELAA Reference:</b> 1076	<b>Name:</b> 335-357 Gosport Road	<b>Allocated Use:</b> Residential	<b>Location:</b> Fareham East	<b>Indicative Yield:</b> 8 dwellings	<b>Size:</b> 0.2 ha	<b>Planning Status as at 1 April 2021:</b> None	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA24	<b>SHELAA Reference:</b> 1076											
<b>Name:</b> 335-357 Gosport Road	<b>Allocated Use:</b> Residential											
<b>Location:</b> Fareham East	<b>Indicative Yield:</b> 8 dwellings											
<b>Size:</b> 0.2 ha	<b>Planning Status as at 1 April 2021:</b> None											
MM043	HA26	88	<p>To amend as follows:</p> <table border="1" data-bbox="539 1209 1868 1366"> <tr> <td><b>Housing Allocation Policy:</b> HA26</td> <td><b>SHELAA Reference:</b> 3180</td> </tr> <tr> <td><b>Name:</b> Beacon Bottom East</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Park Gate</td> <td><b>Indicative Yield:</b> 9 dwellings</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA26	<b>SHELAA Reference:</b> 3180	<b>Name:</b> Beacon Bottom East	<b>Allocated Use:</b> Residential	<b>Location:</b> Park Gate	<b>Indicative Yield:</b> 9 dwellings	From the examination hearings to improve the effectiveness of the policy.		
<b>Housing Allocation Policy:</b> HA26	<b>SHELAA Reference:</b> 3180											
<b>Name:</b> Beacon Bottom East	<b>Allocated Use:</b> Residential											
<b>Location:</b> Park Gate	<b>Indicative Yield:</b> 9 dwellings											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<table border="1" data-bbox="544 225 1868 320"> <tr> <td data-bbox="544 225 1133 320"><b>Size:</b> 0.41 ha</td> <td data-bbox="1133 225 1868 320"><b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/1061/FP)</td> </tr> </table> <p data-bbox="544 352 1868 810">Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) The height of buildings should be limited to a maximum of 2 storeys; and</li> <li>c) The provision of vehicular access should be from Beacon Bottom; and</li> <li>d) The design of the scheme should allow for a potential strategic pedestrian/cycle link between Beacon Bottom and Botley Road (included at the request of Hampshire County Council); and</li> <li>e) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</li> <li>f) A Heritage Statement providing details on the potential impact of proposals on the conservation and setting of the locally listed building in accordance with Policy HE5; and</li> <li>g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</li> <li>h) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided <b>should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	<b>Size:</b> 0.41 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/1061/FP)							
<b>Size:</b> 0.41 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/1061/FP)											
MM044	HA27	90	<p data-bbox="544 820 1868 847">To amend as follows:</p> <table border="0" data-bbox="544 874 1868 1129"> <tr> <td data-bbox="544 874 1133 911"><b>Housing Allocation Policy:</b> HA27</td> <td data-bbox="1133 874 1868 911"><b>SHELAA Reference:</b> 1168</td> </tr> <tr> <td data-bbox="544 938 1133 975"><b>Name:</b> Rookery Avenue</td> <td data-bbox="1133 938 1868 975"><b>Allocated Use:</b> Residential and <del>Employment</del></td> </tr> <tr> <td data-bbox="544 1002 1133 1038"><b>Location:</b> Sarisbury</td> <td data-bbox="1133 1002 1868 1066"><b>Indicative Yield:</b> 32 dwellings and <del>1800 sqm</del> employment floorspace</td> </tr> <tr> <td data-bbox="544 1066 1133 1102"><b>Size:</b> 2.29 ha</td> <td data-bbox="1133 1066 1868 1129"><b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/19/0870/FP)</td> </tr> </table> <p data-bbox="544 1161 1868 1189">Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Proposals should take account of context of this site being countryside settlement edge and woodland; and</li> <li>c) The development should front the woodland and open space; and</li> </ul>	<b>Housing Allocation Policy:</b> HA27	<b>SHELAA Reference:</b> 1168	<b>Name:</b> Rookery Avenue	<b>Allocated Use:</b> Residential and <del>Employment</del>	<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> 32 dwellings and <del>1800 sqm</del> employment floorspace	<b>Size:</b> 2.29 ha	<b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/19/0870/FP)	Covered in the Council's MIQ response and from the examination hearings
<b>Housing Allocation Policy:</b> HA27	<b>SHELAA Reference:</b> 1168											
<b>Name:</b> Rookery Avenue	<b>Allocated Use:</b> Residential and <del>Employment</del>											
<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> 32 dwellings and <del>1800 sqm</del> employment floorspace											
<b>Size:</b> 2.29 ha	<b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/19/0870/FP)											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>d) Primary vehicular access should be from Rookery Avenue; and  e) Residential building heights should be a maximum of 2 storeys; and  f) The site is situated adjacent to Gull Coppice (South-western remnant) Site of Importance for Nature Conservation (SINC) which is also listed on Natural England's Ancient Woodland Inventory as semi-natural ancient woodland. Proposals should seek to enhance the Gull Coppice SINC and <b><u>provide a 15m buffer between the development and the SINC</u></b>, and  g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b><u>for example</u></b> shall be provided in line with Policy TIN4 and NE3.</p>	
MM045	HA28	92	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA28                      <b>SHELAA Reference:</b> 0203  <b>Name:</b> 3-33 West Street                                      <b>Allocated Use:</b> Residential  <b>Location:</b> Portchester East                                      <b>Indicative Yield:</b> <del>46</del><b>26</b> dwellings  <b>Size:</b> 0.25 ha    <b>Planning Status as at 1 April 2021:</b> Outline planning application under consideration (P/19/1040/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b><u>yield</u></b>; and  b) Primary highway access should be focused on West Street; and  c) The proposal should support the regeneration of Portchester Precinct with improvements to the appearance of buildings and encouraging footfall to the retail units within the centre; and  d) Building heights should be limited to a maximum of 2 storeys in addition to the existing building (maximum of 4 storeys); and  e) A flood risk assessment is required (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and;  f) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and  g) The location of the development above commercial uses will mean that a noise and air quality assessment will be required; and</p>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			h) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.									
MM046	HA29	94	<p>To amend as follows:</p> <table border="1" data-bbox="544 379 1868 632"> <tr> <td data-bbox="544 379 1151 440"><b>Housing Allocation Policy:</b> HA29</td> <td data-bbox="1151 379 1868 440"><b>SHELAA Reference:</b> 1070</td> </tr> <tr> <td data-bbox="544 440 1151 501"><b>Name:</b> Land East of Church Road</td> <td data-bbox="1151 440 1868 501"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="544 501 1151 561"><b>Location:</b> Warsash</td> <td data-bbox="1151 501 1868 561"><b>Indicative Yield:</b> 20 dwellings</td> </tr> <tr> <td data-bbox="544 561 1151 632"><b>Size:</b> 0.85 ha</td> <td data-bbox="1151 561 1868 632"><b>Planning Status as at 1 April 2021:</b> Planning permission refused. Appealed and dismissed (P/06/0837/OA)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be focused on Church Road; and</li> <li>c) Building heights should be limited to a maximum of 2 storeys; and</li> <li>d) <b><u>In line with Policy NE1, an</u></b> ecological survey and assessment must be undertaken to demonstrate that <del>there will be no adverse impacts by the proposals</del> <b>will protect and enhance</b> on the Warsash Common LNR, land south of Dibles Road SINC or any identified protected species. Ecological mitigation for the site-specific construction and operational impacts of a development proposal for this allocation will need to be drawn up in detail at the planning application stage, and accompanied where necessary by a project-level HRA; and</li> <li>e) <b><u>Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions and in accordance with Policy NE6; and</u></b></li> <li>f) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and</li> <li>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	<b>Housing Allocation Policy:</b> HA29	<b>SHELAA Reference:</b> 1070	<b>Name:</b> Land East of Church Road	<b>Allocated Use:</b> Residential	<b>Location:</b> Warsash	<b>Indicative Yield:</b> 20 dwellings	<b>Size:</b> 0.85 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission refused. Appealed and dismissed (P/06/0837/OA)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA29	<b>SHELAA Reference:</b> 1070											
<b>Name:</b> Land East of Church Road	<b>Allocated Use:</b> Residential											
<b>Location:</b> Warsash	<b>Indicative Yield:</b> 20 dwellings											
<b>Size:</b> 0.85 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission refused. Appealed and dismissed (P/06/0837/OA)											
MM047	HA30	96	<p>To amend as follows:</p> <table border="1" data-bbox="544 1342 1868 1374"> <tr> <td data-bbox="544 1342 1227 1374"><b>Housing Allocation Policy:</b> HA30</td> <td data-bbox="1227 1342 1868 1374"><b>SHELAA Reference:</b> 1075</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA30	<b>SHELAA Reference:</b> 1075	From the examination hearings to improve						
<b>Housing Allocation Policy:</b> HA30	<b>SHELAA Reference:</b> 1075											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change						
			<table border="1" data-bbox="539 228 1895 478"> <tr> <td data-bbox="539 228 1227 316"><b>Name:</b> 33 Lodge Road</td> <td data-bbox="1227 228 1895 316"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="539 316 1227 379"><b>Location:</b> Locks Heath</td> <td data-bbox="1227 316 1895 379"><b>Indicative Yield:</b> 9 dwellings</td> </tr> <tr> <td data-bbox="539 379 1227 475"><b>Size:</b> 0.37 ha</td> <td data-bbox="1227 379 1895 475"><b>Planning Status as at 1 April 2021:</b> Planning application refused (P/20/0257/FP)</td> </tr> </table> <p data-bbox="539 478 1895 510">Proposals should meet the following site-specific requirements:</p> <ul data-bbox="539 510 1895 1219" style="list-style-type: none"> <li>a) The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be focused on Lodge Road; and</li> <li>c) Opportunities should be sought to provide a continuation of the east/west greenway (pedestrian and cycle link) to ensure permeability through the development to increase accessibility to the Crispin Close/St Joseph Close open space and provide connections to the wider Western Wards greenway network; and</li> <li>d) Building heights shall be limited to a maximum of 2 storeys; and</li> <li>e) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions <b>and in accordance with Policy NE6</b>; and</li> <li>f) Further ecological surveys may be required to assess whether protected species and habitats are present on site and a detailed scheme of biodiversity enhancements should be submitted to indicate a net gain in biodiversity; and</li> <li>g) As there is potential for previously unknown heritage assets (archaeological remains) on site, an Archaeological Evaluation will be required; and</li> <li>h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</li> <li>i) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided <b>should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	<b>Name:</b> 33 Lodge Road	<b>Allocated Use:</b> Residential	<b>Location:</b> Locks Heath	<b>Indicative Yield:</b> 9 dwellings	<b>Size:</b> 0.37 ha	<b>Planning Status as at 1 April 2021:</b> Planning application refused (P/20/0257/FP)	the effectiveness of the policy.
<b>Name:</b> 33 Lodge Road	<b>Allocated Use:</b> Residential									
<b>Location:</b> Locks Heath	<b>Indicative Yield:</b> 9 dwellings									
<b>Size:</b> 0.37 ha	<b>Planning Status as at 1 April 2021:</b> Planning application refused (P/20/0257/FP)									
MM048	HA31	98	<p data-bbox="539 1227 1895 1275">To amend as follows:</p> <table border="1" data-bbox="539 1283 1895 1375"> <tr> <td data-bbox="539 1283 1227 1347"><b>Housing Allocation Policy:</b> HA31</td> <td data-bbox="1227 1283 1895 1347"><b>SHELAA Reference:</b> 0093</td> </tr> <tr> <td data-bbox="539 1347 1227 1375"><b>Name:</b> Hammond Industrial Estate</td> <td data-bbox="1227 1347 1895 1375"><b>Allocated Use:</b> Residential (C2)</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA31	<b>SHELAA Reference:</b> 0093	<b>Name:</b> Hammond Industrial Estate	<b>Allocated Use:</b> Residential (C2)	From the examination hearings to improve the effectiveness of the policy.		
<b>Housing Allocation Policy:</b> HA31	<b>SHELAA Reference:</b> 0093									
<b>Name:</b> Hammond Industrial Estate	<b>Allocated Use:</b> Residential (C2)									



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<table border="1" data-bbox="542 225 1886 384"> <tr> <td data-bbox="542 225 1214 316"><b>Location:</b> Hill Head</td> <td data-bbox="1214 225 1886 316"><b>Indicative Yield:</b> 68 bed care home (<b><u>net yield 33 dwellings</u></b>)</td> </tr> <tr> <td data-bbox="542 316 1214 384"><b>Size:</b> 0.60ha</td> <td data-bbox="1214 316 1886 384"><b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/20/1597/FP)</td> </tr> </table> <p data-bbox="542 384 1886 416">Proposals should meet the following site-specific requirements:</p> <ul data-bbox="542 416 1886 1062" style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary vehicular access should be from Stubbington Lane; and</li> <li>c) Building heights should be a maximum of 2.5 storeys; and</li> <li>d) Scale and mass shall respond to the character of the street scene; and</li> <li>e) The proposals in terms of height and overlooking will need to consider the impact on neighbouring residential properties; and</li> <li>f) A noise assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and</li> <li>g) A Contamination Assessment demonstrating no unacceptable adverse impact on future occupiers and users of the development shall accompany any application, in light of the site's proximity to Solent Airport; and</li> <li>h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</li> <li>i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>j) A landscaping scheme which considers the amenity of the neighbouring residential properties shall be provided; and</li> <li>k) Infrastructure provision and contributions including <del>but not limited to health, education and transport</del> <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	<b>Location:</b> Hill Head	<b>Indicative Yield:</b> 68 bed care home ( <b><u>net yield 33 dwellings</u></b> )	<b>Size:</b> 0.60ha	<b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/20/1597/FP)					
<b>Location:</b> Hill Head	<b>Indicative Yield:</b> 68 bed care home ( <b><u>net yield 33 dwellings</u></b> )											
<b>Size:</b> 0.60ha	<b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/20/1597/FP)											
MM049	HA32	101	<p data-bbox="542 1062 1886 1094">To amend as follows:</p> <table data-bbox="542 1094 1886 1372"> <tr> <td data-bbox="542 1094 1214 1174"><b>Housing Allocation Policy:</b> HA32</td> <td data-bbox="1214 1094 1886 1174"><b>SHELAA Reference:</b> 2890</td> </tr> <tr> <td data-bbox="542 1174 1214 1238"><b>Name:</b> Egmont Nursery, Brook Avenue</td> <td data-bbox="1214 1174 1886 1238"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="542 1238 1214 1302"><b>Location:</b> Warsash</td> <td data-bbox="1214 1238 1886 1302"><b>Indicative Yield:</b> 8 dwellings</td> </tr> <tr> <td data-bbox="542 1302 1214 1372"><b>Size:</b> 1.97 ha</td> <td data-bbox="1214 1302 1886 1372"><b>Planning Status as at 1 April 2021:</b> Outline planning permission granted (P/18/0592/OA)</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA32	<b>SHELAA Reference:</b> 2890	<b>Name:</b> Egmont Nursery, Brook Avenue	<b>Allocated Use:</b> Residential	<b>Location:</b> Warsash	<b>Indicative Yield:</b> 8 dwellings	<b>Size:</b> 1.97 ha	<b>Planning Status as at 1 April 2021:</b> Outline planning permission granted (P/18/0592/OA)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA32	<b>SHELAA Reference:</b> 2890											
<b>Name:</b> Egmont Nursery, Brook Avenue	<b>Allocated Use:</b> Residential											
<b>Location:</b> Warsash	<b>Indicative Yield:</b> 8 dwellings											
<b>Size:</b> 1.97 ha	<b>Planning Status as at 1 April 2021:</b> Outline planning permission granted (P/18/0592/OA)											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be focused on Brook Avenue; and</li> <li>c) Building heights should be a maximum of 2 storeys; and</li> <li>d) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>e) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>									
MM050	HA33	102	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA33</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 3018</td> </tr> <tr> <td><b>Name:</b> Land East of Bye Road, Swanwick</td> <td><b>Allocated Use:</b> Self and Custom Build</td> </tr> <tr> <td><b>Location:</b> Sarisbury</td> <td><b>Indicative Yield:</b> 7 dwellings</td> </tr> <tr> <td><b>Size:</b> 0.80 ha</td> <td><b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0061/VC)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The provision of land for self and custom build housing, to include the provision of serviced plots; and</li> <li>b) The quantum of housing proposed is broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>c) Primary highway access should be focused from Bye Road; and</li> <li>d) Building heights should be limited to a maximum of 2.5 storeys; and</li> <li>e) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</li> <li>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	<b>Housing Allocation Policy:</b> HA33	<b>SHELAA Reference:</b> 3018	<b>Name:</b> Land East of Bye Road, Swanwick	<b>Allocated Use:</b> Self and Custom Build	<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> 7 dwellings	<b>Size:</b> 0.80 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0061/VC)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA33	<b>SHELAA Reference:</b> 3018											
<b>Name:</b> Land East of Bye Road, Swanwick	<b>Allocated Use:</b> Self and Custom Build											
<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> 7 dwellings											
<b>Size:</b> 0.80 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0061/VC)											
MM051	HA34	104	<p>To amend as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA34</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 3036</td> </tr> <tr> <td><b>Name:</b> Land South West of Sovereign Crescent</td> <td><b>Allocated Use:</b> Residential</td> </tr> </table>	<b>Housing Allocation Policy:</b> HA34	<b>SHELAA Reference:</b> 3036	<b>Name:</b> Land South West of Sovereign Crescent	<b>Allocated Use:</b> Residential	From the examination hearings to improve the effectiveness of the policy.				
<b>Housing Allocation Policy:</b> HA34	<b>SHELAA Reference:</b> 3036											
<b>Name:</b> Land South West of Sovereign Crescent	<b>Allocated Use:</b> Residential											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Location:</b> Warsash</td> <td style="width: 50%;"><b>Indicative Yield:</b> 38 dwellings</td> </tr> <tr> <td><b>Size:</b> 1.91Ha</td> <td><b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0484/FP)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be focused on The Florins leading off Sovereign Crescent; and</li> <li>c) Building heights should be limited to a maximum of 2 stories; and</li> <li>d) Proposals should take account of the sewers running through the site; and</li> <li>e) Proposals should take account of the two SINC's located either side of the site. To mitigate the impacts of the development, a 15m buffer should be incorporated into proposals along the north-eastern and southern boundary of the site. To provide connectivity between the two buffers, a 9m wildlife corridor should run along the centre of the site linking them; and</li> <li>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	<b>Location:</b> Warsash	<b>Indicative Yield:</b> 38 dwellings	<b>Size:</b> 1.91Ha	<b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0484/FP)					
<b>Location:</b> Warsash	<b>Indicative Yield:</b> 38 dwellings											
<b>Size:</b> 1.91Ha	<b>Planning Status as at 1 April 2021:</b> Resolution to grant planning permission (P/18/0484/FP)											
MM052	HA35	106	<p>To amend as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Housing Allocation Policy:</b> HA35</td> <td style="width: 50%;"><b>SHELAA Reference:</b> 3149</td> </tr> <tr> <td><b>Name:</b> Former Scout Hut, Coldeast Way</td> <td><b>Allocated Use:</b> Residential</td> </tr> <tr> <td><b>Location:</b> Sarisbury</td> <td><b>Indicative Yield:</b> <del>79</del> dwellings</td> </tr> <tr> <td><b>Size:</b> 0.15 ha</td> <td><b>Planning Status as at 1 April 2021:</b> Outline Planning permission granted (P/17/1420/OA); Planning permission granted(P/20/0702/FP)</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary vehicular access should be from Coldeast <b>Montefiore</b> Drive; and</li> <li>c) Building heights should be a maximum of 2 storeys; and</li> </ul>	<b>Housing Allocation Policy:</b> HA35	<b>SHELAA Reference:</b> 3149	<b>Name:</b> Former Scout Hut, Coldeast Way	<b>Allocated Use:</b> Residential	<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> <del>79</del> dwellings	<b>Size:</b> 0.15 ha	<b>Planning Status as at 1 April 2021:</b> Outline Planning permission granted (P/17/1420/OA); Planning permission granted(P/20/0702/FP)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA35	<b>SHELAA Reference:</b> 3149											
<b>Name:</b> Former Scout Hut, Coldeast Way	<b>Allocated Use:</b> Residential											
<b>Location:</b> Sarisbury	<b>Indicative Yield:</b> <del>79</del> dwellings											
<b>Size:</b> 0.15 ha	<b>Planning Status as at 1 April 2021:</b> Outline Planning permission granted (P/17/1420/OA); Planning permission granted(P/20/0702/FP)											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>d) The provision of a Heritage Statement providing details of the potential impact of the proposals on the conservation and setting of the locally listed historic park and garden in accordance with policy HE5; and</p> <p>e) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided <u>should be considered</u></b> in line with Policy TIN4 and NE3.</p>	
MM053	HA36	108	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA36 <span style="float: right;"><b>SHELAA Reference:</b> 3227</span></p> <p><b>Name:</b> Land at Locks Heath District Centre <span style="float: right;"><b>Allocated Use:</b> Residential</span></p> <p><b>Location:</b> Locks Heath <span style="float: right;"><b>Indicative Yield:</b> 35 dwellings</span></p> <p><b>Size:</b> 0.27 ha <span style="float: right;"><b>Planning Status as at 1 April 2021:</b> None</span></p> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary vehicular access should be from Centre Way; and</p> <p>c) Building heights should be <del>a maximum of 3 storeys</del> <b><u>compatible with the existing shopping centre composition and should generally be no greater than 3 storeys</u></b>; and</p> <p>d) Private amenity space is required, where <b><u>ground floor communal</u></b> space is limited, <b><u>this could include, winter gardens, internal glazed balconies, external balconies and terraces</u></b>; and</p> <p>e) <del>Improvements to Public Realm are provided</del> <b><u>The retention of existing trees on the northern and southern boundaries of the site should be considered in line with Policy NE6</u></b>; and</p> <p>f) Pedestrian links to shopping centre are <del>provided</del> <b><u>retained and enhanced where appropriate</u></b>; and</p> <p>g) Reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; and</p> <p>h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p>	From the examination hearings to improve the effectiveness of the policy..



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change								
			<p><b>Location:</b> Titchfield <span style="float: right;"><b>Indicative Yield:</b> 9 dwellings (<u>net yield 6</u>)</span></p> <p><b>Size:</b> 0.19 ha <span style="float: right;"><b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/20/1137/FP)</span></p> <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary vehicular access should be from Titchfield Road; and</li> <li>c) Building heights should be a maximum of 2 storeys; and</li> <li>d) The proposals should consider the impact on amenity of neighbouring properties to the north of the site; and</li> <li>e) An arboricultural impact assessment and method statement will be required to determine the impact of the development <del>the</del> on protected trees <b>in accordance with Policy NE6</b>; and</li> <li>f) Adequate surface water drainage, identified through a Drainage Strategy; and</li> <li>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided should be considered</b> in line with Policy TIN4 and NE3.</li> </ol>									
MM056	HA39	113	<p>To amend as follows:</p> <table border="1" data-bbox="544 820 1877 1072"> <tr> <td data-bbox="544 820 1240 884"><b>Housing Allocation Policy:</b> HA39</td> <td data-bbox="1240 820 1877 884"><b>SHELAA Reference:</b> 3231</td> </tr> <tr> <td data-bbox="544 884 1240 948"><b>Name:</b> Land at 51 Greenaway Lane</td> <td data-bbox="1240 884 1877 948"><b>Allocated Use:</b> Residential</td> </tr> <tr> <td data-bbox="544 948 1240 1011"><b>Location:</b> Warsash</td> <td data-bbox="1240 948 1877 1011"><b>Indicative Yield:</b> 5 dwellings</td> </tr> <tr> <td data-bbox="544 1011 1240 1072"><b>Size:</b> 0.36 ha</td> <td data-bbox="1240 1011 1877 1072"><b>Planning Status as at 1 April 2021:</b> None</td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Development will need to demonstrate in terms of built form, access and layout how it sits and links with the Policy HA1; and</li> <li>c) Primary vehicular access is likely to be through the development area south of Greenaway Lane but other alternative access points will be considered; and</li> <li>d) Building heights should be a maximum of <b>2.5</b> storeys; and</li> <li>e) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided should be considered</b> in line with Policy TIN4 and NE3.</li> </ol>	<b>Housing Allocation Policy:</b> HA39	<b>SHELAA Reference:</b> 3231	<b>Name:</b> Land at 51 Greenaway Lane	<b>Allocated Use:</b> Residential	<b>Location:</b> Warsash	<b>Indicative Yield:</b> 5 dwellings	<b>Size:</b> 0.36 ha	<b>Planning Status as at 1 April 2021:</b> None	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA39	<b>SHELAA Reference:</b> 3231											
<b>Name:</b> Land at 51 Greenaway Lane	<b>Allocated Use:</b> Residential											
<b>Location:</b> Warsash	<b>Indicative Yield:</b> 5 dwellings											
<b>Size:</b> 0.36 ha	<b>Planning Status as at 1 April 2021:</b> None											



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Size:</b> 0.09 ha <span style="float: right;"><b>Planning Status as at 1 April 2021:</b> Planning application under consideration (P/18/1410/FP)</span></p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Building heights should be limited to <del>the existing building</del> <b>2 storeys</b>; and</li> <li>c) The location of the development above commercial uses will mean that noise and air quality assessments will be required; and</li> <li>d) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> <del>shall be provided</del> <b>should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	
MM059	HA42	118	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA42 <span style="float: right;"><b>SHELAA Reference:</b> 2843</span></p> <p><b>Name:</b> Land South of Cams Alders <span style="float: right;"><b>Allocated Use:</b> Residential, Sheltered Housing</span></p> <p><b>Location:</b> Fareham South <span style="float: right;"><b>Indicative Yield:</b> 60</span></p> <p><b>Size:</b> 1.29 ha <span style="float: right;"><b>Planning Status as at 1 April 2021:</b> None</span></p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a. The quantum of housing shall be consistent with the indicative <del>site capacity</del> <b>yield</b> of 60 dwellings, being a mix of sheltered housing and affordable residential; and</li> <li>b. <b>Development will be required to demonstrate how it complies with Policy NE1 with regards to impacts on</b> <del>A buffer shall be incorporated between development and the SINC, including the provision of appropriate mitigation where required to be retained;</del> and</li> <li>c. Retention and strengthening of the existing tree lined buffer around the perimeter of the site, as well as strengthening woodland links and green corridor network through to Fort Fareham to the southwest; and</li> <li>d. The provision of appropriate pedestrian and cycle links to the Bus Rapid Transit stop on Redlands Lane; and</li> <li>e. Building heights <del>shall</del> <b>should</b> be limited to <b>2 to 3 storeys</b>; and</li> </ul>	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the effectiveness of the policy.



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change										
			<p>f. Proposals shall <del>align with</del> <b>have regard to</b> the principles set out in the Fareham Housing Greener Policy<sup>2</sup>; and</p> <p>g. Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p> <p>h. Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the significance of Fort Fareham and its setting together with an archaeological assessment (in accordance with Policy HE4) and a scheme of mitigation to off-set any harm to the setting of the monument.; and</p> <p>i. Infrastructure provision and contributions including <del>but not limited to</del> health, <del>education</del> and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3</p> <p>j. <b><u>Vehicular access to the western part of the site shall be from Trafalgar Court turning head and to the eastern part via Palmerston Drive.</u></b></p>											
MM060	HA43	120	<p>To amend as follows:</p> <table border="1" data-bbox="544 671 1827 954"> <tr> <td data-bbox="544 671 1182 730"><b>Housing Allocation Policy:</b> HA43</td> <td data-bbox="1182 671 1827 730"><b>SHELAA Reference:</b> 1002</td> </tr> <tr> <td data-bbox="544 730 1182 790"><b>Name:</b> Corner of Station Road, Portchester</td> <td data-bbox="1182 730 1827 790"><b>Allocated Use:</b> Sheltered Housing</td> </tr> <tr> <td data-bbox="544 790 1182 849"><b>Location:</b> Portchester East</td> <td data-bbox="1182 790 1827 849"><b>Indicative Yield:</b> 16 dwellings</td> </tr> <tr> <td data-bbox="544 849 1182 908"><b>Size:</b> 0.22 ha</td> <td data-bbox="1182 849 1827 908"><b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0840/FP)</td> </tr> <tr> <td data-bbox="544 908 1182 954"></td> <td data-bbox="1182 908 1827 954"></td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary highway access should be focused on Station Road; and</p> <p>c) Building heights should be limited to a maximum of 3 storeys; and</p> <p>d) Avoid residential development within Flood Zone 2; and</p> <p>e) Replacement landscape planting should be provided in the development to compensate for the loss of vegetation on the site; and</p>	<b>Housing Allocation Policy:</b> HA43	<b>SHELAA Reference:</b> 1002	<b>Name:</b> Corner of Station Road, Portchester	<b>Allocated Use:</b> Sheltered Housing	<b>Location:</b> Portchester East	<b>Indicative Yield:</b> 16 dwellings	<b>Size:</b> 0.22 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0840/FP)			From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> HA43	<b>SHELAA Reference:</b> 1002													
<b>Name:</b> Corner of Station Road, Portchester	<b>Allocated Use:</b> Sheltered Housing													
<b>Location:</b> Portchester East	<b>Indicative Yield:</b> 16 dwellings													
<b>Size:</b> 0.22 ha	<b>Planning Status as at 1 April 2021:</b> Planning permission granted (P/19/0840/FP)													

<sup>2</sup> <https://moderngov.fareham.gov.uk/documents/s23451/Appendix%20A%20-%20Draft%20Greener%20Policy.pdf>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>f) Development will need to take account of the outlook and privacy of potential occupiers of any new buildings. Amenity for future residents will also need to be carefully considered given the proximity of the A27 and roundabout; and</p> <p>g) A flood risk assessment is required. (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources); and</p> <p>h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p> <p>i) Development will be required to be set back from the A27 to allow for sufficient sight lines for vehicles entering the roundabout from Station Road and to provide land for sewage line easement, and</p> <p>j) Infrastructure provision and contributions including <del>but not limited to health, education and transport</del> <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>	
MM061	HA44	122	<p>To amend as follows:</p> <p><b>Housing Allocation Policy:</b> HA44 <span style="float:right"><b>SHELAA Reference:</b> 3244</span></p> <p><b>Name:</b> Assheton Court <span style="float:right"><b>Allocated Use:</b> Sheltered Housing</span></p> <p><b>Location:</b> Portchester East <span style="float:right"><b>Indicative Yield:</b> 60 (net yield 27)</span></p> <p><b>Size:</b> 0.44 ha <span style="float:right"><b>Planning Status as at 1 April 2021:</b> None</span></p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a. The quantum of housing shall be consistent with the indicative <del>site capacity</del> <b>yield</b> of 60 sheltered housing units; and</li> <li>b. Building heights shall be mainly three storeys and shall not exceed four storeys; and</li> <li>c. Proposals shall align with <del>align with</del> <b>have regard to</b> the principles set out in the Fareham Housing Greener Policy<sup>3</sup>; and</li> <li>d. A flood risk assessment is required (The site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of future flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and;</li> <li>e. Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</li> </ul>	<p>From the examination hearings to improve the effectiveness of the policy.</p>

<sup>3</sup> <https://moderngov.fareham.gov.uk/documents/s23451/Appendix%20A%20-%20Draft%20Greener%20Policy.pdf>

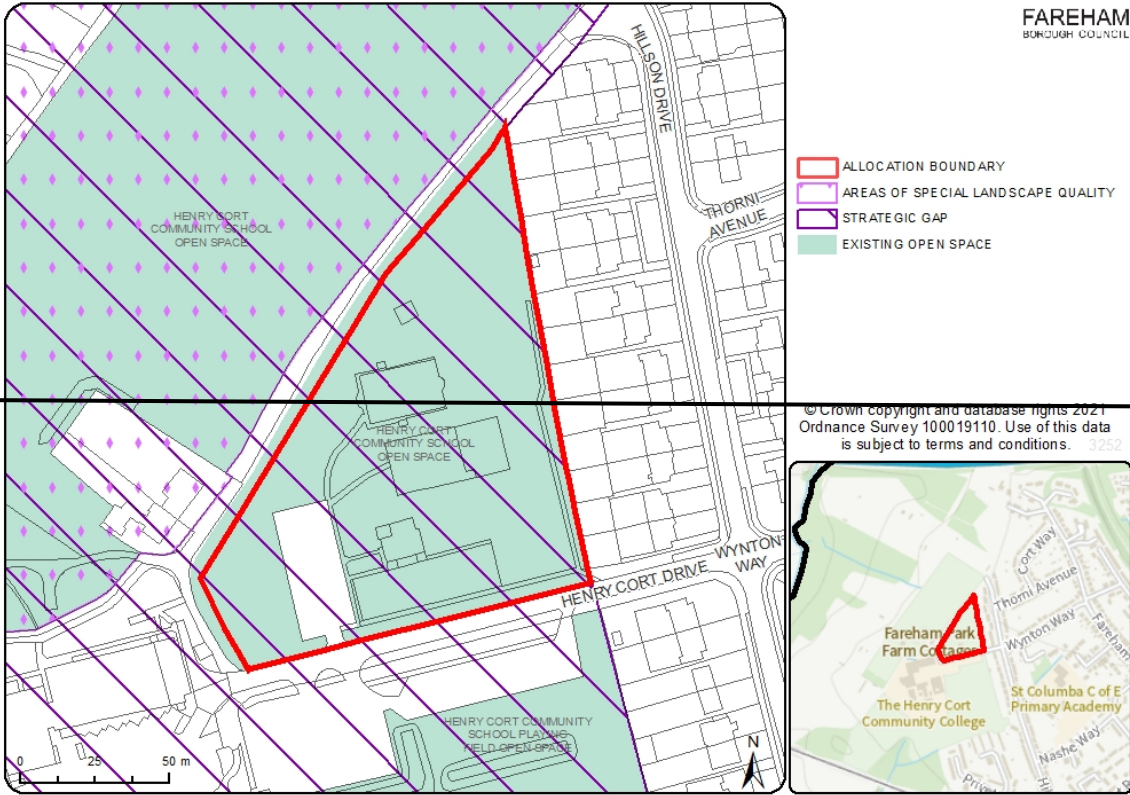
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
			<ul style="list-style-type: none"> <li>f. A Construction Environmental Management Plan to avoid adverse impacts of construction on the nearby Solent Wader and Brent Goose designation; and</li> <li>g. Infrastructure provision and contributions including <del>but not limited to health, education and transport</del> <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>			
MM062	FTC7	125	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Housing Allocation Policy: FTC7</b>  <b>Name:</b> Land adjacent to Red Lion Hotel, Fareham  <b>Location:</b> Fareham East  <b>Size:</b> 0.49ha</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>SHELAA Reference:</b> 1293  <b>Allocation Use:</b> Residential    <b>Indicative Yield:</b> 18  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> P/20/1359/FP under consideration</p> </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative site <del>capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access shall be focused on Bath Lane; and</li> <li>c) Building heights should be limited to a maximum of 3 storeys; and</li> <li>d) Provision of a heritage statement (in accordance with Policy HE3) that assesses the potential impact of proposals on the conservation and setting of the Grade II Listed Red Lion Hotel; and</li> <li>e) The location of the development in relation to the A27 and nearby commercial uses will mean that a noise and air quality assessment will be required and a noise buffer is maintained between the A27 road and the development site; and</li> <li>f) A Contamination Assessment demonstrating no unacceptable adverse impacts on future occupiers and users of the development shall accompany any application; and</li> <li>g) Part of the access to the development could be at risk of future flooding as a result of climate change. A Flood Risk Assessment is required. Appropriate measures shall be put in place to manage potential future flood risk and ensure safe access to the site or an area of safe refuge in times of any predicted flood. Such measures shall be retained and maintained thereafter throughout the lifetime of the development; and</li> <li>h) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>i) Infrastructure provision and contributions including <del>but not limited to health, education and transport</del> <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	<p><b>Housing Allocation Policy: FTC7</b>  <b>Name:</b> Land adjacent to Red Lion Hotel, Fareham  <b>Location:</b> Fareham East  <b>Size:</b> 0.49ha</p>	<p><b>SHELAA Reference:</b> 1293  <b>Allocation Use:</b> Residential    <b>Indicative Yield:</b> 18  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> P/20/1359/FP under consideration</p>	From the examination hearings to improve the effectiveness of the policy.
<p><b>Housing Allocation Policy: FTC7</b>  <b>Name:</b> Land adjacent to Red Lion Hotel, Fareham  <b>Location:</b> Fareham East  <b>Size:</b> 0.49ha</p>	<p><b>SHELAA Reference:</b> 1293  <b>Allocation Use:</b> Residential    <b>Indicative Yield:</b> 18  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> P/20/1359/FP under consideration</p>					

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
MM063	FTC8	127	<p>To amend as follows:</p> <table border="0" data-bbox="555 320 1879 475"> <tr> <td style="vertical-align: top;"> <b>Housing Allocation Policy:</b> FTC8  <b>Name:</b> 97-99 West Street, Fareham  <b>Location:</b> Fareham East  <b>Size:</b> 0.06ha </td> <td style="vertical-align: top;"> <b>SHELAA Reference:</b> 3232  <b>Allocation Use:</b> Mixed-use – residential and retail  <b>Indicative Yield:</b> 9 dwellings  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning application under consideration (P/19/1202/FP) </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and</li> <li>b) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>c) <b>Building heights should be limited to a maximum of 3 storeys; and</b></li> <li>d) Proposals should ensure the provision of good environmental conditions in line with policy D2; and</li> <li>e) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <del>for example shall be provided</del> <b>should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	<b>Housing Allocation Policy:</b> FTC8 <b>Name:</b> 97-99 West Street, Fareham <b>Location:</b> Fareham East <b>Size:</b> 0.06ha	<b>SHELAA Reference:</b> 3232 <b>Allocation Use:</b> Mixed-use – residential and retail <b>Indicative Yield:</b> 9 dwellings <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning application under consideration (P/19/1202/FP)	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> FTC8 <b>Name:</b> 97-99 West Street, Fareham <b>Location:</b> Fareham East <b>Size:</b> 0.06ha	<b>SHELAA Reference:</b> 3232 <b>Allocation Use:</b> Mixed-use – residential and retail <b>Indicative Yield:</b> 9 dwellings <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning application under consideration (P/19/1202/FP)					
MM064	FTC9	128	<p>To amend as follows:</p> <table border="0" data-bbox="555 938 1688 1093"> <tr> <td style="vertical-align: top;"> <b>Housing Allocation Policy:</b> FTC9  <b>Name:</b> Portland Chambers, 66 West Street (upper floors)  <b>Location:</b> Fareham East  <b>Size:</b> 0.04ha </td> <td style="vertical-align: top;"> <b>SHELAA Reference:</b> 3250  <b>Allocation Use:</b> Residential    <b>Indicative Yield:</b> 6  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Proposals shall only involve the conversion of the upper part of the existing building into residential accommodation and shall support the vitality and viability of centres as set out in Policy R1; and</li> <li>c) <b>Proposals shall preserve or enhance the Grade II Listed Building and shall provide a Heritage Statement in accordance with policy HE3 that assesses the potential impact of</b></li> </ul>	<b>Housing Allocation Policy:</b> FTC9 <b>Name:</b> Portland Chambers, 66 West Street (upper floors) <b>Location:</b> Fareham East <b>Size:</b> 0.04ha	<b>SHELAA Reference:</b> 3250 <b>Allocation Use:</b> Residential  <b>Indicative Yield:</b> 6 <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy:</b> FTC9 <b>Name:</b> Portland Chambers, 66 West Street (upper floors) <b>Location:</b> Fareham East <b>Size:</b> 0.04ha	<b>SHELAA Reference:</b> 3250 <b>Allocation Use:</b> Residential  <b>Indicative Yield:</b> 6 <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None					

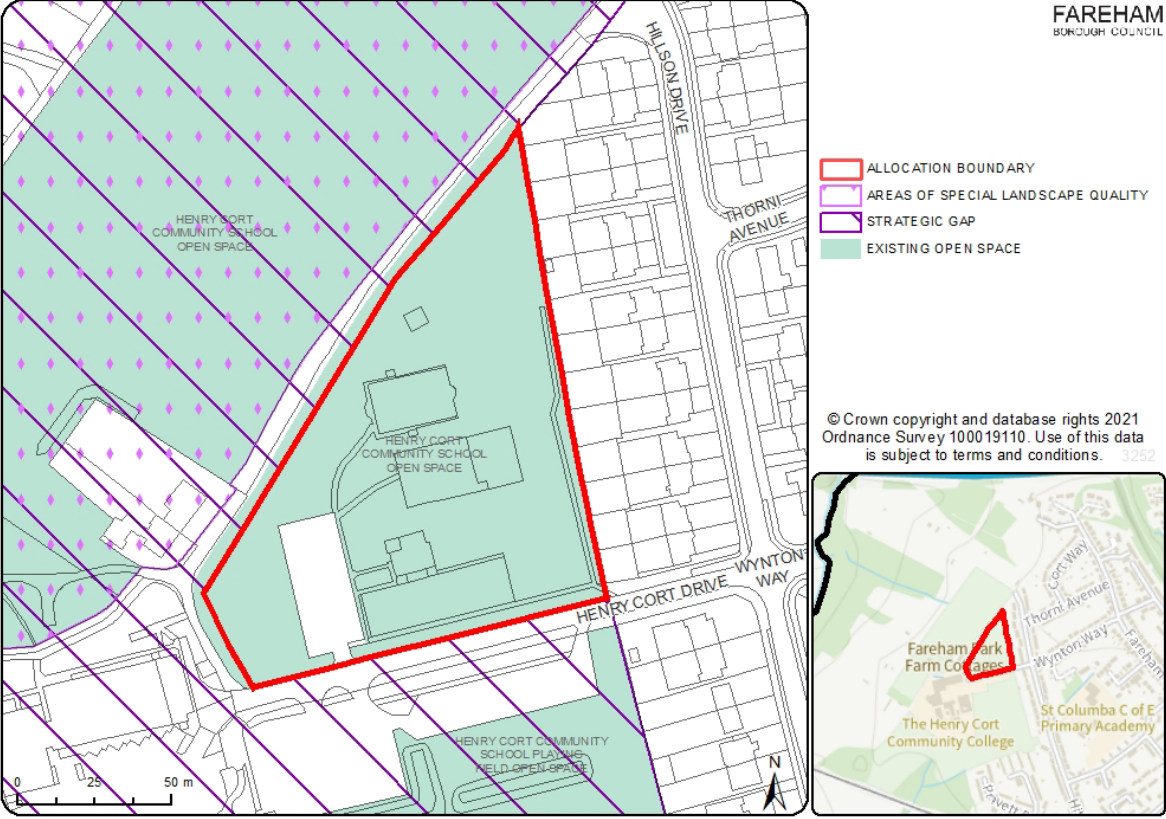
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
			<p><u><del>the proposals on the conservation and setting of the building.</del> Such conversion shall preserve or enhance the Grade II Listed building and provide a Heritage Statement in accordance with policy HE3; and</u></p> <p>d) <del>Provision of a Heritage Statement (in accordance with policy H3) that assesses the potential impact of proposals on the conservation and setting of the Grade II Listed Building; and</del></p> <p>e) <del>Infrastructure provision and contributions including but not limited to health, education and transport</del> <b>for example</b> shall be provided <b>should be considered</b> in line with Policy TIN4 and NE3.</p>			
MM065	HA46	130	<p>To amend as follows:</p> <table border="0"> <tr> <td data-bbox="555 533 1131 692"> <p><b>Housing Allocation Policy: HA46</b></p> <p><b>Name:</b> 12 West Street, Portchester (upper floors)</p> <p><b>Location:</b> Portchester East</p> <p><b>Size:</b> 0.06ha</p> </td> <td data-bbox="1153 533 1818 756"> <p><b>SHELAA Reference:</b> 3246</p> <p><b>Allocation Use:</b> Residential</p>   <p><b>Indicative Yield:</b> &amp; <u>30</u> dwellings</p> <p><b>Planning Status as at 1<sup>st</sup> April 2021:</b> Prior Approval granted (P/20/1373/PC) and Planning application under consideration (P/20/1282/FP)</p> </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <p><del>a) Proposals shall only involve the conversion of the upper part of the existing building into residential accommodation and shall support the vitality and viability of centres as set out in Policy R1; and</del></p> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity <b>yield</b>; and</p> <p><b>b) Building heights shall be to a maximum of 4 storeys; and</b></p> <p>c) Primary vehicular access should be focused on Castle Street; and</p> <p>d) A flood risk assessment is required (the site is below the threshold of 5m above Ordnance Datum (AOD) which means with predicted sea level rise this area could become at risk of flooding from tidal sources) and appropriate mitigation measures included in the design of the properties; and</p> <p>e) Proposals should ensure the provision of good environmental conditions in line with policy D2; and</p> <p>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>	<p><b>Housing Allocation Policy: HA46</b></p> <p><b>Name:</b> 12 West Street, Portchester (upper floors)</p> <p><b>Location:</b> Portchester East</p> <p><b>Size:</b> 0.06ha</p>	<p><b>SHELAA Reference:</b> 3246</p> <p><b>Allocation Use:</b> Residential</p> <p><b>Indicative Yield:</b> &amp; <u>30</u> dwellings</p> <p><b>Planning Status as at 1<sup>st</sup> April 2021:</b> Prior Approval granted (P/20/1373/PC) and Planning application under consideration (P/20/1282/FP)</p>	From the examination hearings to improve the effectiveness of the policy.
<p><b>Housing Allocation Policy: HA46</b></p> <p><b>Name:</b> 12 West Street, Portchester (upper floors)</p> <p><b>Location:</b> Portchester East</p> <p><b>Size:</b> 0.06ha</p>	<p><b>SHELAA Reference:</b> 3246</p> <p><b>Allocation Use:</b> Residential</p> <p><b>Indicative Yield:</b> &amp; <u>30</u> dwellings</p> <p><b>Planning Status as at 1<sup>st</sup> April 2021:</b> Prior Approval granted (P/20/1373/PC) and Planning application under consideration (P/20/1282/FP)</p>					
MM066	HA47	132	<p>To amend as follows:</p> <table border="0"> <tr> <td data-bbox="555 1347 1131 1374"> <p><b>Housing Allocation Policy: HA47</b></p> </td> <td data-bbox="1153 1347 1818 1374"> <p><b>SHELAA Reference:</b> 3163</p> </td> </tr> </table>	<p><b>Housing Allocation Policy: HA47</b></p>	<p><b>SHELAA Reference:</b> 3163</p>	From the examination hearings to improve
<p><b>Housing Allocation Policy: HA47</b></p>	<p><b>SHELAA Reference:</b> 3163</p>					

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Name:</b> Land to rear of 195-205 Segensworth Road <b>Location:</b> Titchfield <b>Size:</b> 0.42ha</p> <p><b>Allocation Use:</b> Residential</p> <p><b>Indicative Yield:</b> <del>98</del> dwellings (<b>net yield 7</b>) <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning applications under consideration (P/18/0625/OA and P/20/1190/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be from Segensworth Road; and</li> <li>c) Building heights should be a maximum of 2 storeys; and</li> <li>d) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout proposals in a manner that does not impact on living conditions <b>and in accordance with Policy NE6</b>; and</li> <li>e) An arboricultural impact assessment and method statement will be required to determine the impact of the development on protected trees; and</li> <li>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <del>for example shall be provided</del> <b>should be considered</b> in line with Policy TIN4 and NE3.</li> </ul>	the effectiveness of the policy.
MM067	HA48	134	<p>To amend as follows:</p> <p><b>Housing Allocation Policy: HA48</b></p> <p><b>Name:</b> 76-80 Botley Road <b>Location:</b> Park Gate <b>Size:</b> 0.19ha</p> <p><b>SHELAA Reference:</b> 3242 <b>Allocation Use:</b> Mixed use – residential and retail <b>Indicative Yield:</b> 18 <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Prior approval granted (P/19/0321/PC) and Planning applications under consideration (P/20/0090/OA and P/20/0593/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and</li> </ul>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
			<ul style="list-style-type: none"> <li>c) Proposals should ensure the provision of good environmental conditions in line with policy D2; and</li> <li>d) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout proposals in a manner that does not impact on living conditions <b>and in accordance with Policy NE6</b>; and</li> <li>e) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>			
MM068	HA49	136	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Housing Allocation Policy: HA49</b>  <b>Name:</b> Menin House, Privett Road  <b>Location:</b> Fareham North West  <b>Size:</b> 0.37ha</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>SHELAA Reference:</b> 3251  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 50 (net yield 26)  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p> </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative site <del>capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be from Privett Road; and</li> <li>c) Building heights shall be a maximum of 4 storeys; and</li> <li>d) An appropriate ecological buffer shall be incorporated between development and the Henry Cort Copse SINC to the west including the woodland to the south; and</li> <li>e) Retention of mature trees along the southern boundary to ensure east-west habitat connectivity is maintained <b>and in accordance with Policy NE6</b>; and</li> <li>f) Proposals shall <del>align with</del> <b>have regard to</b> the principals set out in the Fareham Housing Greener Policy; and</li> <li>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	<p><b>Housing Allocation Policy: HA49</b>  <b>Name:</b> Menin House, Privett Road  <b>Location:</b> Fareham North West  <b>Size:</b> 0.37ha</p>	<p><b>SHELAA Reference:</b> 3251  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 50 (net yield 26)  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p>	From the examination hearings to improve the effectiveness of the policy.
<p><b>Housing Allocation Policy: HA49</b>  <b>Name:</b> Menin House, Privett Road  <b>Location:</b> Fareham North West  <b>Size:</b> 0.37ha</p>	<p><b>SHELAA Reference:</b> 3251  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 50 (net yield 26)  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p>					
MM069	HA50	138	<p>To amend as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Housing Allocation Policy: HA50</b>  <b>Name:</b> Land north of Henry Cort Drive  <b>Location:</b> Fareham North West  <b>Size:</b> 1.24ha</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>SHELAA Reference:</b> 3252  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 55  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p> </td> </tr> </table>	<p><b>Housing Allocation Policy: HA50</b>  <b>Name:</b> Land north of Henry Cort Drive  <b>Location:</b> Fareham North West  <b>Size:</b> 1.24ha</p>	<p><b>SHELAA Reference:</b> 3252  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 55  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p>	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the
<p><b>Housing Allocation Policy: HA50</b>  <b>Name:</b> Land north of Henry Cort Drive  <b>Location:</b> Fareham North West  <b>Size:</b> 1.24ha</p>	<p><b>SHELAA Reference:</b> 3252  <b>Allocation Use:</b> Residential, affordable housing  <b>Indicative Yield:</b> 55  <b>Planning Status as at 1<sup>st</sup> April 2021:</b> None</p>					

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			 <p style="text-align: right;">FAREHAM BURGOUGH COUNCIL</p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> ALLOCATION BOUNDARY</li> <li><span style="border: 1px dashed purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> AREAS OF SPECIAL LANDSCAPE QUALITY</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> STRATEGIC GAP</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EXISTING OPEN SPACE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions. 3252</p>	<p>effectiveness of the policy.</p> <p>Linked to Policy Map Update reference PM03</p>

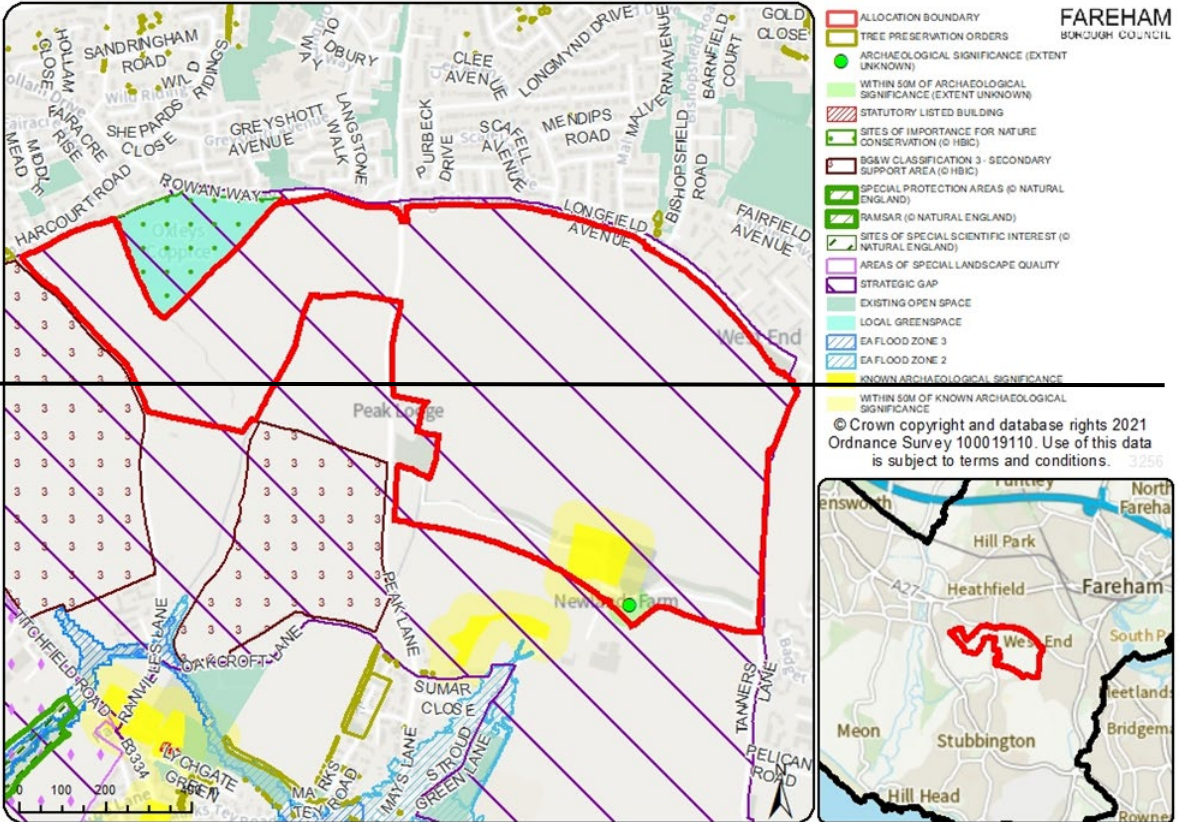


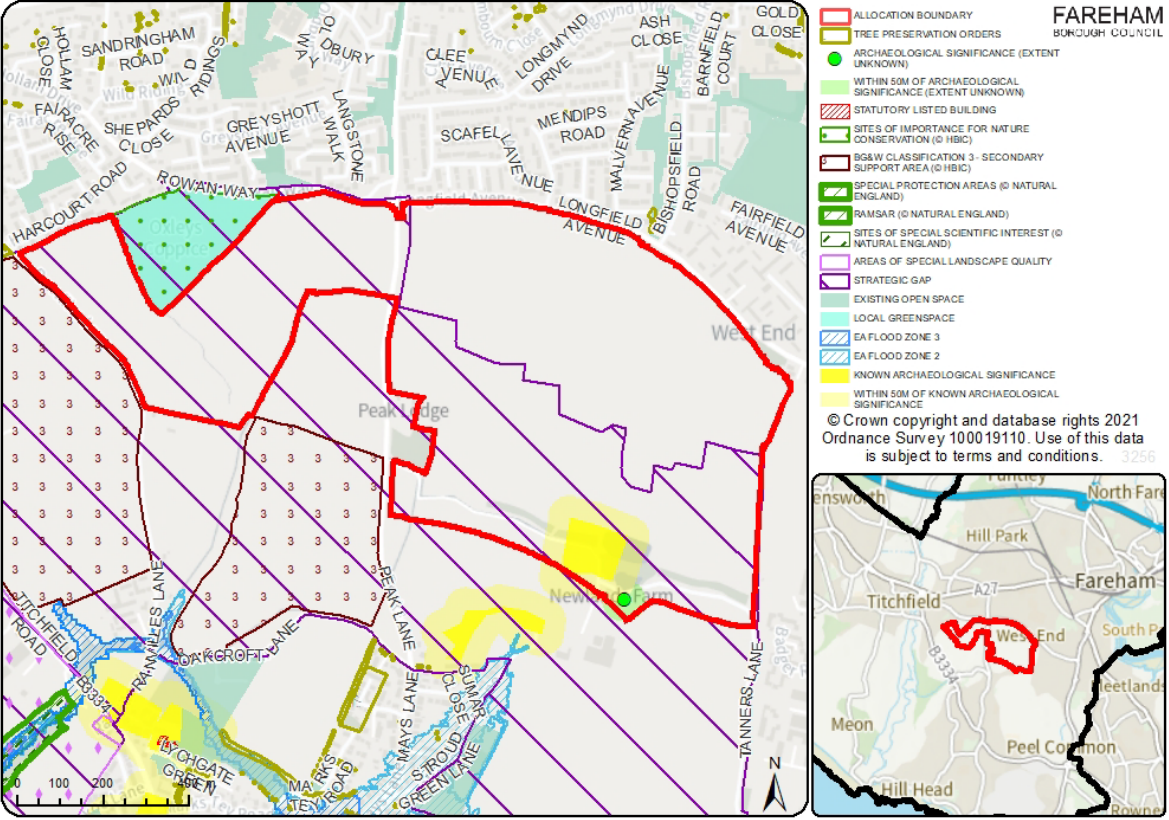
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			 <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>The quantity of housing proposed shall be broadly consistent with the indicative site <del>capacity</del> <b>yield</b>; and</li> <li>Primary highway access should be focused on Henry Cort Drive; and</li> <li>The development provides replacement, improved community facilities and open space to the south of Henry Cort Drive in accordance with policy R4 and NE10; and</li> <li>The mature trees along the northern and southern boundaries of the site shall be retained and incorporated within the design <b>in accordance with Policy NE6</b>; and</li> </ol>	

<b>MM Ref</b>	<b>Policy or Paragraph reference</b>	<b>Page number</b>	<b>Proposed Main Modification</b> <b>New (bold and underlined) and deleted (strikethrough) text.</b>	<b>Reason for Change</b>
			<p>e) Proposals shall align with <del>have regard to</del> <b>have regard to</b> the principles set out in the Fareham Housing Greener Policy; and</p> <p>f) <b><u>Building heights should generally be limited to 2 storeys; occasional 3 storeys within roofs or set-back arrangements, can be acceptable having regard to Policy D1 as justified and demonstrated; and.</u></b></p> <p>g) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>	
MM070	HA51	140	<p>To amend as follows:</p> <p><b>Housing Allocation Policy: HA51</b>                                        <b>SHELAA Reference: 3253</b>  <b>Name:</b> Redoubt Court, Fort Fareham Road                    <b>Allocation Use:</b> Residential, affordable housing  <b>Location:</b> Fareham South    <b>Indicative Yield:</b> 20 dwellings (net yield 12)  <b>Size:</b> 0.43ha    <b>Planning Status as at 1<sup>st</sup> April 2021:</b> none</p> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</p> <p>b) Primary highway access <del>should</del> <b>shall</b> be from Fort Fareham Road; and</p> <p>c) <b><u>Building heights should be a maximum of 2 to 2.5 storeys; and</u></b></p> <p>d) A <b><u>15m</u></b> wooded buffer along the south-eastern boundary shall be incorporated <b><u>in to the proposals</u></b> to reduce impacts on Fort Fareham SINC <b><u>and an appropriate landscape buffer along the southern boundary with Longfield Avenue shall be provided</u></b>; and</p> <p>e) Proposals shall align with <del>have regard to</del> <b>have regard to</b> the principals set out in the Fareham Housing Greener Policy; and</p> <p>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the effectiveness of the policy.
MM071	HA52	141	<p>To amend as follows:</p> <p><b>Housing Allocation Policy: HA52</b>                                        <b>SHELAA Reference: 3254</b>  <b>Name:</b> Land west of Dore Avenue, Portchester            <b>Allocation Use:</b> Residential, affordable housing  <b>Location:</b> Portchester West    <b>Indicative Yield:</b> 12 dwellings  <b>Size:</b> 0.30ha    <b>Planning Status as at 1<sup>st</sup> April 2021:</b> none</p> <p>Proposals should meet the following site-specific requirements:</p>	From the examination hearings to improve the effectiveness of the policy.

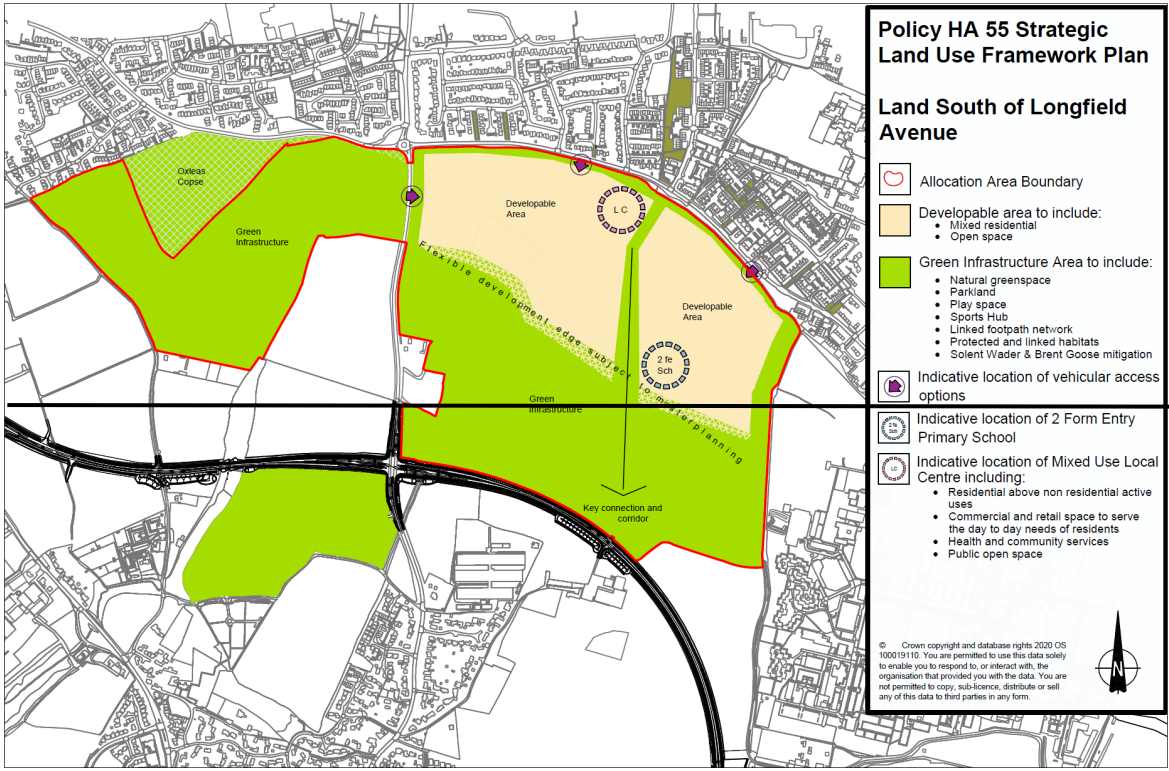
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
			<p>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and            b) Primary highway access should be from Dore Avenue; and            c) Proposals shall <del>align with</del> <b>have regard to</b> the principals set out in the Fareham Housing Greener Policy; and            d) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</p>			
MM072	HA53	142	<p>To amend as follows:</p> <table data-bbox="555 564 1731 715" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>Housing Allocation Policy: HA53</b>  <b>Name:</b> Land at Rookery Avenue, Swanwick  <b>Location:</b> Sarisbury  <b>Size:</b> 0.58ha         </td> <td style="width: 50%; vertical-align: top;"> <b>SHELAA Reference:</b> 3103  <b>Allocation Use:</b> Residential  <b>Indicative Yield:</b> 6 dwellings  <b>Planning Status as at 1st April 2021:</b> Planning permission granted but lapsed (P/18/0235/FP).         </td> </tr> </table> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and            b) Primary highway access should be from Rookery Avenue; and            c) Building heights should be a maximum of 2 storeys; and            d) Proposals should take account of the woodland to the west of the site by incorporating a 3m buffer between development and the western boundary of the site.            e) <b><u>Proposals should ensure the provision of good environmental conditions in line with Policy D2 and mitigate against the effects of motorway traffic on the development by:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>undertaking a noise assessment.</u></b></li> <li>• <b><u>orienting the development so as to shield the rear gardens from unacceptable levels of noise; and</u></b></li> </ul> <p>f) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided <b>should be considered</b> in line with Policy TIN4 and NE3.</p>	<b>Housing Allocation Policy: HA53</b> <b>Name:</b> Land at Rookery Avenue, Swanwick <b>Location:</b> Sarisbury <b>Size:</b> 0.58ha	<b>SHELAA Reference:</b> 3103 <b>Allocation Use:</b> Residential <b>Indicative Yield:</b> 6 dwellings <b>Planning Status as at 1st April 2021:</b> Planning permission granted but lapsed (P/18/0235/FP).	From the examination hearings to improve the effectiveness of the policy.
<b>Housing Allocation Policy: HA53</b> <b>Name:</b> Land at Rookery Avenue, Swanwick <b>Location:</b> Sarisbury <b>Size:</b> 0.58ha	<b>SHELAA Reference:</b> 3103 <b>Allocation Use:</b> Residential <b>Indicative Yield:</b> 6 dwellings <b>Planning Status as at 1st April 2021:</b> Planning permission granted but lapsed (P/18/0235/FP).					
MM073	HA54	144	<p>To amend as follows:</p> <table data-bbox="555 1339 1478 1367" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"><b>Housing Allocation Policy: HA54</b></td> <td style="width: 50%; vertical-align: top;"><b>SHELAA Reference:</b> 1341</td> </tr> </table>	<b>Housing Allocation Policy: HA54</b>	<b>SHELAA Reference:</b> 1341	From the examination hearings to improve
<b>Housing Allocation Policy: HA54</b>	<b>SHELAA Reference:</b> 1341					

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b>Name:</b> Land east of Crofton Cemetery and west of Peak Lane      <b>Allocation Use:</b> Residential</p> <p><b>Location:</b> Stubbington      <b>Indicative Yield:</b> 480 <u>206</u> dwellings</p> <p><b>Size:</b> 19.25ha      <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning applications refused (P19/0301/FP, P/20/0522/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b>; and</li> <li>b) Primary highway access should be via Peak Lane; and</li> <li>c) Development shall only occur on land to the south of Oakcroft Lane, avoiding areas which lie within Flood Zones 2 and 3, retaining this as open space; and</li> <li>d) Land to the north of Oakcroft Lane shall be retained and enhanced to provide Solent Wader &amp; Brent Goose habitat mitigation in accordance with Policy NE5; and</li> <li>e) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as neighbouring Solent Wader and Brent Goose sites; and</li> <li>f) Building heights should be a maximum of <b>primarily 2 storeys with 2.5 storeys in appropriate locations</b>; and</li> <li>g) A network of linked footpaths within the site and to existing PROW shall be provided; and</li> <li>h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals and in a manner that does not impact on living conditions <b>and in accordance with Policy NE6</b>; and</li> <li>i) Provision of a heritage statement (in accordance with policy HE3) that assesses the potential impact of proposals on the conservation and setting of the adjacent Grade II* and Grade II Listed Buildings; and</li> <li>j) As there is potential for previously unknown heritage assets (archaeological remains) on the site, an Archaeological Evaluation (in accordance with policy HE4) will be required; and</li> <li>k) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>l) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example</b> shall be provided in line with Policy TIN4 and NE3.</li> </ul>	the effectiveness of the policy.
MM074	HA55	146	<p>To amend as follows:</p> <p><b>Housing Allocation Policy: HA55</b>      <b>SHELAA Reference: 3153 (part)</b></p>	From the examination hearings and the Inspector's Post-


MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification <b>New (bold and underlined) and deleted (strikethrough) text.</b>	Reason for Change
			<p><b>Name:</b> Land South of Longfield Avenue      <b>Allocation Use:</b> Residential and mixed use including Primary School, local centre, natural spaces and sports hub.</p> <p><b>Location:</b> Stubbington      <b>Indicative Yield:</b> 1,250 dwellings</p> <p><b>Size:</b> 89.52 ha      <b>Planning Status as at 1<sup>st</sup> April 2021:</b> Planning Application under consideration for part (P/20/0646/OA)</p>  <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>ALLOCATION BOUNDARY</li> <li>TREE PRESERVATION ORDERS</li> <li>ARCHAEOLOGICAL SIGNIFICANCE (EXTENT UNKNOWN)</li> <li>WITHIN 50M OF ARCHAEOLOGICAL SIGNIFICANCE (EXTENT UNKNOWN)</li> <li>STATUTORY LISTED BUILDING</li> <li>SITES OF IMPORTANCE FOR NATURE CONSERVATION (SIC) (SIC)</li> <li>BG&amp;W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (SIC) (SIC)</li> <li>SPECIAL PROTECTION AREAS (SIC) NATURAL ENGLAND</li> <li>RAMSAR (SIC) NATURAL ENGLAND</li> <li>SITES OF SPECIAL SCIENTIFIC INTEREST (SIC) NATURAL ENGLAND</li> <li>AREAS OF SPECIAL LANDSCAPE QUALITY</li> <li>STRATEGIC GAP</li> <li>EXISTING OPEN SPACE</li> <li>LOCAL GREENSPACE</li> <li>EA FLOOD ZONE 3</li> <li>EA FLOOD ZONE 2</li> <li>KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> <li>WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p>	<p>Hearing letter (INSP015) to improve the effectiveness of the policy.</p> <p>Linked to Policy Map Update reference PM04</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			 <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>The quantity, layout and nature of housing and other land uses shall be <del>agreed within a Council-led Masterplan and</del> <b><u>in accordance with the agreed HA55 Masterplan and Supporting Principles in Appendix D of this Plan. A Design Code</u></b> as developed through an appropriate policy tool, such as a supplementary planning document, and in accordance with the HA55 Strategic Land Use Framework Plan <b><u>shall be submitted and approved by the Council as a condition of Outline Planning Application, prior to any Reserved Matters Applications;</u></b> and</li> <li>The built form, its location and arrangement will maximise the open nature of the existing landscape between the settlements of Fareham and Stubbington, limiting the effect on the integrity</li> </ol>	

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			<p>of the Strategic Gap in line with DS2 through appropriate design including the absence of visually intrusive physical barriers and structures to ensure acceptable noise levels within dwellings; and</p> <p>c) No development shall take place to the west of Peak Lane, this land being used solely for the purposes of environmental mitigation; and</p> <p>d) The development shall provide compact, walkable, landscaped, low speed and low trafficked neighbourhoods with a mix of high quality new homes and public spaces that create attractive places where pedestrian movement is prioritised and residents can safely walk to local shops, cafes, community spaces, sports, recreation and health facilities; and</p> <p>e) Primary highway access will be from Longfield Avenue and Peak Lane; with no direct access on to the Stubbington Bypass; and</p> <p>f) Pedestrian and cycle links will be provided through to the Rapid Transit bus services and a network of linked footpaths within the site and to existing PROW shall be provided to connect to Fareham Town Centre and rail station, other settlement centres, facilities and services and employment hubs; and</p> <p>g) Publicly accessible and managed green infrastructure shall be provided throughout the site incorporating existing and new ecological features which retain and link existing Public Rights of Way to create high quality, attractive and functional parkland, natural greenspace and sports facilities providing opportunities for health, recreation, play, learning, movement and wildlife and to act as a reasonable alternative to <del>coastal</del> recreation <b>on the New Forest and Solent SPAs</b>; and</p> <p>h) Land to the west of Peak Lane shall be retained, enhanced and managed to provide sufficient Solent Wader &amp; Brent Goose habitat to mitigate the development in accordance with Policy NE5; and</p> <p>i) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided.</p> <p>j) Infrastructure provision and contributions including <del>but not limited to</del> health, education and transport <b>for example shall be provided</b> in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:</p> <ul style="list-style-type: none"> <li>• A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and</li> <li>• A mixed-use local centre in the region of 1,500 sq.m. to comprise flexible commercial floorspace, with residential above, that meets the day to day needs of the neighbourhood, together with community and health space; and</li> <li>• A 4ha sports pitch hub to include changing rooms, community space and essential parking; and</li> <li>• An Extra Care Scheme of between 50 – 100 units.</li> </ul>	
MM075	Figure 4.4 Policy	148	To replace Figure 4.4, Indicative Framework Plan as follows:	From the examination

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined&gt;</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
	HA55 Indicative Framework Plan		 <p><b>Policy HA 55 Strategic Land Use Framework Plan</b></p> <p><b>Land South of Longfield Avenue</b></p> <ul style="list-style-type: none"> <li>Allocation Area Boundary</li> <li>Developable area to include: <ul style="list-style-type: none"> <li>Mixed residential</li> <li>Open space</li> </ul> </li> <li>Green Infrastructure Area to include: <ul style="list-style-type: none"> <li>Natural greenspace</li> <li>Parkland</li> <li>Play space</li> <li>Sports Hub</li> <li>Linked footpath network</li> <li>Protected and linked habitats</li> <li>Solent Wader &amp; Brent Goose mitigation</li> </ul> </li> <li>Indicative location of vehicular access options</li> <li>Indicative location of 2 Form Entry Primary School</li> <li>Indicative location of Mixed Use Local Centre including: <ul style="list-style-type: none"> <li>Residential above non residential active uses</li> <li>Commercial and retail space to serve the day to day needs of residents</li> <li>Health and community services</li> <li>Public open space</li> </ul> </li> </ul> <p>© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>	hearings to improve the effectiveness of the policy.

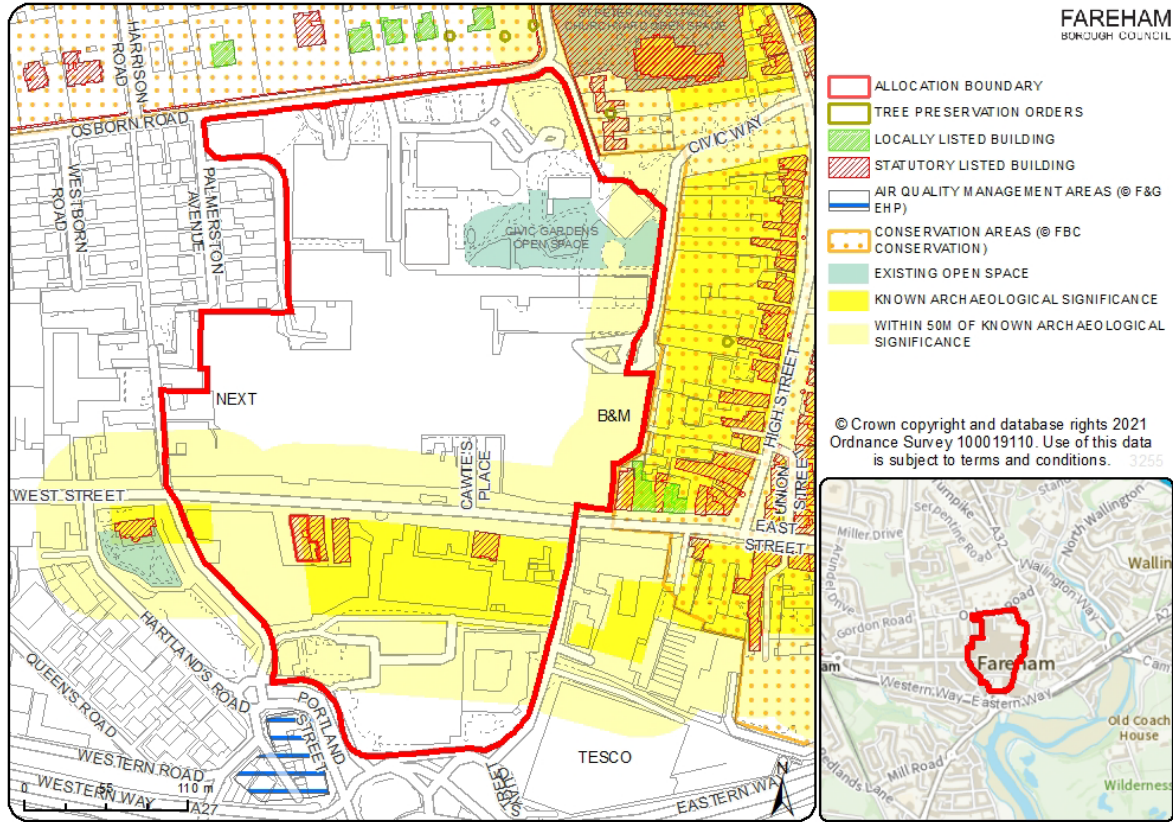


MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
				
MM076	HA56	149	<p>To amend as follows:</p> <p><b>Housing Allocation Policy: HA56</b>  <b>Name:</b> Land west of Downend Road</p> <p><b>Location:</b> Fareham East  <b>Size:</b> 33.80ha</p> <p><b>SHELAA Reference:</b> 3009  <b>Allocation Use:</b> Residential and mixed use including primary school and local centre.  <b>Indicative Yield:</b> 550 dwellings  <b>Planning Status as at 1 April 2021:</b> none</p>	<p>From the examination hearings to improve the effectiveness of the policy to improve the effectiveness of the policy.</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantity of housing proposed shall be broadly consistent with the indicative <del>site capacity</del> <b>yield</b> with delivery phased to <b>link with</b> <del>follow</del> the development at Downend Road East (<b>HA4</b>); and</li> <li>b) A design and layout <del>in accordance with</del> <b>that has regard to</b> the HA56 Indicative Framework Plan that takes account of the site's constraints and context, in particular the site's landscape setting on Portsdown Hill the Downend Chalk Pit SSSI and the potential presence of Paleolithic archaeological remains; and</li> <li>c) Primary highway access should be from the A27 (link to Junction 11) and Downend Road, both of which will require new junctions into the site and will be connected via a primary street network that is designed to 30mph maximum speed, gives priority to pedestrians and cyclists and of a form that <del>prevents</del> <b>minimises</b> a physical and visual severing of development; and</li> <li>d) Provide high quality pedestrian and cycle links to the A27 Rapid Transit corridor (via Downend Road, <del>The Thicket, Upper Cornaway Lane</del> and Paradise Lane) connecting to Fareham Town Centre and railway station, Portchester, Portsmouth and local employment hubs, including a safe pedestrian priority crossing of Downend Road north of the existing Downend Road bridge; and</li> <li>e) The design of the development should be informed by a full archaeological assessment (in accordance with Policy HE4); and</li> <li>f) Include natural greenspace to provide a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning and movement; and</li> <li><del>g) A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and</del></li> <li>h) Demonstration that the development will have no adverse impacts upon groundwater in respect of its location partially in a Groundwater Source Protection zone 3; and</li> <li>i) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>j) Infrastructure provision and contributions including <del>but not limited to</del> health education and transport <b>for example shall be provided</b> in line with Policy TIN4 and NE3. In addition, the following package of site-specific infrastructure will be required: <ul style="list-style-type: none"> <li>• Off-site highway improvement and mitigation works including contributions towards improvements at Delme Roundabout (<b>unless otherwise funded</b>); and</li> <li>• A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and</li> <li>• A local centre to comprise flexible commercial floorspace including a convenience store and community facilities; and</li> <li>• Outdoor sports and playing pitches (approximately 1.44ha) accessible for use by the primary</li> </ul> </li> </ul>	

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			<p>school; and</p> <ul style="list-style-type: none"> <li>• Open space in addition to the sports provision (a Multi-Use Games Area, a <b><u>Neighbourhood Equipped Area for Play</u></b> (NEAP)).</li> </ul>	
MM077	BL1	152	<p>To amend as follows:</p> <p><b><u>Introduction</u></b></p> <p><b><u>The Town Centre broad location, as identified on the policies map, has the potential to deliver up to 620 homes in years 10 to 16 of the Plan to meet the borough’s housing need. The continued renewal and redevelopment of the town centre is a priority for the Plan. The Council has a strong ambition to secure delivery, recognising the wider placemaking, economic regeneration and health benefits that the scheme will provide.</u></b></p> <p><b><u>The area identified as the broad location currently includes surface and multistorey car parks, the police station and bus station offices, Fareham Shopping Centre, Fareham Library, Ferneham Hall and the civic offices. The town centre like others across the country faces challenges from the economic downturn and changing retail patterns. Fareham town centre also supports a wide range of leisure and cultural attractions and enjoys an active night-time economy.</u></b></p> <p>Policy BL1: Broad Location for Housing Growth</p>	<p>From the examination hearings and the Inspector’s Post-Hearing letter (INSP015) to improve the effectiveness of the policy.</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
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The Town Centre broad location, as identified on the policies map, has the potential to deliver up to 620 homes in years 10 to 16 of the Plan to meet the borough’s housing need. The continued renewal and redevelopment of the town centre is a priority for the Plan. The Council has a strong ambition to secure delivery, recognising the wider placemaking, economic regeneration and health benefits that the scheme will provide.

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			<p><del>patterns. Fareham town centre also supports a wide range of leisure and cultural attractions and enjoys an active night-time economy.</del></p> <p>The redevelopment of the town centre site will be a key component of the Local Plan housing delivery in the second half of the Plan period with the Council developing a supplementary planning document to secure the comprehensive mixed-use redevelopment of the area including a consolidated, varied, and integrated retail and leisure offer and opportunities for residential development for approximately 620 dwellings in years 10 to 16 of the Local Plan, significant improvement to the public realm and improved accessibility to and through the town centre creating a healthier environment through improvements to air quality.</p> <p>Development proposals for the area will be required to meet the following broad criteria which will be <del>set out</del> <b>developed</b> in the Fareham Town Centre Masterplan Supplementary Planning Document:</p> <ul style="list-style-type: none"> <li>a) New development should demonstrate a quality of design that responds <b>sensitively and</b> positively to the existing townscape, providing a variable and interesting form that will enhance the area as the focal point and gateway to Fareham; and</li> <li>b) <b><u>New development should respect generally established building heights and shall not result in a negative impact on the preservation and enhancement of the High Street Conservation Area in line with Policy HE2; and</u></b></li> <li>c) Proposals should protect and consolidate retail uses and ensure a mix of commercial leisure and retail operators creating a variety of uses to ensure an interesting streetscape and vibrant uses during the day and evening; and</li> <li>d) Proposals will be expected to deliver vibrant, high quality outdoor public spaces including a new town square, linked by pedestrian spaces to other key town centre destinations.</li> </ul>	
MM078	HP1	155	<p>To amend as follows:</p> <p>Policy HP1: New Residential Development</p> <p>Residential development within the Urban Area boundary, as shown on the Policies map, will be supported in principle.</p> <p>Residential development in locations outside of the Urban Area boundary will be permitted where one of the following applies:</p> <ul style="list-style-type: none"> <li>a) It involves a conversion of an existing non-residential building where:</li> </ul>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>1) the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding; and</p> <p>2) evidence has been provided to demonstrate that no other suitable alternative uses can be found, and conversion would lead to an enhancement to the building's immediate setting.</p> <p>b) It is for a replacement dwelling which is of an appropriate character to the location.</p> <p>c) <b><u>It has been demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work.</u></b></p> <p>d) <b><u>It accords with Policies HP2, HP3, HP4 or HP6.</u></b></p>	
MM079	5.7	156	<p>To amend as follows:</p> <p>There may be instances where it is necessary for a new dwelling to be built in the countryside to meet the need for a <b>rural</b> worker to be accommodated on site, such as for an agricultural, forestry, horse-breeding, or equivalent uses. The Council will require applicants to demonstrate that the need cannot be met elsewhere.</p>	From the examination hearings to improve the effectiveness of the policy and to be consistent with national policy.
MM080	5.10	156	<p>To delete the paragraph:</p> <p><del>There may be some cases, where infill development is considered acceptable. Infill development in the Borough should comprise one or two dwellings within a continuous frontage.</del></p>	From the examination hearings to improve the effectiveness of the policy .
MM081	HP2	158	<p>To amend as follows:</p> <p>Policy HP2: New Small-Scale <b>Residential</b> Development Outside the Urban Areas</p> <p>New small-scale housing development outside the Urban Area boundary, as shown on the Policies map, will be permitted where:</p> <ol style="list-style-type: none"> <li>1) The site is within or adjacent to existing areas of housing; or</li> <li>2) The site is well related to the settlement boundary; and</li> <li>3) The site is within reasonable walking distance to a good bus service route or a train station as well as safe walking and cycling routes that connect to a local, district or town centre; and</li> </ol>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>4) It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:</p> <ul style="list-style-type: none"> <li>a. building line and scale of adjacent dwellings;</li> <li>b. plot size and proportion,</li> <li>c. site coverage/ratio,</li> <li>d. space between dwellings,</li> <li>e. landscape and views through to countryside beyond; and</li> </ul> <p>5) It comprises development:</p> <ul style="list-style-type: none"> <li>a. Of not more than 4 units; and</li> <li>b. Where the design and external appearance of each dwelling is demonstrably different, unless a terrace or semi-detached form is appropriate; and</li> <li>c. That does not extend the settlement frontage.</li> </ul>	
MM082	5.17	159	<p>To amend as follows:</p> <p>High quality contextual and sustainable design will be a key element of new small site delivery, in line with Policy D1. The Council will expect development to be of high quality and ensure that the settlements' essential characteristics are maintained, whilst ensuring that future occupants are well served by nearby centres. <b><u>There will be an onus on applicants to demonstrate, with suitable and sufficient evidence, that a deviation from the requirements of the policy and paragraph 5.16 above, in respect of more than 4 units and a lesser level of non-motorised vehicle accessibility, is justified and acceptable.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM083	HP3	159	<p>To amend as follows:</p> <p>Policy HP3: Change of Use to <b><u>Residential</u></b> Garden Land</p> <p>A change of use of land outside of the Urban Area boundary to residential garden will be permitted where:</p> <ul style="list-style-type: none"> <li>a) It is in keeping with the character, scale and appearance of the surrounding area; and</li> <li>b) It will not detract from the existing landscape; and</li> <li>c) It respects the views into and out of the site.</li> </ul> <p>Proposals that include new boundary treatments must ensure that it is appropriate, and in keeping with the character of the surrounding area.</p>	From the examination hearings to improve the effectiveness of the policy.

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MM084	5.23	160	<p>To amend as follows:</p> <p>In the event that the Council does not have a five-year housing land supply <del>the strategic policies of the Local Plan are disengaged and</del> the 'presumption in favour of sustainable development' applies as stated in paragraph 11 of the NPPF. <del>However, this could create a precedent for unsustainable development. Therefore, HP4 is</del> a policy is required to <b>support</b> <del>reinforce</del> the principles of sustainable development<sup>4</sup> as set out in the NPPF and provide additional guidance on how this would apply to such a development proposal where a five year housing land supply cannot be demonstrated.</p>	From the examination hearings to improve the effectiveness of the policy.
MM085	5.25	161	<p>To amend as follows:</p> <p>In order to accord with the Development Strategy and Policy DS1: Development in the Countryside, proposals for development outside the urban area boundaries will be strictly controlled. Such proposals will <del>only</del> be considered if the Council cannot demonstrate that it has a five-year land supply against the housing requirements set out in Policy H1 of the Local Plan <b><u>or against the local housing need where the Local Plan is more than five years old.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM086	5.26	161	<p>To amend as follows:</p> <p>The Local Plan favours development within the urban area and at specified allocation sites. However, in the event that the Council cannot demonstrate a five-year housing land supply a scheme that is proposed outside of the Urban Area boundary would need to meet the <b><u>relevant criteria in paragraph 11 of the NPPF and</u></b> all of the criteria in Policy HP4. Schemes within the urban area are likely to be policy compliant in any case and specific criteria guiding how the application should be judged is not required, over the requirements of other relevant policies and material considerations within the Plan. The criteria provides a basis to ensure that any proposals coming forward outside the urban area is developed in a sustainable manner, in line with the principles of paragraph 11 of the NPPF. The criteria in HP4 are required to ensure relevant policy considerations are given weight in a scheme's assessment. For instance, the Borough's open countryside contains valued landscape that are of special quality and any scheme that comes forward in the countryside would need to ensure it is sensitively designed to reflect the character of that landscape.</p>	From the examination hearings to improve the effectiveness of the policy.
MM087	5.27	161	<p>To amend as follows:</p> <p>Protecting the character and beauty of the countryside is an important objective and so the careful design of any proposal will be a key consideration. Any proposal must be adjacent to an existing Urban Area boundary and</p>	From the examination hearings to improve

<sup>4</sup> As outlined in paragraph 11 of the NPPF



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. <b><u>In the context that the Council has less than five-years' housing land supply, the test for a proposal in the strategic gap is different from that of Policy DS2 in order to boost the supply of housing in the borough. A proposal will need to demonstrate that it does not significantly affect the integrity of the strategic gap, and the Council would consider permitting applications which affect the physical and visual separation of settlements or the distinctive nature of settlement character.</u></b> A any proposal will also need to demonstrate that there will be no unacceptable environmental ( <b><u>e.g., Best and Most Versatile Land, heritage, ecology</u></b> ), amenity or traffic implications and that all other relevant policies in the Local Plan have been duly considered.	the effectiveness of the policy.
MM088	5.30	162	To amend as follows:  The Council's <del>adopted Affordable Housing Strategy recognises that there is a need for approximately 3,500 affordable homes up until 2036,</del> <b><u>Affordable Housing Topic Paper (September 2022) recognises there is a need for at least 2,783 and possibly as many as 4,588 homes until 2037, due to a degree of uncertainty about the need that will arise during the plan period. The Council consider that the affordable housing need will fall at the lower end of this range for the reasons set out in paragraphs 3.43- 3.46 of the Affordable Housing Background Paper (September 2022).</u></b> Therefore, the delivery of new affordable homes is a vital part of the overall housing delivery in the Borough. Those in need of affordable housing will vary in terms of their circumstances such as income and overall housing choices available to them. Those waiting and eligible for social and affordable rent homes will typically have fewer housing choices and be in greatest need of assistance. <b><u>The Council will continue to keep the affordable housing need and supply positions under review and will consider it as a potential trigger for a review of the Plan if supply does not keep pace with the requirement.</u></b>	From the examination hearings, and subsequent AH Topic paper (FBC089) and to ensure the policy is justified and positively prepared.
MM089	HP5	162	To amend as follows:  Policy HP5: Provision of Affordable Housing  Sites that can accommodate 10 or more dwellings or sites with an area of 0.5 hectares or more shall provide: <ul style="list-style-type: none"> <li>a) In the case of greenfield sites 40% of dwellings as affordable housing; and</li> <li>b) In the case of brownfield sites 35% of dwellings as affordable housing; and</li> <li>c) In the case of sites located within the defined Fareham town centre boundary, 20% of dwellings as affordable housing.</li> </ul> The affordable housing must be provided in accordance with the following proportions:  <ul style="list-style-type: none"> <li>i. At least 10% as Social Rent; and</li> </ul>	From the examination hearings to ensure the policy is justified and effective.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>ii. At least 55% as Affordable Rent or <del>Social Rent</del>; and</p> <p>iii. <del>The remainder, but no less than 10% as</del> <b>At least 10% of the overall housing provision on site to be provided as</b> Affordable Home Ownership.</p> <p>iv. The mix of property size and type should reflect the local need and the site characteristics.</p> <p>The Council will only accept affordable housing provision off site or an appropriate financial contribution in lieu where it is robustly justified and where it contributes to the objective of mixed and balanced communities.</p> <p>All Affordable Rent provision shall have rents and service charge at no more than 80% of market rent or the relevant Local Housing Allowance, whichever is the lower.</p> <p><b><u>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.</u></b></p>	
MM090	5.33	163	<p>To amend as follows:</p> <p>The above threshold (trigger point) where affordable housing provision is required is in line with that currently contained in the National Planning Policy Framework (NPPF)<sup>5</sup> and updated PPG. The affordable housing requirement has taken into account the increased viability issues with smaller (often brownfield) sites. The affordable housing requirements have regard to the affordable need in the Borough (including the need for more social rent homes) and what viability evidence suggests can be sought from development. <del>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.</del></p>	From the examination hearings to improve the effectiveness of the policy.
MM091	5.40	164	<p>To amend as follows:</p> <p><del>The size and mix for open market homes on a development site will typically reflect market demand and need.</del>  <b><u>The applicant should engage with the Council's Housing Team as early as possible to establish the affordable housing size and mix requirements on site. Information on the size and mix need by area is available on the Council's website<sup>6</sup>, which is reviewed on a quarterly basis and updated when required.</u></b></p>	From the examination hearings in discussion with the Inspector to improve the effectiveness of the policy.

<sup>5</sup> There are no designated rural areas within the Borough and therefore the Council do not have the option of setting lower thresholds within the Plan. Only the standard thresholds apply to affordable housing provision.

<sup>6</sup> [Fareham Borough Council: Affordable Housing Need](#)

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
MM092	HP7	167	<p>To amend as follows:</p> <p>Policy HP7: Adaptable and Accessible Dwellings</p> <p>Development proposals for all new dwellings shall provide:</p> <ul style="list-style-type: none"> <li>a) At least 15% of all new dwellings at Category 2 standard; and</li> <li>b) On schemes of over 100 dwellings (gross), at least 2% of <del>private</del> <b>market</b> housing and 5% of affordable housing shall be provided as Category 3 properties.</li> </ul>	From the examination hearings to improve the effectiveness of the policy.
MM093	HP9	170	<p>To amend as follows:</p> <p>Policy HP9: Self and Custom Build Homes</p> <p>Proposals that provide for self and/or custom build homes within the Urban Area boundary, as defined on the policies map, will be supported in principle.</p> <p>On sites of 40 dwellings or more (gross), 10% of the overall dwellings shall be provided through the provision of plots for sale to address local self or custom build need.</p> <p>Such provision shall:</p> <ul style="list-style-type: none"> <li>a) be provided as serviced plots; and</li> <li>b) ideally be provided in grouped plots; and</li> <li>c) ensure design parameters are in place to provide a framework that takes account of the existing and emerging built form; and</li> <li>d) ensure design parameters are in place that ensure no significant detrimental impact on the amenity of existing, and potential neighbouring, self or custom build plots arises.</li> </ul> <p>Plots which are marketed appropriately but not sold within 12 months of initial promotion, may be developed for housing other than as self and/or custom build homes</p> <p>Sites that appear to have been subdivided for the purposes of application submission so as to avoid the 40 dwelling threshold, or sites that feature as part of cluster of adjoining development sites, shall be considered cumulatively and if progressed on an individual basis 10% of dwellings shall be provided in accordance with this policy.</p>	From the examination hearings and developer discussions to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>Where a site's size and density make it unsuitable for self/custom build provision, exemption from the policy will be considered on an individual basis. For example, <b><u>where the sites' housing type or mix would not meet the needs identified by the Council's Self and Custom Build Register</u></b> <del>flatted development or specialist/older person accommodation.</del></p> <p><b><u>For sites where housing delivery will come through multiple phased applications, each phase will be expected to meet the 10% policy requirement unless there is clear evidence of lower demand. In such instances the delivery requirement for self and custom build homes will be considered on an individual basis.</u></b></p>	
MM094	5.71	171	<p>To insert additional paragraph after para 5.71 as follows:</p> <p><b><u>Where development is phased, the self and custom build homes requirement should be determined at each phase and delivered on a defined parcel of land, allowing self and custom build delivery alongside traditional developer-led housing. The market response at each phase can inform the decision about delivery on subsequent phases. The delivery of self and custom build homes within each phase will be expected to be policy compliant unless there is clear market indication of lower demand of the type of housing proposed from sources such as marketing and delivery in earlier phases and information from the Council's self and custom build register. As such, the practicality of the self and custom build delivery requirement will be considered on an individual basis.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM095	5.72	171	<p>To amend as follows:</p> <p><b><u>The marketing of serviced plots shall be carried out in accordance with an agreed marketing strategy. The marketing of plots may begin sooner, but the 12-month marketing period should normally begin from when the serviced plot(s) are first available for purchase. The plot provider shall notify the Council that the formal 12-month marketing period has begun.</u></b> <del>Where plots are generally marketed for self and custom build purposes and a period of 12 months has elapsed from the point at which 'serviced plots' are available (available as opposed to marketed)</del> <b><u>have been marketed in accordance with an the agreed marketing strategy</u></b> without take-up, then any variation through application or deed of variations for alternative housing or other uses will need to be justified with details that demonstrate a thorough marketing strategy <b><u>in an appropriate publication for an appropriate period of time and</u></b> at an appropriate price has taken place. Unless it has been demonstrated that serviced plots have been appropriately marketed, then alternative housing purposes or other uses are unlikely to be found acceptable.</p>	From the examination hearings to improve the effectiveness of the policy.
MM096	5.73	171	To amend as follows:	From the examination

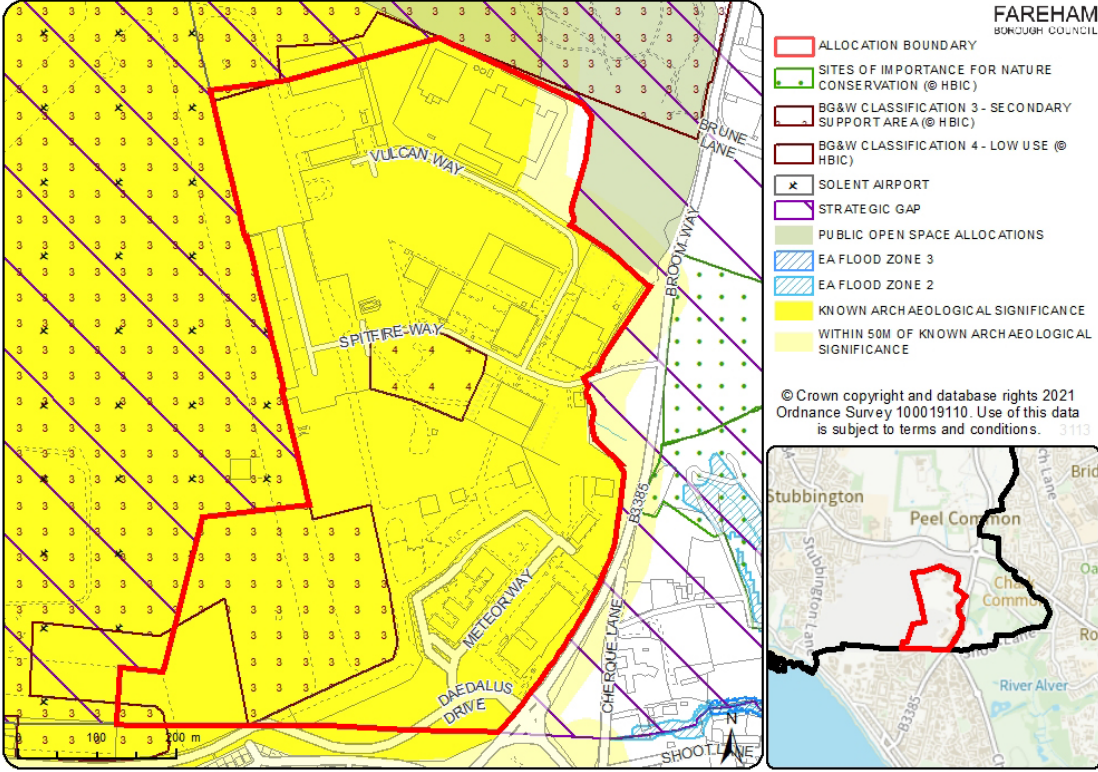
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>It is recommended that a <del>The</del> marketing strategy for the self-build and custom build homes should <b>set out how plots will be marketed through</b> include an active local marketing campaign, <b>such as promotion on social media and relevant websites</b> and should include consideration of targeted marketing to potential self-builders and local groups, alongside roadside marketing boards. An information/marketing pack should also be provided to the Council to be in turn provided to all individuals on the Council's Self and Custom Build register who have opted to receive such information. <b>Once plots have been marketed for the minimum 12-month period, they may remain on the market as self or custom build plots or be developed for other types of housing subject to the necessary permission(s) being in place.</b></p>	<p>hearings to improve the effectiveness of the policy.</p>
MM097	5.81	172	<p>To amend as follows:</p> <p><b>Where ancillary accommodation is proposed, it will be important to demonstrate that there will be a functional link between those living there and the occupants of the principal dwelling.</b> Ancillary accommodation can play an important role in supporting extended families to live together with a degree of separation and independence. <b>For example, ancillary accommodation is often occupied by relatives of the persons living in the principal dwelling who provide care and support for their relative's everyday needs. Another example of ancillary accommodation being functionally linked to the principal dwelling is where staff members are living in self-contained accommodation within the curtilage of,</b> as well as staff that are functional to residents of the principal dwelling <b>where they work.</b> However, they will not necessarily be appropriate for accommodation that is separate to, and forms an unrelated unit of accommodation from, the principal dwelling.</p>	<p>Identified in the Council's MIQ response to improve the effectiveness of the policy.</p>
MM098	HP11	174	<p>To amend as follows:</p> <p>Policy HP11: Gypsies, Travellers and Travelling Showpeople</p> <p><b>The Plan will meet the need for three Gypsy and Traveller pitches as identified in the Gypsy and Traveller Accommodation Assessment. Site HA45 is allocated for three pitches to meet this need.</b></p> <p>Proposals for additional Gypsy, Traveller and Travelling Showpeople sites, <b>pitches or plots</b> will be permitted where:</p> <ul style="list-style-type: none"> <li><del>a) There is an identified need and/or personal circumstances necessitate the need; and</del></li> <li>a) The site has access to shops, schools, community and health facilities by sustainable modes of transport such as public transport, on foot or by cycle; and</li> </ul>	<p>From the examination hearings to improve the effectiveness of the policy.</p>

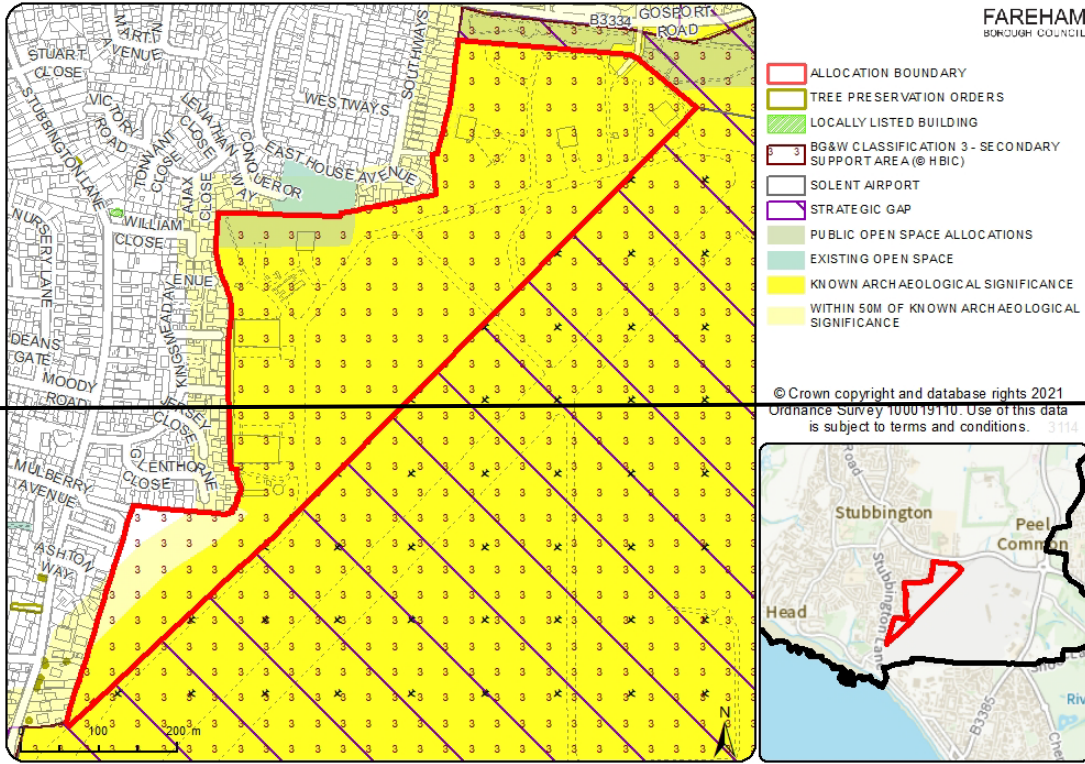
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>b) Proposals avoid the loss of mature trees and do not result in unacceptable impacts on biodiversity, the living conditions of residents and on the landscape character, historic environment or the rights of way network within the surrounding area; and;</p> <p>c) It is not located in areas at high risk of flooding; and</p> <p>d) It is not located in open countryside away from settlements, <b>unless it complies with Policy DS1</b>; and</p> <p>e) Adequate and appropriately scaled on-site facilities are provided for parking, safe and convenient access to highway, sufficient storage, play and residential amenity and appropriate essential services (water supply, power, drainage, sewage disposal and waste disposal facilities <b>and recycling facilities</b>).</p> <p><u>Loss of Gypsies, Travellers and Travelling Showpeople sites</u></p> <p>Planning permission will not be granted for the loss of Gypsies, Travellers and Travelling Showpeople sites <b>pitches or plots</b> unless there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality, <b>or there is replacement provision</b> and other policy requirements are met.</p>	
MM099	E1	184	<p>To amend as follows:</p> <p>Strategic Policy E1: Employment Land Provision</p> <p>From 2021 to 2037, provision of <b>approximately</b> <del>424,964</del> <b>122,000</b> sq. m. of new employment floorspace will be supported.</p> <p>The following sites, as shown on the Policies map, are allocated for employment uses:</p> <ul style="list-style-type: none"> <li>• Faraday Business Park, Daedalus</li> <li>• Swordfish Business Park, Daedalus</li> <li>• Solent 2, Whiteley</li> <li>• Land North of St Margaret's roundabout, Titchfield</li> <li>• Land at Military Road, Wallington</li> <li>• Little Park Farm, Segensworth West</li> <li>• Standard Way, Wallington</li> </ul>	From the examination hearings to improve the effectiveness of the policy.
MM100	6.19	186	<p>To amend as follows:</p> <p>In order to meet the employment land supply figure in Policy E1, outstanding gains and losses should also be counted towards the target need figure. As of April 2021 (latest available) these stand at 44,460 <b>42,660</b> sq.m. and -396 sq.m. respectively. Table 6.4 shows how the plan proposes to meet the overall employment floorspace</p>	Identified in the Council's MIQ response to improve the effectiveness of the policy.

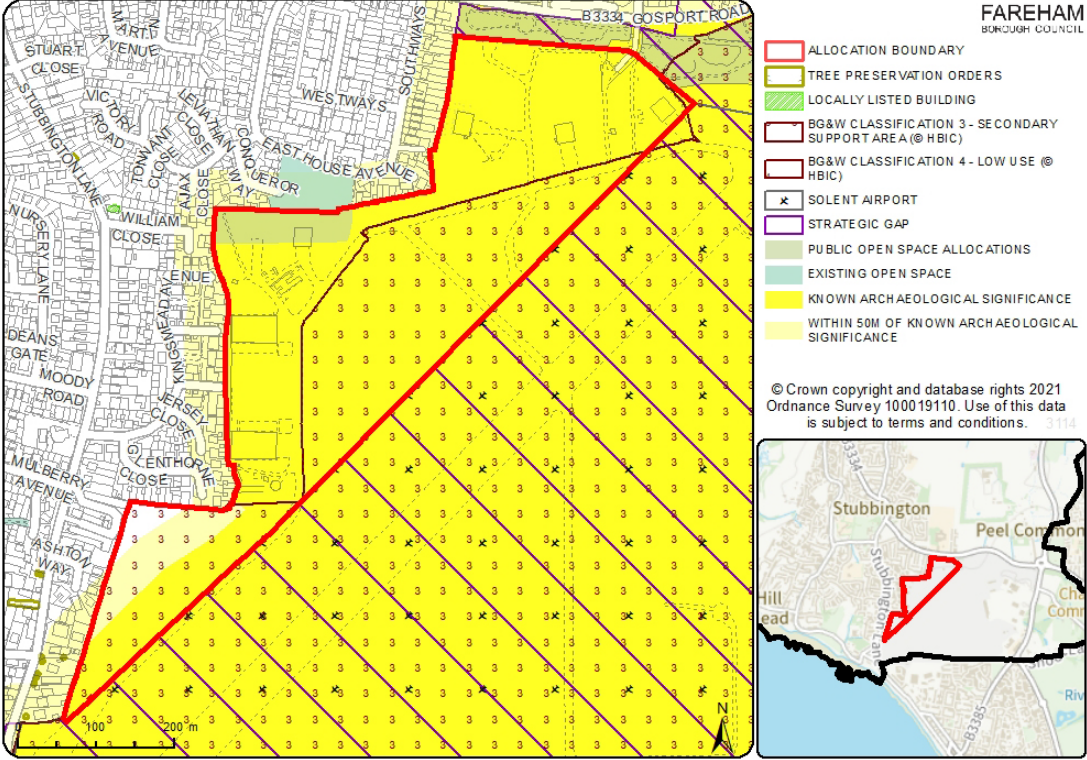
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change												
			through a combination of outstanding gains and losses, and proposed employment allocations (table 6.3). The result of this supply means that the overall employment floorspace need in the Borough of 121,964 sq.m can be met within the Plan period.													
MM101	Table 6.4	186	<p>To amend as follows:</p> <table border="1" data-bbox="542 408 1641 703"> <thead> <tr> <th data-bbox="542 408 1417 496">Source</th> <th data-bbox="1417 408 1641 496">Floorspace Sq.m.</th> </tr> </thead> <tbody> <tr> <td data-bbox="542 496 1417 528">Local Plan Requirement 2021 to 2037</td> <td data-bbox="1417 496 1641 528">121,964</td> </tr> <tr> <td data-bbox="542 528 1417 560">Outstanding Gains at 1<sup>st</sup> April 2021</td> <td data-bbox="1417 528 1641 560">44,460 <b>42,660</b></td> </tr> <tr> <td data-bbox="542 560 1417 592">Outstanding Losses at 1st April 2021</td> <td data-bbox="1417 560 1641 592">-396</td> </tr> <tr> <td data-bbox="542 592 1417 624">Potential Floorspace Delivery from identified Employment Land</td> <td data-bbox="1417 592 1641 624">199,490</td> </tr> <tr> <td data-bbox="542 624 1417 655"><i>Total Employment Land Supply (shortfall)/Excess</i></td> <td data-bbox="1417 624 1641 655"><del>121,590</del> <b>119,790</b></td> </tr> </tbody> </table>	Source	Floorspace Sq.m.	Local Plan Requirement 2021 to 2037	121,964	Outstanding Gains at 1 <sup>st</sup> April 2021	44,460 <b>42,660</b>	Outstanding Losses at 1st April 2021	-396	Potential Floorspace Delivery from identified Employment Land	199,490	<i>Total Employment Land Supply (shortfall)/Excess</i>	<del>121,590</del> <b>119,790</b>	From the examination hearings to improve the effectiveness of the policy.
Source	Floorspace Sq.m.															
Local Plan Requirement 2021 to 2037	121,964															
Outstanding Gains at 1 <sup>st</sup> April 2021	44,460 <b>42,660</b>															
Outstanding Losses at 1st April 2021	-396															
Potential Floorspace Delivery from identified Employment Land	199,490															
<i>Total Employment Land Supply (shortfall)/Excess</i>	<del>121,590</del> <b>119,790</b>															
MM102	6.20	186	<p>To amend as follows:</p> <p>The policies in this Local Plan secure an overprovision of approximately <del>121,000</del> <b>120,000</b> sq.m. compared to the requirement identified by the Stantec assessment. Whilst this is a significant quantum, it is considered an acceptable approach to cater for flexibility and choice in supply both in terms of time and type of employment space as set out in the NPPF and PPG. <b><u>The sites at Welborne and Daedalus are also likely to contribute to sub-regional employment demands, particularly for strategic warehouses and logistics needs of varying size further justifying the appropriateness of the oversupply within this Plan.</u></b> To further promote flexibility and choice, allocations will be allocated for 'employment use', allowing the market to determine whether they come forward for office, industry or logistics. All applications will be expected to address the site-specific criteria in the following site allocations, and where development gives rise to infrastructure needs, financial contributions will be sought in accordance with Policy TIN4 to address needs arising from the development.</p>	From the examination hearings to ensure the policy is justified and to improve the effectiveness of the policy.												
MM103	E2	188	To amend as follows:	Post hearings change based on updated SWBG designation from Natural England/Wildlife Trust to ensure the policy is justified.												

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined&gt;</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			<p>FAREHAM BOROUGH COUNCIL</p> <ul style="list-style-type: none"> <li>ALLOCATION BOUNDARY</li> <li>SITES OF IMPORTANCE FOR NATURE CONSERVATION (© HBIC)</li> <li>BG&amp;W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (© HBIC)</li> <li>SOLENT AIRPORT</li> <li>STRATEGIC GAP</li> <li>PUBLIC OPEN SPACE ALLOCATIONS</li> <li>EA FLOOD ZONE 3</li> <li>EA FLOOD ZONE 2</li> <li>KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> <li>WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p>	Linked to Policy Map Update reference PM02



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			 <p><b>FAREHAM</b> BOROUGH COUNCIL</p> <ul style="list-style-type: none"> <li>ALLOCATION BOUNDARY</li> <li>SITES OF IMPORTANCE FOR NATURE CONSERVATION (@ HBIC)</li> <li>BG&amp;W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (@ HBIC)</li> <li>BG&amp;W CLASSIFICATION 4 - LOW USE (@ HBIC)</li> <li>SOLENT AIRPORT</li> <li>STRATEGIC GAP</li> <li>PUBLIC OPEN SPACE ALLOCATIONS</li> <li>EA FLOOD ZONE 3</li> <li>EA FLOOD ZONE 2</li> <li>KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> <li>WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p>	
MM104	E3	191	<p>To amend as follows:</p> <p><b>Policy E3: Swordfish Business Park</b></p> <p><b>SHELAA Reference:</b> 3114  <b>Name:</b> Swordfish Business Park  <b>Location:</b> Daedalus West, Stubbington  <b>Size:</b> 20 ha</p> <p><b>Proposed Use:</b> Employment with ancillary uses  <b>Capacity:</b> 12,800 sq. metres (in addition to 22,000 sq.m already consented or retained)  <b>Planning Status as at 1 April 2021:</b> Outline planning permission for 22,000 sq. metres (P/11/0436/OA) granted in December 2013</p>	<p>Identified in the Council's MIQ response.</p> <p>Post hearings change based on updated SWBG designation from Natural England/Wildlife</p>

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			 <p>FAREHAM BOROUGH COUNCIL</p> <ul style="list-style-type: none"> <li>ALLOCATION BOUNDARY</li> <li>TREE PRESERVATION ORDERS</li> <li>LOCALLY LISTED BUILDING</li> <li>BG&amp;W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (© HBIC)</li> <li>SOLENT AIRPORT</li> <li>STRATEGIC GAP</li> <li>PUBLIC OPEN SPACE ALLOCATIONS</li> <li>EXISTING OPEN SPACE</li> <li>KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> <li>WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</li> </ul> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p>	<p>Trust to ensure the policy is justified.</p> <p>Linked to Policy Map Update reference PM02</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New ( <b>bold and underlined</b> ) and deleted ( <del>strikethrough</del> ) text.	Reason for Change
			 <p>This is an extension and intensification of the strategic employment allocation within the adopted Fareham Local Plan Part 1 (2011). Development in addition to that permitted by outline planning permission shall be granted where they meet the following site-specific requirements:</p> <ol style="list-style-type: none"> <li>Proposals shall contribute towards the delivery of 12,800 sq.m of employment floorspace and ancillary uses in line with the Daedalus Vision including R&amp;D, convenience, childcare and education and training of pilots (in addition to the 22,000 sq.m already permitted); and</li> <li>Primary vehicular access shall be obtained from Gosport Road; and</li> <li>Proposals shall have no adverse impacts on the existing or future viability of Solent Airport; and;</li> <li>New buildings and extensions shall be of high-quality design and where appropriate, in keeping with the style and appearance of existing development; and</li> </ol>	

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			<ul style="list-style-type: none"> <li>e) New buildings and extensions on the western boundary of the site will have regard to the scale of surrounding residential land uses, and</li> <li>f) Proposals shall meet the requirements of Policy NE5 for Solent Waders and Brent Geese, and</li> <li>g) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as adjacent supporting sites for Brent Geese and Waders; and</li> <li>h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and</li> <li>i) Ensures adequate surface water drainage is provided on site and addressed through a Drainage Strategy; and</li> <li>j) Traffic increases are minimised through the provision of new and improved walking and cycling connectivity, and</li> <li>k) Contamination assessments (in accordance with Policy D2) shall be carried out prior to the commencement of development of each individual parcel; and</li> <li>l) Consultation with Historic England on an assessment of the historic significance of any buildings to be lost, and</li> <li><del>m) The site is within a Minerals Consultation Area. Mineral's extraction may be appropriate, where environmentally suitable, subject to confirmation of the scale and quality of the resource; and,</del></li> <li>n) Appropriate utilities and services shall be provided for; and</li> <li>o) Infrastructure provision or contributions shall be provided in line with Policy TIN4,</li> </ul>	
MM105	E4	194	<p>To amend as follows:</p> <p><b>Policy E4: Solent 2</b></p> <p><b>SHELAA Reference:</b> part of 124 (ID 2850)  <b>Name:</b> Solent 2  <b>Location:</b> Solent Business Park, Rookery Avenue, Whiteley  <b>Size:</b> 5.9 ha</p> <p><b>Proposed Use:</b> Employment  <b>Capacity:</b> 23,500 sq. metres</p> <p><b>Planning Status as at 1 April 2021:</b> Adopted Allocation, Planning permission for B1 uses</p> <p>This is an existing employment allocation within the adopted Fareham Local Plan Part 2 (2015). Development should be built in accordance with the outline planning permission; however, any subsequent planning application shall be granted where they meet the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and</li> <li>b) Primary vehicular access shall be obtained from Rookery Avenue; and</li> </ul>	From the examination hearings to ensure the policy is justified and to improve the effectiveness of the policy.

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			<p>c) Development will be required to demonstrate how it complies with Policy NE1 with regards to impacts on the local ecological network. Proposals will be required to demonstrate how they will protect existing woodland and avoid habitat severance on site and include appropriate mitigation and compensation for any loss of protected trees. <b><u>Where impacts cannot be avoided or adequately mitigated, a comprehensive compensation package should be required that addresses the loss of all priority habitat on site;</u></b> and</p> <p>d) <b><u>In accordance with Policy NE6,</u></b> proposals shall be informed by a comprehensive tree assessment which identifies protected and important trees and incorporates their retention (in sufficient space) within the development layout. Where the loss of protected trees cannot be avoided, appropriate mitigation and compensation should be identified; and</p> <p>e) Provision of a noise assessment that identifies appropriate mitigation to address noise from the M27; and</p> <p>f) Provision of site drainage details, showing how the small watercourse on the site will be incorporated and managed within development proposals; and</p> <p>g) Proposals shall identify and incorporate new and improved pedestrian and cycle links to both Gull Coppice local centre and Swanwick Station; and,</p> <p>h) Infrastructure provision or contributions shall be provided in line with Policy TIN4.</p>	

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
MM106	E5	203	<p>To amend as follows:</p> <p>Policy E5: Existing Employment Areas</p> <p>The existing Employment Areas (as shown on the Policies map) will be protected for existing and new office, general industrial and storage and distribution employment uses.</p> <p>Proposals for the extension of new buildings and intensification of land for employment uses within an existing Employment Area will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a. It would facilitate the creation of additional jobs <b>employment floorspace</b>; and</li> <li>b. The development complies with Policy TIN1 and provides acceptable levels of parking.</li> </ul> <p>Proposals that will result in the loss of land and/or buildings to uses other than employment within an Existing Employment Area will be permitted where policy requirements are demonstrated together with the following:</p> <ul style="list-style-type: none"> <li>i. The proposals are not for residential development; and</li> <li>ii. All appropriate alternative forms of employment use have been dismissed as unsuitable or unviable; and</li> <li>iii. It can be clearly demonstrated that the land or building is not fit for purpose and modernisation or redevelopment for employment uses would be unviable; and</li> <li>iv. The proposals are accompanied by details of marketing of the vacant site/building covering a period of not fewer than twelve months; and</li> <li>v. Where proposals are for 'main town centre uses'<sup>7</sup>, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.</li> </ul>	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM107	E6	206	<p>To amend as follows:</p> <p>Policy E6: Boatyards</p> <p>The following existing boatyards (as shown on the Policies map) will be retained for marine related employment uses unless it can be demonstrated that such uses are no longer financially viable:</p> <ul style="list-style-type: none"> <li>a. Eastlands Boatyard, Coal Park Lane, Swanwick</li> <li>b. RK Marine, Bridge Road, Swanwick</li> </ul>	Identified in the Council's MIQ response to improve the effectiveness of the policy.

<sup>7</sup> As defined by the Framework

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>c. Swanwick Marina, Bridge Road, Swanwick  d. Universal Marina, Crableck Lane, Sarisbury Green  e. Stone Pier Yard, Shore Road, Warsash  f. Wicor Marine, Cranleigh Road, Portchester  g. Lower Quay, Fareham</p> <p>The extension and intensification of existing boatyards will be permitted where it relates to boat building, repair, maintenance, fitting out or other ancillary uses.</p> <p>Proposals must demonstrate that they do not cause unacceptable harm to:</p> <ol style="list-style-type: none"> <li>i. safety and ease of navigation on the river or have a detrimental impact on the <del>regime</del> <b>nature <u>conservation, landscape or heritage value</u></b> of the River Hamble; and</li> <li>ii. public access along or to the coast.</li> </ol>	
MM108	R1	209	<p>To amend as follows:</p> <p>Strategic Policy R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres</p> <p>The retail hierarchy (as shown on the Policies map) in Fareham Borough is set out in table 7.1.</p> <p>Where planning permission is required, main town centre uses, as defined in the National Planning Policy Framework (NPPF), will be permitted within the defined town, district and local centres and small parades in accordance with the retail hierarchy, provided that they:</p> <ul style="list-style-type: none"> <li>• are designed at a scale and character which reflects the role, function and distinctive qualities of the centre; and</li> <li>• support or improve the centre's vitality and viability; and</li> <li>• contribute to meeting the identified retail floorspace need in the Borough as set out in table 7.2.</li> </ul> <p><b><u>Any proposals for retail uses should be directed to the Primary Shopping Area.</u></b></p> <p>Any development that would significantly harm the vitality and viability of a defined centre or small parade will not be permitted.</p> <p>Proposals shall seek to enhance the vitality and viability of all centres or parades by: -</p> <ol style="list-style-type: none"> <li>a. retaining an active shop window display and offer a direct service to the public; and</li> </ol>	From the examination hearings.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>b. maximising opportunities for the efficient use of upper floors through either the conversion to residential use or the provision of other main town centre uses; and</p> <p>c. where possible, provide outside tables and seating (including covered seating areas) in pedestrianised areas of the town and district centres, where appropriately designed.</p> <p>Changes of use at any of the centres or small parades will be permitted where any proposed increase in the retail offer provides, or can be served by existing, satisfactory parking provision arising from the needs of the proposal.</p> <p>Proposals that will result in the expansion of existing local centres or parades will be permitted providing that the proposal is of an appropriate scale and physically adjacent to the existing centre or parade and are in accordance with the retail hierarchy.</p>	
MM109	R3	214	<p>To amend as follows:</p> <p>Policy R3: Local Shops</p> <p>Outside the defined retail hierarchy, where planning permission is required, the change of use of local convenience shops from retail to non-retail uses will be permitted where:</p> <p>a) There is an existing alternative local shop that can conveniently serve the area<sup>8</sup> or;</p> <p>b) <del>The unit has been vacant for a reasonable period of time and reasonable attempts have been made to let it at an appropriate market value</del> <b><u>The proposals are accompanied by details of marketing of the vacant site or building covering a period of not fewer than twelve months.</u></b></p> <p>The provision of new local shops to meet the day-to-day shopping needs of the local community either within the urban area or in areas of new residential development, will be permitted provided that they are of appropriate floorspace scale.</p>	From the Council's MIQ response to improve the effectiveness of the policy.
MM110	7.24	215	<p>To amend as follows:</p> <p>Planning applications for the loss of isolated convenience shops should be accompanied by clear justification to demonstrate why the loss of the particular unit is acceptable. Where a local shop has been vacant 'a reasonable time' is usually considered to be twelve months. <b><u>In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the vacancy, the</u></b></p>	From the Council's MIQ response to improve the effectiveness of the policy.

<sup>8</sup> As set out in the Accessibility Study available at: [www.fareham.gov.uk/planning/publicationplanevidence.aspx](http://www.fareham.gov.uk/planning/publicationplanevidence.aspx)



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			<b><u>agents used to promote the sale/letting (including contact details), advertising methods used, information regarding any interest received during that time and why any interest (if any) was not pursued.</u></b>	
MM111	R4	216	<p>To amend as follows:</p> <p>Strategic Policy R4: Community and Leisure Facilities</p> <p>Development proposals for new or extended community and leisure facilities will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) It is demonstrated that there is a need for the facility that cannot be met by existing facilities elsewhere; and</li> <li>b) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the local community; and</li> <li>c) The proposals represent the provision of facilities that are of equal or better quality and function to existing facilities being replaced; and</li> <li>d) The site is accessible and inclusive to the local communities it serves.</li> </ul> <p>Where proposals for community and leisure facilities are considered to be main town centre uses<sup>9</sup>, and are proposed outside of the identified centres, Policy R2 shall apply.</p> <p>Development proposals that would result in the loss of community or publicly owned or managed facilities will be permitted where:</p> <ul style="list-style-type: none"> <li>i. The facility is no longer needed and no alternative community use of the facility is practical or viable; or</li> <li>ii. Any proposed replacement or improved facilities will be <del>sufficient</del> <b><u>appropriate to meet the communities' needs</u></b> or better in terms of quality, function and accessibility.</li> </ul>	From the examination hearings to improve the effectiveness of the policy.
MM112	CC1	219	<p>To amend as follows:</p> <p>Strategic Policy CC1: Climate Change</p> <p>The Council promotes mitigation and adaptation to climate change through</p>	From the examination hearings to improve the effectiveness of the policy.

<sup>9</sup> As defined in the NPPF

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>a) A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved.</p> <p>b) Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments</p> <p><b><u>The Council supports developments that will:</u></b></p> <p>c) Integrating Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO2 concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding.</p> <p>d) Adopting higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough.</p> <p>e) Supporting the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, exceeding Building Regulations requirements, renewable and low carbon technologies into residential and commercial developments of all sizes.</p>	
MM113	8.4	219	<p>To insert additional paragraph after para 8.4 as follows:</p> <p><b><u>Through the development of the allocations allocated in the Local Plan, the Borough is able to meet its identified housing targets whilst also ensuring development takes account of adapting to and mitigating climate change by being located generally close to services and facilities, minimising the need for travel and being located in areas that are not at risk of flooding both now and in the future. The provision and implementation of development management policies such as, CC2 Managing Flood Risk and Sustainable Drainage Systems, CC3 Coastal Change Management Areas, CC4 Renewable and Low Carbon Energy, NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network, NE2 Biodiversity Net Gain, NE6 Trees Woodland and Hedgerows NE10 Protection and Provision of Open and Recreational Space, NE9 Green Infrastructure, D1 High quality design, D4 Water quality and Resources, ensure at an individual level, development mitigates and adapts to climate change. Overall, Policy CC1 demonstrates that the Council has met its legal obligations under Section 19 of the Planning and Compulsory Purchase Act 2004.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM114	CC2	221	<p>To amend as follows:</p> <p>Policy CC2: Managing Flood Risk and Sustainable Drainage Systems</p>	From the examination hearings and in

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>Planning permission will be granted where:</p> <ul style="list-style-type: none"> <li>a) The proposal meets the sequential and exception tests as set out in the NPPF; and</li> <li>b) The proposal does not prejudice land required for current or future flood management, including natural floodplains; and</li> <li>c) The development will be safe over its lifetime, taking into account the increased risk of flooding due to climate change and without increasing flood risk elsewhere; and</li> <li>d) Any proposed flood protection, prevention and resilience measures address the specific requirements of the site and are appropriate to the character and biodiversity of the area; and</li> <li>e) Run-off rates from proposed development do not exceed existing run-off rates; and</li> <li>f) Onsite surface water run-off is managed as close to the source as possible.</li> </ul> <p>All <b>major</b> developments that are required <b>and minor developments that are encouraged</b> to incorporate Sustainable Drainage Systems shall ensure that:</p> <ul style="list-style-type: none"> <li>i. They are designed <del>in accordance with</del> <b>to have regard to</b> the CIRIA C753 SuDs Manual or equivalent national or local guidance <b>and strategies</b>; and</li> <li>ii. Surface run-off rates <b>do not exceed existing run-off rates for brownfield sites, and</b> mirror greenfield rates <b>for greenfield sites</b> <del>before development</del>; and</li> <li>iii. Priority is given to SuDS which mimic and reflect natural drainage processes; and;</li> <li>iv. Details for future maintenance over the lifetime of the development shall be included with the proposal.</li> </ul>	<p>consultation with the Lead Local Flood Authority Hampshire County Council to improve the effectiveness of the policy and be consistent with national policy.</p>
MM115	8.26	224	<p>To amend as follows:</p> <p>SuDS should be designed <del>in accordance with</del> <b>to have regard to</b> the CIRIA C753 SuDs Manual or equivalent national or local guidance and <b>strategies such as the emerging Hampshire Local Flood and Water Management Strategy</b>, in consultation with the LLFA (Hampshire County Council) and the Council.</p>	<p>From the examination hearings and in consultation with the Lead Local Flood Authority Hampshire County Council to improve the effectiveness of the policy and be consistent with national policy.</p>

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MM116	CC3	225	<p>To amend as follows:</p> <p>Policy CC3: Coastal Change Management Areas (CCMAs)</p> <p>Planning applications for development within the Coastal Change Management Area, as shown on the Policies map, will only be permitted where it can be demonstrated that it will not result in an increased risk to life or to any property. This must be demonstrated through the submission of a Coastal Change Vulnerability Assessment which is proportionate to the scale and cost of the development and the level of impact from and to coastal change.</p> <p>Proposals for new residential dwellings or for the conversion of existing non-residential buildings to residential use, will not be permitted in the Coastal Change Management Areas <del>set out below</del>:</p> <ul style="list-style-type: none"> <li>● <del>Hook Spit to Workman's Lane; and</del></li> <li>● <del>Hook Park to Meon Shore.</del></li> </ul> <p>Any activities that would involve forms of excavation shall be avoided within the Hook Park to Meon Shore Coastal Change Management Area, unless it can be demonstrated, through the submission of a Coastal Change Vulnerability Assessment that it will not result in an increased risk to life or significantly increase the risk to any property.</p> <p>Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the relevant Shoreline Management Plan and that there will be no severe adverse impact on the environment, the English Coast Path, and the rights of way network.</p> <p>Essential infrastructure that requires a coastal location and/or proposals may be permitted provided there are clear plans to manage the impacts of coastal change, and it will not have an adverse impact on rates of coastal change elsewhere.</p>	From the examination hearings to improve the effectiveness of the policy.
MM117	CC4	234	<p>To amend as follows:</p> <p>Policy CC4: Renewable and Low Carbon Energy</p> <p>Proposals for the delivery of renewable and low carbon energy (excluding wind turbines proposals) and the associated infrastructure will be supported provided <del>there are no</del> <b>they have avoided or mitigated any</b> adverse impacts on:</p>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<ul style="list-style-type: none"> <li>a) The character and sensitivity of the surrounding landscape and designated landscape features; and</li> <li>b) Designated and undesignated heritage assets; and</li> <li>c) Ecology, including designated biodiversity and geodiversity sites, priority habitat and species and ancient woodland (including veteran trees) and the flight paths of birds and bats (where appropriate); and</li> <li>d) Water quality and water resources (including groundwater)</li> <li>e) The <del>surroundings</del> <b>environmental conditions</b> (including air quality, shadow flicker, waste, odour and noise) of local residents and businesses; and</li> <li>f) Traffic arising from the construction, decommissioning and maintenance of the infrastructure and/or, where appropriate, the transportation of fuel.</li> </ul> <p>Proposals for renewable and low carbon energy requiring mitigation for any identified adverse impacts will need to be accompanied by a fully costed management and maintenance plan for the lifetime of the development.</p> <p>Proposals will only be supported where the benefit of the development clearly outweighs the harm caused by the development.</p> <p>All proposals should, where possible, be resilient and ensure they are safe from future impacts as a result of climate change by avoiding areas of flood risk both now and in the future.</p> <p>Proposals for solar energy development should have due regard to the areas identified as being least constrained, shown within the Renewable and Low Carbon Energy Study. Proposals outside of these areas will be required to provide suitable justification to demonstrate their suitability.</p> <p>Proposals shall demonstrate that the site will be reinstated to an acceptable use appropriate for the area should the development cease to be operational.</p>	
MM118	8.67	236	<p>To amend as follows:</p> <p>The PUSH Solent Energy Strategy was published in January 2015 and refers to a number of low carbon schemes within the PUSH area, including the use of Newlands Farm as a solar farm. The Council approved the installation of the solar farm at Newlands in 2013, which has a total installed capacity of approximately 16.87MWe and provides electricity to approximately 5,200 households. Any proposals for solar energy outside of areas identified as 'least constrained' on the maps within the Council's updated Renewable and Low Carbon Energy Study will need to provide justification for the location in supporting evidence. Furthermore, the proximity of Fareham to Southampton and Solent Airports means that any developers approaching the Council with solar PV proposals,</p>	Identified in the Council's MIQ response to improve the effectiveness of the policy.

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			should consult with both the aviation bodies and the airports themselves to ensure there are no particular issues. For information about the Areas of Least Constraint Map, please see the Council's updated Renewable and Low Carbon Energy Study. <b><u>The updated Renewable and Low Carbon Energy Study provides a capacity assessment for other renewable and low carbon technologies such as Combined Heat and power and District Heating. The study should be referred to, to gain a high-level understanding of the potential for these types of renewable and low carbon energy technologies in the borough.</u></b>	
MM119	9.28	242	To amend as follows:  <b><u>It is recognised that the Environment Act 2021 has only recently been enacted and the implementation of Biodiversity Net Gain is still subject to the Secretary of State enacting secondary legislation and could still be modified or repealed by Government. Despite this, paragraph 179b in the NPPF states that Plans should “identify and pursue opportunities for securing measurable net gains for biodiversity” which is what Policy NE2 seeks to achieve.</u></b> The approach taken towards biodiversity net gain is based upon the emerging legislation contained within the Environment Bill, the commitments within the 25 Year Environment Plan <sup>10</sup> and the guidance contained within the National Planning Practice Guidance, Biodiversity Net Gain. Good Practice Principles for Development produced by The Chartered Institute of Ecology and Environmental Management <sup>11</sup> as well as the responses from Natural England to the various stages that led to the formulation of this Local Plan.	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the effectiveness of the policy and be consistent with national policy.
MM120	NE2	242	To amend as follows:  <b>Policy NE2: Biodiversity Net Gain</b> The development of one or more dwelling or a new commercial/leisure building should provide at least 10% net gains for biodiversity <b><u>from the existing baseline value of the site and should be maintained for a minimum of 30 years.</u></b> <del>for the lifetime of the development.</del>	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the effectiveness of the policy and be consistent with national policy.
MM121	9.31	242	To amend as follows:	Identified in the Council's MIQ

<sup>10</sup> <https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems>

<sup>11</sup> <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			Measures for biodiversity net gain can include but are not limited to, green walls/roofs and Sustainable Drainage Systems (SuDS), providing woodland, ponds, wildflower areas, nesting and roosting features. They <b><u>can include new habitat or restoring/enhancing habitats and they</u></b> could form part of a broader package of measures designed to improve or mitigate the wider impacts of development or help to deliver overall environmental gains. Almost any development can achieve some level of biodiversity net gain. Any measures used to achieve net gain should be accompanied by a costed management and maintenance plan to ensure gains remain in place.	response to improve the effectiveness of the policy.
MM122	9.38	244	To amend as follows:  There should also be provision made for the ongoing management and maintenance of habitats to ensure net gain is delivered and achieved in the short and long term. It is also important that measures for biodiversity net gain are resilient to pressures from further development and climate change. The emerging Environment Bill as well as the Government response to the Defra consultation on biodiversity net gain suggests that net gains should be maintained for a minimum of 30 years. Therefore, the Council would expect a costed management and maintenance plan for habitats created for biodiversity net gain to include enough funding to last for a minimum period of 30 years. <b><u>However, the Council will aim, where possible, to secure net gain for biodiversity for a longer period that required by the Environment Act 2021 up to the life-time of the development with which it is associated. This is in recognition of the wider long-term benefits that Biodiversity Net Gain provides such as adapting and mitigating the impacts of climate change and improving health and well-being of local communities. Furthermore, sometimes, maintenance contributions for a 30-year minimum can</u></b> amount to funding in perpetuity if the funds are invested prudently. <del>it is recognised that. As a result, the aim should always be to have wildlife and nature protected and maintained for the life-time of the development with which it is associated.</del>	From the examination hearings and the Inspector's Post-Hearing letter (INSP015) to improve the effectiveness of the policy.
MM123	9.41	244	To amend as follows:  The use of <b><u>credits and/or</u></b> 'habitat banks' <sup>12</sup> to secure off-site gains away from the development can also be considered if net gains cannot be effectively provided in the vicinity of the development. Discussions with local wildlife organisations can help to identify appropriate solutions. Using a biodiversity metric can also be used to assess whether a biodiversity net gain outcome is expected to be achieved on a particular parcel of land.	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM124	9.47	246	To amend as follows:  The strategic measures set out in the Bird Aware Solent Recreation Mitigation Strategy (SRMS) require a financial contribution to be made for each residential dwelling built within 5.6km of the boundary of the Solent SPA <b><u>to</u></b>	From the examination hearings to improve

<sup>12</sup> Such as the Environment Bank <https://www.environmentbank.com/>

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			<p><b><u>mitigate the in-combination impacts of all new development on the SPA.</u></b> This 5.6km buffer encompasses the whole of Fareham Borough and is the identified zone of influence for recreational disturbance on the Solent SPAs. This financial contribution covers the quantum of mitigation needed for the development to avoid having an adverse effect on the surrounding SPAs. However, some proposals by nature of their size and/or proximity to the coast may <b><u>need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance/mitigation of impacts</u></b> <del>have additional effects</del> on the Solent SPAs. As a result, these types of development may require additional site-specific mitigation but will be determined on a case by case basis."</p>	the effectiveness of the policy.
MM125	9.53	247	<p>To amend as follows:</p> <p>Proposals that require an <b><u>onsite</u></b> mitigation <del>plan package</del> in order to be nutrient neutral shall be accompanied by a costed management and maintenance plan for the lifetime of the development. to ensure no likely significant effects. They should be accompanied by an appropriate management and monitoring framework. <b><u>Proposals that have secured off-site credits to achieve nutrient neutrality will need to submit evidence of the agreement with a mitigation provider to purchase adequate credits with their planning application.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM126	9.54	247	<p>To delete as follows:</p> <p><del>When the designated sites are in an unfavourable condition as a result of eutrophication, development proposals should be expected to provide a net reduction such that they can contribute to the objective or restoring the condition to favourable.</del></p>	From the examination hearings to improve the effectiveness of the policy.
MM127	9.55	247	<p>Amended wording in supporting text to read</p> <p>"At present, there <del>are no</del> <b><u>are three</u></b> Candidate Sites within the Borough. <del>however, this</del> <b><u>The number of SWBG network sites</u></b> could change with future updates to the Solent Wader and Brent Goose Strategy, and if/when new data records emerge to show an area as a possible Candidate for Brent Geese and Waders."</p>	From the examination hearings to improve the effectiveness of the policy.
MM128	NE5	248	<p>To amend as follows:</p> <p>Policy NE5: Solent Wader and Brent Goose Sites</p> <p>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.</p>	Identified in the Council's MIQ response to improve the effectiveness of the policy.



MM Ref	Policy or Paragraph reference	Page number	<b>Proposed Main Modification</b> <b>New (bold and underlined) and deleted (strikethrough) text.</b>	Reason for Change
			<p>Core and Primary Support Areas  Development on 'Core and Primary Support Areas' (as shown on the Policies map) will only be permitted where:</p> <ul style="list-style-type: none"> <li>a) The proposal has avoided or adequately mitigated impacts on-site; or</li> <li>b) Where it can be clearly demonstrated that criteria a is not feasible or practicable, a suitable, readily available replacement site which conforms entirely to the specific requirements for the Solent Waders and Brent Geese species concerned and is satisfactorily agreed by the Council <b><u>in consultation with</u></b> <del>and</del> other appropriate bodies is provided and <b><u>its management</u></b> secured for the lifetime of the development.</li> </ul> <p>Secondary Support Areas  Development on 'Secondary Support Areas' (as shown on the Policies map) will only be permitted where either:</p> <ul style="list-style-type: none"> <li>c) Adequate on-site mitigation is provided; or</li> <li>d) A suitable replacement habitat is provided on a like for like basis broadly close to the site; or</li> <li>e) Where it can be demonstrated that compliance with either criteria c and d is not appropriate, a smaller suitable habitat replacement area is agreed and secured in perpetuity through a costed Habitat Management and Monitoring Plan and a financial contribution (consistent with the approach taken to mitigating and off-setting adverse effects on the Solent Wader and Brent Geese Network) is provided towards a suitable identified site for Solent Waders and Brent Geese.</li> </ul> <p>Low Use  Development on Low Use Sites (as shown on the Policies map) will only be permitted where:</p> <ul style="list-style-type: none"> <li>f) On site mitigation is provided which is agreed by the Council; or</li> <li>g) Where it can be demonstrated that criteria f is not appropriate, off-site enhancement and/or a financial contribution (consistent with the approach taken to mitigating and off-setting adverse effects on the Solent Wader and Brent Geese Network) is provided towards a suitable identified site for Solent Waders and Brent Geese.</li> </ul> <p>Candidate Sites  Development on Candidate Sites (as shown on the Policies map) will only be permitted where:</p> <ul style="list-style-type: none"> <li>h) Consecutive surveys are undertaken to determine the classification of the site; and the above requirements are met according to the status of the site which must first be established and agreed with the Council.</li> </ul>	

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			Indirect effects Indirect effects to a Solent Wader and Brent Geese site from development proposals shall be avoided or (where this not feasible or practicable) a suitable package of mitigation measures should be agreed and secured.	
MM129	9.78	253	To amend as follows:  At present there are <del>no</del> <u>three</u> Candidate Sites within Fareham. <b><u>Candidate sites have records of large numbers of waders or brent geese. However, the large numbers have been recorded fewer than three times from 2006/2007 to present day. Further surveys are necessary to determine the classification (i.e. Low Use, Primary or Secondary Support etc.) of the site using the agreed survey methodology contained in the SWBG Guidance on Mitigation and Off-setting Requirements.</u></b> <del>however this could change with subsequent updates to the Solent Wader and Brent Goose Strategy and if new records/survey data comes to light showing an area as having potential for Solent Waders and Brent Geese."</del>	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM130	NE6	253	To amend as follows:  Policy NE6: Trees, Woodland and Hedgerows  Development will be permitted which:  a) <del>Avoids the unnecessary loss of</del> <b><u>Retains protected trees, hedgerows and woodland, and</u></b> non-protected trees, hedgerows and woodland, particularly those which have high amenity value; <b><u>or</u></b> b) <del>Where their loss is unavoidable</del> <b><u>there is clear justification for their removal,</u></b> provides for <b><u>the suitable replacement (in terms of number, species and size) of trees, woodland and hedgerows;</u></b> <del>their replacement in a suitable location;</del> and c) <b><u>In either case and W</u></b> <del>where</del> practicable, provides for new and suitable trees, woodland and hedgerows.  The removal of protected trees, groups of trees (including veteran trees), woodland (including ancient woodland) or hedgerows will only be permitted in exceptional circumstances. <del>Where protected trees, woodland and hedgerows are subject to removal, a replacement of an appropriate number, species and size in an appropriate location will be required.</del>	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM131	9.84	254	To amend as follows:  All trees, woodlands and hedgerows within the Borough provide benefits in terms of habitats, biodiversity, climate change mitigation and adaptation as well as being important to the character and amenity value of the Borough's	Identified in the Council's MIQ response to improve

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>urban and rural landscapes. There is a presumption <del>that loss and damage to trees, woodland and hedgerows. should be avoided. Therefore, w</del><b>Where there is clear justification for their removal, it can be demonstrated that the loss or damage to non-protected trees, woodland and hedgerows is unavoidable, the Council will seek replacement and/or compensation</b> <b>a contribution of for a suitable number, species and size</b> where appropriate.</p>	the effectiveness of the policy..
MM132	NE7	255	<p>To amend as follows:</p> <p>Policy NE7: New Moorings</p> <p>New moorings will be permitted provided that they are located outside of the Mooring Restriction Areas (as shown on the Policies map) and they would not have an adverse effect on the integrity of internationally designated sites.</p> <p>Within designated Mooring Restriction Areas, the replacement or relocation of existing moorings will be permitted where there are no alternative locations outside of these areas and provided that they neither:</p> <ul style="list-style-type: none"> <li>• Impede the movement of craft or otherwise compromise navigational safety on the river; nor</li> <li>• Disrupt existing recreational users or areas where there is existing or proposed public access; nor</li> </ul> <p>Adversely affect the nature conservation, landscape or heritage value <del>of the River Hamble.</del></p>	Identified in the Council's MIQ response to improve the effectiveness of the policy..
MM133	NE8	259	<p>To amend as follows:</p> <p>Policy NE8: Air Quality</p> <p>Major development shall minimise emissions and contribute to the improvement of local air quality <del>and</del> <b>through</b> the delivery <b>and/or enhancement</b> of Green Infrastructure. Minor development should reduce its impacts on air quality.</p> <p>Development which may be affected by poor local air quality will be permitted where no unacceptable harm is likely to be caused to its occupants or visitors.</p> <p>Excluding the land within the Welborne Plan, development will be permitted where it:</p> <p><del>a) Provides for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations as follows:</del></p> <ul style="list-style-type: none"> <li>• <del>One EV charging point installation per residential dwelling with off-street parking; and,</del></li> </ul>	Identified in the Council's MIQ response and from the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<ul style="list-style-type: none"> <li><del>• At least one EV fast charge point in shared parking areas per 10 residential dwellings or 1,000m<sup>2</sup> of commercial or leisure floorspace; and</del></li> <li><del>b) a) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality; and</del></li> <li><del>c) b) Where relevant, positively contributes to the delivery of the Council's Air Quality Action Plan by mitigating any identified effects of development on air quality within Air Quality Management Areas (AQMAs) and/or any Clean Air Zones.</del></li> </ul>	
MM134	9.117.1	262	<p>To amend as follows:</p> <p>In respect of EV charging facilities for new development, the IAQM Guidance states:</p> <ul style="list-style-type: none"> <li><del>• The provision of at least 1 Electric Vehicle (EV) "fast charge" point per 10 residential dwellings and/or 1000m<sup>2</sup> of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be provided.</del></li> </ul> <p>The use of the word "fast" within Policy NE8 refers to installing a charging facility that takes the least amount of time to charge vehicles whilst still being financially viable to vehicle users. This is recognition that in a shared parking environment, it is often necessary to charge vehicles as quick as possible in order to adequately service the expected number of users within that shared space. Policy NE8 also proposes that at a minimum, one EV charging facility is required per residential dwelling with off-street parking. This is slightly different from the IAQM Guidance and is in recognition that EV facilities will often be built into the fabric of the new development and often it is only possible to get one vehicle at a time close enough to the building to charge it. The approach of Policy NE8 in requiring EV charging facilities within new development accords with the aspiration of Government as set out in the publication Road to Zero Next Steps<sup>13</sup> towards cleaner road transport and delivering our Industrial Strategy</p> <p><b><u>In formulating the Local Plan, the Council sought to introduce a requirement for the installation of EV charging infrastructure for new development. This was in recognition of the need to include measures to improve air quality and help tackle climate change by reducing carbon emissions from private transport. However, in February 2022, a new Approved Document S relating to Infrastructure for the Charging of Electric Vehicles was introduced within the Building Regulations 2010<sup>14</sup>. This Approved Document</u></b></p>	Identified in the Council's MIQ response and from the examination hearings to improve the effectiveness of the policy.

<sup>13</sup> HM Government. Road to Zero Next steps towards cleaner road transport and delivering our Industrial Strategy. 2018. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/739460/road-to-zero.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf)

<sup>14</sup> [Approved Document S: Infrastructure for the charging of electric vehicles \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/103112/Approved_Document_S_-_Infrastructure_for_the_charging_of_electric_vehicles.pdf)

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			<p><b><u>provides technical guidance regarding the installation and charge point requirements for electric vehicles, which at present, applies to the following types of development:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>New residential buildings.</u></b></li> <li>• <b><u>Dwellings formed by a material change of use.</u></b></li> <li>• <b><u>Residential buildings undergoing major renovation.</u></b></li> <li>• <b><u>Erection of new buildings that are not residential or mixed-use buildings.</u></b></li> <li>• <b><u>Buildings undergoing major renovation work which are not residential or mixed-use buildings.</u></b></li> <li>• <b><u>Erection of new mixed-use buildings and mixed-use buildings undergoing major renovation.</u></b></li> </ul> <p><b><u>As a result, there is no longer a policy requirement in the Local Plan regarding the provision of EV charging facilities as the requirement is now covered under the Building Regulations 2010. Development which falls into the relevant category covered under Part S should ensure that it provides the necessary EV charging infrastructure in accordance with Approved Document S of the Building Regulations.</u></b></p>	
MM135	NE9	263	<p>To amend as follows:</p> <p>Policy NE9: Green Infrastructure</p> <p><del>Where appropriate, d</del><b><u>Development of one or more new dwelling or a new commercial/leisure building</u></b> shall provide <b><u>or contribute to</u></b> Green Infrastructure (GI), <del>which is fully integrated into development and maximises opportunities to connect to the wider GI Network.</del></p> <p>Development proposals that reduce the quality of the existing GI network will only be permitted where suitable mitigation is identified and secured.</p> <p>Development that directly impacts upon, or is adjacent to proposed GI projects that are included within the PfSH Green Infrastructure Strategy/Implementation Plan or Fareham Borough Infrastructure Delivery Plan should not prevent its future delivery and provide a physical connection to the proposed GI Project. Exceptions will only be permitted where:</p> <ul style="list-style-type: none"> <li>• Suitable alternative GI provision of equivalent benefit is provided as part of the development; or</li> <li>• A financial contribution is secured for suitable alternative GI provision by the relevant authority.</li> </ul>	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM136	9.122	264	<p>To amend as follows:</p> <p><b><u>Green Infrastructure (GI) plays an important role in, mitigating and adapting to climate change, enabling, and supporting healthy lifestyles (through outdoor recreation and access) and enhancing biodiversity. In</u></b></p>	From the Council's MIQ response.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b><u>recognition of these multiple benefits, the Council expects development of one or more new dwelling or a new commercial or leisure building to provide GI either on-site (integrated within the development and connected to the wider GI network where possible) or as part of an offsite contribution which connects to the wider GI Network. GI should always be provided onsite in the first instance unless it can be shown to not be possible.</u></b> Development proposals which could adversely impact upon existing Green Infrastructure (GI) assets will only be granted permission where suitable mitigation is satisfactorily agreed and secured. This is to ensure that the local GI network is continually safeguarded and does not become fragmented. There are many features and components of the GI network that are also associated with the Local Ecological Network. Proposals that relate to Policy NE9 should also ensure they comply with Policy NE1 Protection of Biodiversity, Nature Conservation and the Local Ecological Network.</p>	
MM137	NE10	265	<p>To amend as follows:</p> <p>Policy NE10: Protection and Provision of Open Space</p> <p>Development on open space will be permitted provided:</p> <ul style="list-style-type: none"> <li>• The open space, or the relevant part, is clearly shown to be surplus to local requirements and will not be needed in the long-term; or</li> <li>• The loss of open space is to be replaced by at least equivalent or better in terms of quantity, quality and accessibility and there will be no overall negative impact on the provision of open space; or</li> <li>• The development is for alternative sports and recreational provision, which meets locally identified needs and clearly outweighs the loss of the current or former use.</li> </ul> <p>Residential development will be required to provide open and play space to meet the needs of new residents, <b><u>having regard to any relevant standards, or provide an offsite contribution towards improving the quantity or quality of existing open spaces.</u></b> Where possible, development shall address any additional identified deficiencies in <b><u>quantity or quality of</u></b> open space highlighted within the most recent Open Space study.</p>	Identified in the Council's MIQ response to improve the effectiveness of the policy.
MM138	10.13	272	<p>To amend as follows:</p> <p>The Local Plan has a responsibility to consider the impact of development on the highway network. Paragraph 109 of the NPPF states that new development should not undermine highway safety or have a severe adverse effect on the highway network. <b><u>In line with the Highway Authority advice, proposals for</u></b> new development should consider alternative mitigation options which <del>would</del> follow a sequential approach to assess their impact on the local road network. <b><u>They should consider</u></b> and the role they can play in <del>traffic reduction and</del> reducing <b><u>car use</u></b> and transport emissions starting with measures to avoid the need to travel, <del>active</del> <b><u>promote sustainable</u></b> travel</p>	Identified in the Council's MIQ statement and from the examination hearings, to ensure consistency with NPPF and to improve the

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			measures, public transport and finally <b>where the above measures cannot avert the need, implement</b> localised junction improvements <b>to include highway capacity for motor vehicles.</b>	effectiveness of the policy.
MM139	10.15	273	<p>To amend as follows:</p> <p>This Local Plan is accompanied by a Strategic Transport Assessment which has identified <del>five key</del> locations on the road network where mitigation measures are needed to address the cumulative impact on the highway network from the scale and location of development proposed in the Local Plan up to 2037. These <del>locations</del> <b>junctions</b> are <b>listed in table 7 of the Infrastructure Delivery Plan 2022.</b></p> <ul style="list-style-type: none"> <li>• <del>Parkway/Leafy Lane (Winchester City Council area);</del></li> <li>• <del>A27 The Avenue/Redlands Lane/Gudge Heath Lane;</del></li> <li>• <del>Warsash Road/Abshot Road;</del></li> <li>• <del>Delme Roundabout; and,</del></li> <li>• <del>A27 The Avenue/Bishopsfield Road.</del></li> </ul>	From the examination hearings to ensure the policy is justified and positively prepared.
MM140	10.16	273	<p>To amend as follows:</p> <p>Where applications are shown to impact on one or more of these junctions identified in the Strategic Transport Assessment, contributions will be sought to deliver mitigation schemes in line with Policy TIN2. <del>The Parkway/Leafy Lane junction does not warrant a mitigation scheme for increased junction capacity because the junction arm leads to a 20 mph zone, residential area with vertical speed reduction measures. This scheme will therefore require an environmental based traffic constraints solution to continue to reduce the likelihood of 'rat running' at this location. The nature of this scheme will require further discussions with the local highway authority and Winchester City Council to establish the form of any mitigation scheme required.</del></p>	From the examination hearings to ensure the policy is justified and positively prepared.
MM141	TIN4	276	<p>To amend as follows:</p> <p>Strategic Policy TIN4: Infrastructure Delivery</p> <p>Developments (excluding householder applications) will be required to provide and contribute towards the delivery of new or improved infrastructure, or other mitigation, to mitigate the impacts of the development. Planning permission will be granted where:</p> <ol style="list-style-type: none"> <li>a) The new or improved infrastructure will be delivered at a rate, scale and pace taking account of phasing on larger schemes, <del>to mitigate the impacts arising from the development; and or</del></li> <li><b>b) The new or improved infrastructure will be provided on-site as an integral part of the development, unless the nature of the provision is better provided off-site <u>through the process of developer contributions.</u></b></li> </ol>	From the examination hearings to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
MM142	10.39	278	<p>To amend as follows:</p> <p>Developers will be required to undertake early engagement with the Council as well as other infrastructure providers in advance of proposals being submitted to ensure the infrastructure that is needed to serve the site is provided <b><u>at the right time and to the right specification, especially on large sites</u></b>. Where practical, the possibility of sharing infrastructure facilities should be fully explored. For example, this could include telecommunications companies utilising existing masts, health care provision linked to a community hall or a school providing additional opportunities for community use or adult learning. Proposals for new infrastructure will need to be fully justified where opportunities for utilising or sharing existing infrastructure are identified. All infrastructure provision will be expected to be appropriately designed in accordance with the wider policy objectives of this Plan.</p>	From the examination hearings to ensure consistency with NPPF and to improve the effectiveness of the policy.
MM143	11.1	281	<p>To amend as follows:</p> <p>Fareham Borough has developed significantly over the last hundred years and continues to grow, responding to development need and pressure. Distinct and attractive settlements, neighbourhoods and places have been created and new ones are being planned and designed. The Council recognises that a key part of the strategy to deliver buildings, spaces and places in the right locations that people want to live, work, visit, and invest in, is to ensure that all new development achieves high quality design-, <b><u>and responds appropriately to the separate identity and defining and distinctive characteristics of the borough's existing settlements.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM144	11.1	281	<p>To add an additional paragraph below 11.1, as follows;</p> <p><b><u>Maintaining and strengthening the identities of the borough's settlements and their key characteristics is a core part of the Local Plan's Vision and Development Strategy. Policy D1 provides the basis and toolkit to deliver locally influenced high quality development and placemaking. The Fareham Landscape Assessment 2017 provides local context and key attributes and characteristics of the borough's countryside. The Technical Review of Areas of Special Landscape Quality and Strategic Gaps 2021 provides further detailed assessment of these areas. Hampshire County Council has identified distinctive Townscape Character Areas for Fareham, Hill Head and Stubbington, Locks Heath Sarisbury and Warsash, and Swanwick and Whiteley<sup>15</sup>. In addition, the Council has also produced Conservation Area Character Assessments to help define the key aspects of those locations within the borough. All of these documents provide important local information to apply the principles of Policy D1 and help deliver distinctive, high-quality places.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.

<sup>15</sup> [Townscape assessments | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/townscape-assessments)



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MM145	11.1	281	<p>To add an additional paragraph below 11.1.1, as follows;</p> <p><b><u>The Council has prepared a Design Guide SPD for the Borough as well as SPDs for the provision of open space and parking, which reflect local aspirations and requirements. In addition, the Council has prepared visions for Fareham Town Centre and Portchester Village Centre, which have taken account of residents and businesses' views and relevant townscape and conservation area character assessments, and the principles of high-quality design and placemaking as set out in Policy D1.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM146	11.1	281	<p>To add an additional paragraph below 11.1.2, as follows;</p> <p><b><u>For major housing allocations within the Local Plan, such as HA1, HA3, HA4, HA55 and HA56 the Council has developed locally specific Framework Plans to support the Policy. These have been developed using local context and site specific assessments and following the principles set out in Policy D1.</u></b></p>	From the examination hearings to improve the effectiveness of the policy.
MM147	11.2	281	<p>To amend as follows:</p> <p>The National Planning Policy Framework (NPPF) states that achieving high quality buildings and places is fundamental to the planning and development process. It recognises that achieving <b><u>well-designed, beautiful and safe places requires</u></b> high quality in the design of buildings and spaces, <b><u>which in turn</u></b> will help to deliver the economic, social and environmental objectives of sustainability. Such development will be beneficial in its own right but will also lead to improvements in the quality of the existing environment and the health and well-being of its users.</p>	From the examination hearings to improve the effectiveness of the policy and ensure consistency with national policy.
MM148	11.3	281	<p>To amend as follows:</p> <p>The NPPF, as supported by Planning Practice Guidance (PPG), the National Design Guide (NDG) and the National Model Design Code (NMDC), states that that the design quality of new development is more than just the appearance, form, materials, and detail of buildings. It includes the arrangement of buildings within a layout, how close together they are, the spaces in between buildings, the views, and vistas they create, landscape and planting, biodiversity, other uses and activities, the richness of users' experience both visual and aural, and how they connect with existing and proposed essential services and facilities. <b><u>Taken together, development should foster well-designed, beautiful and safe places.</u></b> National guidance also includes directions on how buildings and spaces must be able to cope with the effects of climate change, including the impacts of severe weather and be designed and constructed to reduce the causes of a changing climate.</p>	From the examination hearings to improve the effectiveness of the policy and ensure consistency with national policy.
MM149	D1	286	To amend as follows:	From the examination

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>Policy D1: High Quality Design and Place Making</p> <p>Development proposals and spaces will be of high quality, based on the principles of urban design and sustainability to ensure the creation of <b>well designed, beautiful and safe</b> quality places.</p> <p>Development proposals will be permitted where compliance with the following key characteristics of high quality design, <del>as set out in paragraphs 11.5-11.27,</del> has been demonstrated:</p> <ul style="list-style-type: none"> <li>i. Context - where proposals appropriately respond to the positive elements of local character, ecology, history, culture and heritage; and</li> <li>ii. Identity - where proposals create places that are attractive, memorable, distinctive and of strong character; and</li> <li>iii. Built form - where proposals create a three-dimensional pattern or arrangement and scale of development blocks, streets, buildings and open spaces, that are coherent, attractive and walkable; and</li> <li>iv. Movement - where proposals create attractive, safe and accessible corridors that incorporate green infrastructure and link with key services and facilities along existing and future desire lines, which promote social interaction and activity; and</li> <li>v. Nature - where proposals positively integrate existing and new habitats and biodiversity within a coherent and well managed, connected structure; and</li> <li>vi. Public spaces - where proposals create public spaces that are attractive, safe, accessible and provide a focus for social interaction, and promote healthy activity and well-being; and</li> <li>vii. Uses - where proposals provide or are well related and connected with, a mix of uses that provide the day to day needs of users; and</li> <li>viii. Homes and buildings - where proposals provide a variety of dwelling sizes and tenures, have sufficient space and are well related to public space; and</li> <li>ix. Resources - where proposals reduce the use of natural resources, conserve and enhance and integrate habitats and ecosystems and are adaptable over time, minimising waste; and</li> <li>x. Lifespan - where proposals are designed and constructed to create enduring high-quality buildings, spaces and places that are attractive and functional, which weather well and can be adapted to users' needs with efficient management and maintenance.</li> </ul>	<p>hearings to improve the effectiveness of the policy.</p>
MM150	11.45	290	<p>To add new paragraph following 11.45 as follows:</p> <p><b><u>The Council requires, through policy and relevant SPDs, delivery of open space, affordable housing and other infrastructure and / or financial contributions resulting from the number of residential units proposed. The Council will consider and assess planning applications and pre-application stage</u></b></p>	<p>From the examination hearings to improve the effectiveness of the policy.</p>

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			<u>proposals and advise applicants as to whether the scale, design, layout and mix of units, having regard to Policy D1 and the context of the site, is of an appropriate yield to ensure the effective use of land and not result in the avoidance of financial and other contributions required by the Policy TIN4.</u>	
MM151	HE2	299	<p>To amend as follows:</p> <p>Policy HE2: Conservation Areas</p> <p>Development affecting a Conservation Area (as identified on the policies map) should preserve or enhance the special architectural, historic character or appearance of Conservation Areas by:</p> <ul style="list-style-type: none"> <li>a) Taking account and sensitively responding to the relevant Conservation Area Character Appraisal and Management Strategy; and</li> <li>b) Retaining buildings, groups of buildings, historic street patterns and other features, including trees, landscape features and architectural details, which make a positive contribution to the character or appearance of the Conservation Area; and</li> <li>c) Ensuring the design of all development, within the Conservation Area, or within its setting is of high quality which responds appropriately to the special architectural, historic character or appearance of the area and surrounding buildings in terms of scale, height, layout, design, detailing and materials; and</li> <li>d) Protecting open spaces and views, in and out of the area which are important to the character and setting of the area;</li> </ul> <p>Proposals which would result in the loss of a building or other structure which makes a positive contribution to the significance of the Conservation Area will also be considered against the criteria <u>e-i</u> set out in policy HE3: Listed Buildings and Structures and/or their Settings.</p> <p>Proposals which would cause substantial harm to the significance and character of a Conservation Area will not be permitted unless it is demonstrated that the harm would be outweighed by substantial public benefits.</p> <p><u>Where</u> proposals <del>which</del> would cause less than substantial harm to the significance and character of the Conservation Area, <u>the identified harm</u> will be considered <u>weighed</u> against the public benefits to be gained.</p>	From the examination hearings to ensure consistency with NPPF and to improve the effectiveness of the policy.
MM152	12.21	300	To add an additional paragraph below 12.21 as follows;	Proposed by Historic England following the examination hearings to improve

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<b><u>Proposals which would result in the loss of a building or other structure which makes a positive contribution to the significance of the Conservation Area will be considered in line with criteria e-i of Policy HE3: Listed Buildings and Structures and/or their settings.</u></b>	the effectiveness of the policy.
MM153	HE3	300	<p>To amend as follows:</p> <p>Policy HE3: Listed Buildings and Structures and/or their Settings</p> <p>Where a development would affect a listed building/structure and/or its setting, proposals should preserve or enhance any features of special architectural or historic interest they possess, proposals must demonstrate sufficient understanding of and respond to the historic environment by ensuring that:</p> <ul style="list-style-type: none"> <li>a) Proposals to alter or extend listed buildings/structures, are accompanied by a Heritage Statement, which provides sufficient detail and is proportionate to the proposal and describes: <ul style="list-style-type: none"> <li>1. the significance of any heritage assets affected, including any contribution made by their setting; and</li> <li>2. the principles of the proposal and its impact on the <b><u>special interest and significance of the building</u></b>; and</li> <li>3. why the works proposed are desirable or necessary <b><u>and demonstrate how the public benefit of the works outweighs any harm</u></b>;</li> </ul> </li> <li>b) Proposals are of a well-considered design which ensure that any development is appropriate in terms of style, scale, density, height, materials, architectural features and detailing; and</li> <li>c) Changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;</li> <li>d) Demolition of structures within the curtilage of a listed building are supported by robust evidence demonstrating that the structure is beyond meaningful use or repair or is not of special architectural or historic interest as a structure ancillary to the principal listed building.</li> </ul> <p>Great weight will be given to the conservation of listed buildings/structures (the more important the asset, the greater the weight will be). Proposals which would cause substantial harm to or the total loss of the listed building/structure will be refused unless it can be demonstrated that such a proposal would provide substantial public benefits which would outweigh the harm caused to the listed building/heritage asset.</p> <p>Where total or partial loss of a listed building/structure is to be permitted, the Council may require that:</p> <ul style="list-style-type: none"> <li>e) A scheme for the phased development and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of the signed contract of the construction work must be deposited before construction commences;</li> </ul>	From the examination hearings to ensure consistency with NPPF and to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p>f) Where practicable, the listed building/structure is dismantled and rebuilt or removed to a site previously approved;</p> <p>g) Important features of the listed building/structure are salvaged and re-used;</p> <p>h) There is an opportunity for the appearance, plans and particular features of the listed building/structure to be measured and recorded;</p> <p>i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.</p> <p><b>Where</b> proposals <del>which</del> would cause less than substantial harm to the significance of the heritage asset, <b>the identified harm</b> will be <del>considered</del> <b>weighed</b> against the other public benefits to be gained. Proposals will be assessed in accordance with the NPPF and the Council will give great weight to the desirability of preserving the listed building/structure, its setting or any features of special architectural or historic interest.</p>	
MM154	HE5	303	<p>To amend as follows:</p> <p>Policy HE5: Locally Listed Buildings and Non-designated Heritage Assets</p> <p>Non-designated heritage assets recorded on the Council's list will be protected from development that would unacceptably harm their architectural and historic interest, and/or setting taking account of their significance.</p> <p>Development proposals which would affect the significance of a non-designated heritage asset, including any contribution made by its setting, must include the following, in a manner proportionate to the asset's significance:</p> <ul style="list-style-type: none"> <li>a) A description and assessment of the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and</li> <li>b) A description of the impact of the proposed works on the significance and special character of the asset; and</li> <li>c) Justification for the works, especially if these would harm the significance of the asset or its setting. <del>so that the harm can be weighed against public benefits.</del></li> </ul> <p><del>Where development would demonstrably harm the significance and/or setting of a non-designated heritage asset, consent will be refused unless it can be demonstrated that this harm is outweighed by public benefits.</del></p> <p><b><u>The effect of an application on the significance of a non-designated heritage asset will be taken into account in determining applications. In considering applications that directly or indirectly affect non-</u></b></p>	From the examination hearings to ensure consistency with NPPF and to improve the effectiveness of the policy.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change		
			<p><b><u>designated heritage assets, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.</u></b></p> <p><b><u>Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, will be considered subject to the policies for designated heritage assets.</u></b></p> <p>The Council will consider whether spot-listing is warranted, as appropriate.</p>			
MM155	Implementation & Monitoring Table 13.1: Monitoring Framework	307	<p>To delete and replace table as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b><u>Local Plan Policy</u></b></p> <p><b><u>Development Strategy</u></b></p> <p>DS1: Development in the Countryside</p> <p>DS2: Development in Strategic Gaps</p> <p>DS3: Landscape</p> <p><b><u>Housing Need &amp; Supply</u></b></p> <p>H1: Housing Provision FTC 3-9, HA1-HA56 BL1</p> <p><b><u>Housing Policies</u></b></p> <p>HP1: New Residential Development in the Countryside</p> <p>HP2: New Small-scale Development Outside Defined Urban Areas</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b><u>How will it be monitored</u></b></p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> </td> </tr> </table>	<p><b><u>Local Plan Policy</u></b></p> <p><b><u>Development Strategy</u></b></p> <p>DS1: Development in the Countryside</p> <p>DS2: Development in Strategic Gaps</p> <p>DS3: Landscape</p> <p><b><u>Housing Need &amp; Supply</u></b></p> <p>H1: Housing Provision FTC 3-9, HA1-HA56 BL1</p> <p><b><u>Housing Policies</u></b></p> <p>HP1: New Residential Development in the Countryside</p> <p>HP2: New Small-scale Development Outside Defined Urban Areas</p>	<p><b><u>How will it be monitored</u></b></p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul>	From the examination hearings.
<p><b><u>Local Plan Policy</u></b></p> <p><b><u>Development Strategy</u></b></p> <p>DS1: Development in the Countryside</p> <p>DS2: Development in Strategic Gaps</p> <p>DS3: Landscape</p> <p><b><u>Housing Need &amp; Supply</u></b></p> <p>H1: Housing Provision FTC 3-9, HA1-HA56 BL1</p> <p><b><u>Housing Policies</u></b></p> <p>HP1: New Residential Development in the Countryside</p> <p>HP2: New Small-scale Development Outside Defined Urban Areas</p>	<p><b><u>How will it be monitored</u></b></p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul>					

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			<p><del>HP3: Change of Use to Garden Land</del></p> <p><del>HP4: Five year Housing Land Supply</del></p> <p><del>HP5: Provision of Affordable Housing</del></p> <p><del>HP6: Exception Sites</del></p> <p><del>HP7: Adaptable and Accessible Dwellings</del></p> <p><del>HP8: Older Persons' and Specialist Housing Provision</del></p> <p><del>HP9: Self and Custom Build Homes</del></p> <p><del>HP10: Ancillary Accommodation</del></p> <p>The policies will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>The determination of planning applications and appeal decisions</del></li> <li>• <del>Assessing affordable housing completions and delivery through annual monitoring.</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>Working in partnership with the Council's Housing Team and Registered Providers.</del></li> <li>• <del>The delivery of exception sites through annual monitoring and assessing housing completions in the countryside.</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>The determination of planning applications and appeal decisions</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>The determination of planning applications and appeal decisions</del></li> <li>• <del>Annual monitoring of housing types, sizes and tenure of housing and specialist housing completions</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>The determining of planning applications and appeal decisions</del></li> <li>• <del>S106 monitoring</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>• <del>The determination of planning applications and appeal decisions</del></li> </ul>	

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><del>HP11: Gypsies, Travellers and Traveller Show People</del></p> <p><del>HP12: Development Proposals within Solent Breezes Holiday Park</del></p> <p><b><u>Employment</u></b></p> <p>E1: Employment Land Provision</p> <p>E2: Faraday Business Park E3: Swordfish Business Park E4: Solent 2 E4a: Land North of St Margaret's roundabout, Titchfield E4b: Land North of Military Road, Wallington E4c: Little Park Farm E4d: Standard Way E5: Existing Employment Areas</p> <p>E6: Boatyards</p> <p><b><u>Retail and Community Facilities</u></b></p> <p>R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres</p> <p>R2: Out of Town proposals for Town Centre Uses</p> <p>R3: Local Shops</p>	<p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The determination of planning applications and appeal decisions at HA45 and other windfall sites.</del></li> <li>● <del>Annual monitoring of DELTA returns Caravan counts</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The determination of planning applications and appeal decisions</del></li> </ul> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The monitoring of permissions for employment gains and losses</del></li> </ul> <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The determination of planning applications and appeal decisions</del></li> </ul> <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The monitoring of permissions for employment gains and losses within designated areas.</del></li> </ul> <p>-</p> <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>The determination of planning applications and appeal decisions</del></li> <li>● <del>Annual Retail Health check</del></li> </ul>



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			<p><del>R4: Community &amp; leisure facilities</del></p> <p><del>The policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeals</del></li> </ul> <p><b><u>Climate Change Policies</u></b></p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p>CC1: Climate change CC2: Managing flood risk and sustainable drainage systems</p> <p>CC3: Coastal Change Management Areas</p> <p>CC4: Renewable and Low Carbon Energy</p> <p><b><u>Natural Environment Policies</u></b></p> <p><del>NE1: Protection of Biodiversity, Nature Conservation and the Local Ecological Network</del></p> <p><del>NE2: Biodiversity Net Gain</del></p> <p><del>NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)</del></p> <p><del>The policy will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions.</del></li> <li><del>• Payments towards Bird Aware Solent for recreational disturbance</del></li> </ul> <p><del>NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.</del></p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>NE5: Solent Wader and Brent Goose Sites</del></p> <p><del>NE6: Trees, Woodlands and Hedgerows</del></p> <p><del>NE7: New Moorings</del></p> <p><del>NE8: Air Quality</del></p>	

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			<p>NE9: <del>Green Infrastructure</del></p> <p>NE10: <del>Provision and protection of open space</del></p> <p>NE11: <del>Local Green Space</del></p> <p><b><u>Transport &amp; other Infrastructure</u></b></p> <p>TIN 1: Sustainable Transport</p> <p>The policy will be monitored through-:</p> <ul style="list-style-type: none"> <li>● <del>S106 and CIL contributions spent on sustainable transport measures and public transport (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</del></li> <li>● <del>Delivery of S278 schemes.</del></li> <li>● <del>Highway Authorities Capital Programme Scheme monitoring</del></li> </ul> <p>TIN 2: Highway Safety and Road Network</p> <p>The policy will be monitored through-:</p> <ul style="list-style-type: none"> <li>● <del>S106 and CIL contributions spent on highway network improvement measures (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</del></li> <li>● <del>Delivery of S278 schemes</del></li> </ul> <p>TIN 3: Safeguarded Routes</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> <li>● <del>Delivery of public transport highway schemes at identified locations (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</del></li> </ul>	

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			<p><del>TIN 4: Infrastructure Delivery</del></p> <p><del>The policy will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• Monitoring S106 and CIL contributions against The Infrastructure delivery plan</del></li> <li><del>• Infrastructure funding statement reporting</del></li> </ul> <p><b><u>Design</u></b></p> <p>D1: High Quality Design and Placemaking</p> <p>D2: Ensuring Good Environmental Conditions</p> <p>D3: Coordination of Development and Piecemeal Proposals</p> <p>D4: Water Quality and Resources</p> <p>D5: Internal Space Standards</p> <p><b><u>Historic Environment</u></b></p> <p>HE1: Historic Environment and Heritage Assets</p> <p>HE2: Conservation Areas</p> <p>HE3: Designated Heritage Assets and/or their settings</p> <p>HE4: Archaeology</p> <p>HE5: Locally Listed Buildings and Non-Designated Heritage Assets</p> <p><del>These policies will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The Historic Environment Record (HCC)</del></li> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><del>The policy will be monitored through-;</del></p> <ul style="list-style-type: none"> <li><del>• The Local List</del></li> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul>	

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			<p>HE6: <del>Heritage at Risk</del></p> <p>The policy will be monitored through –;</p> <ul style="list-style-type: none"> <li><del>• The Heritage at Risk Register</del></li> <li><del>• The Historic Environment Record (HCC)</del></li> <li><del>• The determination of planning applications and appeal decisions</del></li> </ul> <p><u>Local Plan Policy</u></p> <p><u>Development Strategy</u></p> <p><u>DS1: Development in the Countryside</u></p> <p><u>DS2: Development in Strategic Gaps</u></p> <p><u>DS3: Landscape</u></p> <p><u>Housing Need &amp; Supply</u></p> <p><u>H1: Housing Provision</u> <u>FTC 5-9,</u> <u>HA1-HA56</u> <u>BL1</u></p> <p><u>Housing Policies</u></p> <p><u>HP1: New Residential Development in the Countryside</u></p> <p><u>How it will be monitored</u></p> <ul style="list-style-type: none"> <li>• <u>Number of additional dwellings/commercial floor space/infrastructure schemes permitted in the countryside (land outside urban area boundary).</u></li> <li>• <u>Reasons for granting or refusal contrary to policy recorded in decision reports.</u></li> <li>• <u>Annual monitoring of overall size (area) of strategic gaps to monitor losses of area over time from mapping database (to cross reference location criteria).</u></li> <li>• <u>Reasons for departure from policy from decision reports.</u></li> <li>• <u>The determination of planning applications and appeal decisions.</u></li> <li>• <u>Number of additional dwellings granted from monthly permissions data &amp; HCC quarterly data</u></li> <li>• <u>Implementation towards housing delivery milestones identified in masterplans.</u></li> <li>• <u>Number of additional dwellings granted within the countryside taking from monthly permissions using mapping database (to cross reference location criteria)</u></li> </ul>	

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			<p><b><u>HP2: New Small-scale Development Outside Defined Urban Areas</u></b></p> <p><b><u>HP3: Change of Use to Residential Garden Land</u></b></p> <p><b><u>HP4: Five-year Housing Land Supply</u></b></p> <p><b><u>HP5: Provision of Affordable Housing</u></b></p> <p><b><u>HP6: Exception Sites</u></b></p> <p><b><u>HP7: Adaptable and Accessible Dwellings</u></b></p>	<ul style="list-style-type: none"> <li>• <b><u>Number of small (less than 5 dwellings) permissions outside defined urban areas taken from monthly permissions &amp; cross referenced using mapping system</u></b></li> <li>• <b><u>Number of permissions that relate to garden land outside of urban area boundaries taken from weekly lists and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Number of dwellings granted taken from monthly monitoring</u></b></li> <li>• <b><u>Monthly review of all applications granted and any changing circumstances such as reserved matters, conditions taken from weekly lists and case officer liaison.</u></b></li> <li>• <b><u>Quarterly recording of building completions taken from site visits and Hampshire County Council land supply data.</u></b></li> <li>• <b><u>Delivery timescales as submitted through site proformas requested from developers</u></b></li> <li>• <b><u>Number of affordable dwellings permitted through the determination of planning applications and appeal decisions.</u></b></li> <li>• <b><u>Number of completions and delivery through annual monitoring.</u></b></li> <li>• <b><u>The delivery of exception sites through annual monitoring and assessing housing completions in the countryside.</u></b></li> <li>• <b><u>Number of affordable dwellings provided through exception sites from completion data, Council's housing team and registered providers.</u></b></li> <li>• <b><u>Proportion of proposed dwellings meeting adaptable and accessible requirements taken from weekly list and decision notices.</u></b></li> <li>• <b><u>Reason for departure from policy (such as viability) taken from decision reports.</u></b></li> </ul>

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			<p><u>HP8: Older Persons' and Specialist Housing Provision</u></p> <p><u>HP9: Self and Custom Build Homes</u></p> <p><u>HP10: Ancillary Accommodation</u></p> <p><u>HP11: Gypsies, Travellers and Traveller Show People</u></p> <p><u>HP12: Development Proposals within Solent Breezes Holiday Park</u></p> <p><u>Employment</u> <u>E1: Employment Land Provision</u></p>	<ul style="list-style-type: none"> <li>• <u>Annual monitoring of housing types, sizes and tenure of housing and specialist housing completions</u></li> <li>• <u>Number of permissions for C2 use within urban areas taken from weekly lists and mapping database (to cross reference location criteria).</u></li> <li>• <u>Reasons for refusal taken from decision reports.</u></li> <li>• <u>Number of self-build/custom build plots permitted taken from weekly lists and decision reports.</u></li> <li>• <u>Number of people entered on the Custom Self Build Register.</u></li> <li>• <u>Reasons for departure from policy taken (plot percentage) from decision reports.</u></li> <li>• <u>Number of unsold plots after 12 month marketing period.</u></li> <li>• <u>The number of permissions granted for ancillary accommodation taken from the weekly list</u></li> <li>• <u>The determination of planning applications at HA45 and other windfall sites.</u></li> <li>• <u>Annual completions of DELTA returns</u></li> <li>• <u>Number of losses of sites, pitches, or plots</u></li> <li>• <u>Number of permissions for sites, pitches and plots taken from monthly monitoring</u></li> <li>• <u>Number of permissions for new caravans</u></li> <li>• <u>Number of applications for change of residency conditions and reasons for decisions departing from policy.</u></li> <li>• <u>Total floorspace gains and losses taken from annual site visits and Hampshire County Council land supply data.</u></li> </ul>

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			<p><b><u>E2-E4d Site Allocations</u></b></p> <p><b><u>E5: Existing Employment Areas</u></b></p> <p><b><u>E6: Boatyards</u></b></p> <p><b><u>E7: Solent Airport</u></b></p> <p><b><u>Retail and Community Facilities</u></b>  <b><u>R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres</u></b></p> <p><b><u>R2: Out-of-Town proposals for Town Centre Uses</u></b></p> <p><b><u>R3: Local Shops</u></b></p> <p><b><u>R4: Community &amp; leisure facilities</u></b></p> <p><b><u>Climate Change Policies</u></b>  <b><u>CC1: Climate change</u></b></p> <p><b><u>CC2: Managing flood risk and sustainable drainage systems</u></b></p>	<ul style="list-style-type: none"> <li>• <b><u>The determination of planning applications and appeal decisions.</u></b></li> <li>• <b><u>Employment gains and losses within designated areas.</u></b></li> <li>• <b><u>Total floorspace gains and losses taken from annual site visits and Hampshire County Council land supply data and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Number of permissions for airport related uses taken from weekly lists.</u></b></li> <li>• <b><u>Reasons for departure from policy taken (permitted non airport uses) from decision reports.</u></b></li> <li>• <b><u>Annual Retail Health check</u></b></li> <li>• <b><u>Total gains and losses of commercial floorspace taken from annual retail health check, annual site visits and Hampshire County Council land supply data.</u></b></li> <li>• <b><u>Total losses of retail to non-retail uses taken from annual retail health check, annual site visits and Hampshire County Council land supply data.</u></b></li> <li>• <b><u>Number of permissions for community and leisure uses taken form weekly lists.</u></b></li> <li>• <b><u>Total losses of community and leisure uses taken from weekly lists, annual site visits and Hampshire County Council land supply data.</u></b></li> <li>• <b><u>Reasons for departure from policy taken from decision reports.</u></b></li> </ul> <p><b><u>This policy will be monitored through the constituent elements covered by other policies.</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Number of dwellings in flood zones taken from monthly permissions and mapping database (to cross reference location criteria).</u></b></li> </ul>

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			<p><b><u>CC3: Coastal Change Management Areas</u></b></p> <p><b><u>CC4: Renewable and Low Carbon Energy</u></b></p> <p><b><u>Natural Environment</u></b>  <b><u>NE1: Protection of Biodiversity, Nature Conservation and the Local Ecological Network</u></b></p> <p><b><u>NE2: Biodiversity Net Gain</u></b></p> <p><b><u>NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)</u></b></p>	<ul style="list-style-type: none"> <li>• <b><u>Reasons for departure from policy taken from decision reports.</u></b></li> <li>• <b><u>Number of permissions approved contrary to Environment Agency advice.</u></b></li> <li>• <b><u>Number of permissions in Coastal Change Management Areas taken from weekly lists and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Reasons for departure from policy taken from decision reports</u></b></li> <li>• <b><u>Number of permissions for renewable and low carbon energy schemes taken from monthly permissions</u></b></li> <li>• <b><u>Reasons for departure from policy taken from decision reports.</u></b></li> <li>• <b><u>Number of permissions affecting protected sites taken from monthly permissions and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Reasons for departure from policy (harmful impact) taken from decision reports.</u></b></li> <li>• <b><u>Numbers, size (area) of protected sites taken annually from Hampshire Biodiversity Information Centre (HBIC) annual monitoring.</u></b></li> <li>• <b><u>All losses of protected sites taken from HBIC monitoring.</u></b></li> <li>• <b><u>Payments towards Bird Aware Solent for recreational disturbance</u></b></li> <li>• <b><u>Number of permissions within the 5.6km of SPA requiring mitigation taken from weekly lists and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Payments towards Bird Aware Solent for recreational disturbance taken from section 106 and 111 reporting.</u></b></li> </ul>



MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><u>NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.</u></p> <p><u>NE5: Solent Wader and Brent Goose Sites</u></p> <p><u>NE6: Trees, Woodlands and Hedgerows</u></p> <p><u>NE7: New Moorings</u></p> <p><u>NE8: Air Quality</u></p> <p><u>NE9: Green Infrastructure</u></p> <p><u>NE10: Provision and protection of open space</u></p> <p><u>NE11: Local Green Space</u></p> <p><u>Transport &amp; other Infrastructure</u> <u>TIN 1: Sustainable Transport</u></p>	<ul style="list-style-type: none"> <li>• <u>Spend on mitigation projects secured through contribution process.</u></li> <li>• <u>Number of permissions requiring mitigation as evidenced through nutrient budget taken from decision reports and Development Management Database.</u></li> <li>• <u>Mitigation projects and related registered developments taken from Partnership for South Hampshire Strategic Environment Planning Officer.</u></li> <li>• <u>Number of permissions impacting Solent Wader and Brent Goose Sites taken from weekly lists and mapping database (to cross reference location criteria).</u></li> <li>• <u>Numbers of TPOs and any losses as recorded by the Council's Tree team.</u></li> <li>• <u>Number of permissions with on-site green infrastructure taken from decision reports.</u></li> <li>• <u>Number of permissions with financial contributions to off-site green infrastructure projects taken from decision reports.</u></li> <li>• <u>Progress with GI scheme delivery identified through IDP.</u></li> <li>• <u>Number of permissions with on-site open-space taken from decision reports and section 106 monitoring.</u></li> <li>• <u>Reasons for departure from policy taken from decision reports.</u></li> <li>• <u>S106 and CIL contributions spent on sustainable transport measures and public transport (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</u></li> <li>• <u>Delivery of S278 schemes.</u></li> </ul>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><u>TIN 2: Highway Safety and Road Network</u></p> <p><u>TIN 3: Safeguarded Routes</u></p> <p><u>TIN 4: Infrastructure Delivery</u></p> <p><u>Design</u>  <u>D1: High Quality Design and Placemaking</u>  <u>D2: Ensuring Good Environmental Conditions</u>  <u>D3: Coordination of Development and Piecemeal Proposals</u>  <u>D4: Water Quality and Resources</u></p> <p><u>D5: Internal Space Standards</u></p> <p><u>Historic Environment</u></p>	<p><u>Local Cycling and Walking Infrastructure Plan scheme delivery taken from Hampshire County Council Capital Programme Scheme monitoring.</u></p> <ul style="list-style-type: none"> <li>• <u>Total value of S106 and CIL contributions collected towards highway network improvement measures as taken from Infrastructure Funding Statements and Highway Authority Capital Programme Report.</u></li> <li>• <u>Delivery of public transport highway schemes at identified locations (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</u></li> <li>• <u>Monitoring S106 and CIL contributions against The Infrastructure delivery plan</u></li> <li>• <u>Infrastructure funding statement reporting</u></li> </ul> <ul style="list-style-type: none"> <li>• <u>Number of applications where design constitutes a reason for refusal taken from weekly lists and decision reports.</u></li> <li>• <u>Number of applications where environmental conditions constitute a reason for refusal taken from weekly lists and decision reports</u></li> <li>• <u>Planning applications that meet Building for a Healthy Life 12. At least 9 green and no red lights out of 12.</u></li> <li>• <u>Planning applications that meet FBC Design Guide for smaller applications</u></li> <li>• <u>Reasons for departure from policy taken from decision reports.</u></li> <li>• <u>Number of applications not meeting internal space standards requirements taken from space standard statement</u></li> </ul>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.	Reason for Change
			<p><b><u>HE1: Historic Environment and Heritage Assets</u></b></p> <p><b><u>HE2: Conservation Areas</u></b></p> <p><b><u>HE3: Designated Heritage Assets and/or their settings</u></b></p> <p><b><u>HE4: Archaeology</u></b></p> <p><b><u>HE5: Locally Listed Buildings and Non-Designated Heritage Assets</u></b></p> <p><b><u>HE6: Heritage at Risk</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Percent of applications in accordance with HE1.</u></b></li> <li>• <b><u>Number of dwellings impacting on the following factors-;</u></b> <ul style="list-style-type: none"> <li>- <b><u>Conservation Areas</u></b></li> <li>- <b><u>Heritage Assets</u></b></li> <li>- <b><u>Archaeological Assets</u></b></li> </ul> </li> <li>• <b><u>taken from the monthly permissions list, and the Historic Environment Record (Hampshire County Council) and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Number of applications impacting on Locally Listed Buildings and non-designated Heritage Assets taken from weekly lists and mapping database (to cross reference location criteria).</u></b></li> <li>• <b><u>Reasons for departure from policy taken from decision reports as identified by Conservation officer.</u></b></li> <li>• <b><u>Number of applications impacting assets on Heritage at Risk Register</u></b></li> <li>• <b><u>Changes to the Historic Environment Record (HCC)</u></b></li> <li>• <b><u>Reasons for departure from policy taken from decision reports as identified by Conservation officer.</u></b></li> </ul>	
MM156	Appendix B		<p>To amend as following:</p> <p>See following updated housing trajectory.</p>	From the examination hearings.
MM157	Appendix D		<p>Addition of a new Appendix D</p> <p>See following Appendix D HA55 Longfield Avenue SoCG (FBC041b): Supporting Master Planning Principles- see appendix I of this Schedule of Main Modifications</p>	Covered in the Council's MIQ response and from the examination hearings.



**Appendix B - To delete and amend as follows:**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTAL
<b>Total Borough Projected Completions</b>	244	501	793	736	609	849	695	617	644	611	801	752	752	652	666	672	<b>10,594</b>
<b>Cumulative Completions</b>	244	745	1,538	2,274	2,883	3,732	4,427	5,044	5,688	6,299	7,100	7,852	8,604	9,256	9,922	10,594	<b>10,594</b>
<b>Minimum Annual Housing Requirement (see Policy H1)</b>	300	300	300	545	545	545	545	720	720	720	720	720	720	720	720	720	<b>9,560</b>
<b>Cumulative Housing Requirement</b>	300	600	900	1,445	1,990	2,535	3,080	3,800	4,520	5,240	5,960	6,680	7,400	8,120	8,840	9,560	<b>9,560</b>
<b>No. Dwellings Above or Below Cumulative Housing Requirement</b>	-56	145	638	829	893	1,197	1,347	1,244	1,168	1,059	1,140	1,172	1,204	1,136	1,082	1,034	-

Site Ref	Site Name	No. Dwgs (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
<b>Completions</b>																		
-	All sites	141	141	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Total	141	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Small Sites with Planning Permission</b>																		
-	All small sites (10% non-implementation discount applied)	74	-	24	25	25	-	-	-	-	-	-	-	-	-	-	-	-
-	Total	74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Outstanding Full Planning Permissions - Large (5+ dwellings)</b>																		
FTC7	Red Lion Hotel, Fareham (P/20/1359/FP)	18	-	-	18	-	-	-	-	-	-	-	-	-	-	-	-	-
HA1	Land East of Brook Lane, Warsash (Warsash Cluster) (P/21/0300/RM)	76	-	20	40	16	-	-	-	-	-	-	-	-	-	-	-	-
HA1	Land to the East of Brook Lane & South of Brookside Drive, Warsash (Warsash Cluster) Now Brook Lane Warsash (P/19/0313/RM)	85	-	15	50	20	-	-	-	-	-	-	-	-	-	-	-	-
HA3	HA3 Southampton Road (part) (P/20/1584/RM)	95	-	40	40	15	-	-	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA12</u>	<u>Moraunt Drive, Portchester (P/18/0654/FP)</u>	<u>48</u>	-	-	<u>24</u>	<u>24</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA15</u>	<u>Beacon Bottom West, Park Gate (P/18/1258/FP)</u>	<u>29</u>	-	<u>19</u>	<u>10</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>HA17</u>	<u>Phase 1 Botley Road (P/19/0643/FP)</u>	<u>11</u>	-	<u>11</u>		-	-		-	-	-	-	-	-	-	-	-	-
<u>HA19</u>	<u>399-403 Hunts Pond Road (P/19/0183/FP)</u>	<u>16</u>	-	<u>16</u>		-	-		-	-	-	-	-	-	-	-	-	-
<u>HA23</u>	<u>Stubbington Lane, Hill Head (P/19/0915/FP)</u>	<u>11</u>	-	<u>11</u>	-	-	-		-	-	-	-	-	-	-	-	-	-
<u>HA26</u>	<u>Beacon Bottom East, Park Gate (P/19/1061/FP)</u>	<u>9</u>	-	<u>9</u>	-		-		-	-	-	-	-	-	-	-	-	-
<u>HA31</u>	<u>Hammond Ind Est (P/20/1597/FP)</u>	<u>33</u>	-		<u>33</u>		-		-	-	-	-	-	-	-	-	-	-
<u>HA32</u>	<u>Egmont Nurseries, Brook Avenue (P/21/1301/FP)</u>	<u>8</u>	-	-			<u>8</u>		-	-	-	-	-	-	-	-	-	-
<u>HA34</u>	<u>Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)</u>	<u>38</u>	-	<u>19</u>	<u>19</u>	-	-		-	-	-	-	-	-	-	-	-	-
<u>HA35</u>	<u>Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP)</u>	<u>9</u>	-		<u>9</u>	-	-		-	-	-	-	-	-	-	-	-	-
<u>HA38</u>	<u>68 Titchfield Park Road (P/20/1137/FP)</u>	<u>6</u>	-	<u>6</u>	-				-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA40</u>	<u>Land west of Northfield Park (P/18/1437/FP)</u>	<u>22</u>	-	<u>11</u>	<u>11</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>HA41</u>	<u>22-27a Stubbington Green (P/18/1410/FP)</u>	<u>9</u>	-	-	<u>9</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA43</u>	<u>Corner of Station Road, Portchester (P/19/0840/FP)</u>	<u>16</u>	-	<u>16</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA46</u>	<u>12 West Street, Portchester (P/21/0899/FP)</u>	<u>30</u>	-		<u>30</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>HA47</u>	<u>195-205 Segensworth Road (P/21/1257/FP)</u>	<u>7</u>	-		<u>7</u>			-	-	-	-	-	-	-	-	-	-	-
<u>HA54</u>	<u>Land east of Crofton Cemetery (P/20/0522/FP)</u>	<u>206</u>	-		<u>20</u>	<u>70</u>	<u>70</u>	<u>46</u>	-	-	-	-	-	-	-	-	-	-
<u>2974</u>	<u>Avon Park Rest Home (P/19/1348/FP)</u>	<u>5</u>	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>1203</u>	<u>Swanwick Marina, Bridge Road (P/15/0424/VC)</u>	<u>50</u>	-	-	<u>25</u>	<u>25</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>2942</u>	<u>Wykeham House School (P/17/0147/FP)</u>	<u>6</u>	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>3226</u>	<u>94 Botley Road, Park Gate (P/19/0321/PC)</u>	<u>8</u>	-	<u>8</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>2951</u>	<u>24 West Street, Fareham (P/19/0654/PC)</u>	<u>7</u>	-		<u>7</u>	-	-	-	-	-	-	-	-	-	-	-	-	-



<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>3259</u>	<u>Funtley Court, Funtley Hill (P/20/1326/PC)</u>	<u>24</u>	-	<u>24</u>		-	-	-	-	-	-	-	-	-	-	-	-	-
<u>3260</u>	<u>88a West Street, Fareham (P/20/0737/FP)</u>	<u>6</u>	-	<u>6</u>			-	-	-	-	-	-	-	-	-	-	-	-
<u>1335</u>	<u>Land at Addison Road, Sarisbury Green (P/20/0204/FP)</u>	<u>6</u>	-	<u>6</u>			-	-	-	-	-	-	-	-	-	-	-	-
<u>3257</u>	<u>Eagle Point, Little Park Farm Road (P/21/1235/PC)</u>	<u>46</u>	-	-	<u>46</u>		-	-	-	-	-	-	-	-	-	-	-	-
<u>3258</u>	<u>201 West Street (P/21/0744/FP)</u>	<u>9</u>	-	-	-		<u>9</u>	-	-	-	-	-	-	-	-	-	-	-
<u>1342</u>	<u>The Grange (P/21/1576/RM)</u>	<u>16</u>	-	<u>16</u>				-	-	-	-	-	-	-	-	-	-	-
<u>3249</u>	<u>Wates House, Wallington Hill (P/20/1483/PC prior app granted, P/21/0350/FP Approved for 9)</u>	<u>29</u>	-	<u>29</u>				-	-	-	-	-	-	-	-	-	-	-
<u>3247</u>	<u>200 Bridge Road (P/20/1313/FP)</u>	<u>8</u>	-	-	-		<u>8</u>	-	-	-	-	-	-	-	-	-	-	-
<u>207</u>	<u>Land south of Romsey Avenue (P/18/1073/FP)</u>	<u>225</u>	-			<u>25</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	-	-	-	-	-	-	-	-
<u>1323</u>	<u>Burridge Lodge, 246 Botley Road (P/21/0561/RM)</u>	<u>7</u>	-	-	<u>7</u>			-	-	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>1234</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<b>Outstanding Outline Planning Permissions - Large (5+ dwellings)</b>																		
<u>FTC6</u>	<u>Magistrates Court (P/21/1932/RM)</u>	<u>37</u>	-	-	-	<u>37</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land East of Brook Lane, Warsash (Warsash Cluster) (P/17/0752/OA)</u>	<u>64</u>	-	-	-	<u>20</u>	<u>22</u>	<u>22</u>	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land adjacent to 125 Greenaway Lane (Warsash Cluster) (P/19/0402/OA)</u>	<u>100</u>	-	-	<u>50</u>	<u>50</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>East &amp; West of 79 Greenaway Lane, Warsash (Warsash Cluster) (P/18/0107/OA)</u>	<u>30</u>	-	-	-	<u>24</u>	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land between and to the rear of 56-66 Greenaway Lane (Warsash Cluster) (P/18/0756/OA)</u>	<u>28</u>	-	-	-	<u>14</u>	<u>14</u>	-	-	-	-	-	-	-	-	-	-	-
<u>HA4</u>	<u>Downend Road East, Portchester (P/20/0912/OA)</u>	<u>350</u>	-	-	<u>30</u>	<u>50</u>	<u>100</u>	<u>100</u>	<u>70</u>	-	-	-	-	-	-	-	-	-
<u>HA10</u>	<u>Land South of Funtley Road, Funtley (P/18/0067/OA)</u>	<u>125</u>	-	-	-	<u>40</u>	<u>40</u>	<u>45</u>	-	-	-	-	-	-	-	-	-	-
<u>HA28</u>	<u>3-33 West Street, Portchester (P/19/1040/OA)</u>	<u>26</u>	-	-	-	-	<u>26</u>	-	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA33</u>	<u>Land to East of Bye Road (self/custom build) (P/19/0061/DP/A) (P/17/1317/OA)</u>	<u>7</u>	-	-	-	<u>7</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>LP3</u>	<u>Welborne</u>	<u>3050</u>	-	-	-	<u>150</u>	<u>180</u>	<u>240</u>	<u>240</u>	<u>240</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>	<u>250</u>
<u>3002</u>	<u>Land east of Newgate Lane East (P/19/1260/OA)</u>	<u>99</u>	-	-	-	<u>45</u>	<u>54</u>	-	-	-	-	-	-	-	-	-	-	-
<u>3183</u>	<u>Land at 18 Titchfield Park Road (P/20/0235/OA)</u>	<u>5</u>	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>Land east of Posbrook Lane (P/19/1193/OA)</u>	<u>57</u>	-	-	-	-	<u>57</u>	-	-	-	-	-	-	-	-	-	-	-
-	<u>Newgate Cottage, 245 Newgate Lane (P/21/0178/OA)</u>	<u>5</u>	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>3983</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Resolution to Grant Planning Permission - Large (5+ dwellings)</b>																		
<u>HA1</u>	<u>Land at Brook Lane, Warsash (Warsash Cluster) (P/17/0845/OA)</u>	<u>180</u>	-	-	-	<u>24</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>6</u>	-	-	-	-	-	-	-	-
<u>HA3</u>	<u>Robann Park, Southampton Road, Titchfield</u>	<u>39</u>	-	-	<u>19</u>	<u>20</u>	-	-	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
	<u>Common (P/19/1322/OA)</u>																	
<u>HA9</u>	<u>Heath Road, Locks Heath (P/17/1366/OA)</u>	<u>70</u>	-	-	<u>35</u>	<u>35</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA27</u>	<u>Rookery Avenue - Foreman site (P/19/0870/FP)</u>	<u>32</u>	-	<u>19</u>	<u>13</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>321</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b><u>Local Plan Allocations - Fareham Town Centre (without planning permission)</u></b>																		
<u>FTC5</u>	<u>Crofton Conservatories</u>	<u>49</u>	-	-	-	-	-	-	-	-	-	-	-	<u>49</u>	-	-	-	-
<u>FTC8</u>	<u>97-99 West Street, Fareham</u>	<u>9</u>	-	-	-	-	-	-	<u>9</u>	-	-	-	-	-	-	-	-	-
<u>FTC9</u>	<u>Portland Chambers, 66 West Street, Fareham</u>	<u>6</u>	-	-	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>BL1</u>	<u>Town Centre Broad Location for Growth</u>	<u>620</u>	-	-	-	-	-	-	-	-	-	-	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>120</u>
-	-	<u>684</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b><u>Local Plan Allocations in Other Existing Settlements (without planning permission)</u></b>																		
<u>HA22</u>	<u>Wynton Way, Fareham</u>	<u>13</u>	-	-	-	<u>13</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA24</u>	<u>335-357 Gosport Road, Fareham</u>	<u>8</u>	-	-	<u>8</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA29</u>	<u>Land East of Church Road</u>	<u>20</u>	-	-	<u>5</u>	<u>15</u>	-	-	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA30</u>	<u>33 Lodge Road, Locks Heath</u>	<u>9</u>	-	-	-	-	-	-	-	-	-	-	<u>19</u>	-	-	-	-	-
<u>HA36</u>	<u>Locks Heath District Centre</u>	<u>35</u>	-	-	-	<u>35</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA37</u>	<u>Former Filling Station, Locks Heath Centre</u>	<u>30</u>	-	-	-	<u>30</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA42</u>	<u>Cams Alders Sheltered Housing</u>	<u>60</u>	-	-	-	-	-	-	<u>60</u>	-	-	-	-	-	-	-	-	-
<u>HA44</u>	<u>Assheton Court</u>	<u>27</u>	-	-	-	-	<u>27</u>	-	-	-	-	-	-	-	-	-	-	-
<u>HA48</u>	<u>76-80 Botley Road</u>	<u>18</u>	-	-	-	<u>18</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA49</u>	<u>Menin House, Privett Lane</u>	<u>26</u>	-	-	-	-	-	-	<u>13</u>	<u>13</u>	-	-	-	-	-	-	-	-
<u>HA50</u>	<u>Land north of Henry Cort Drive</u>	<u>55</u>	-	-	-	-	-	-	<u>55</u>	-	-	-	-	-	-	-	-	-
<u>HA51</u>	<u>Redoubt Court</u>	<u>12</u>	-	-	-	-	-	-	<u>12</u>	-	-	-	-	-	-	-	-	-
<u>HA52</u>	<u>Land at Dore Avenue</u>	<u>12</u>	-	-	-	-	-	-	<u>12</u>	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>325</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b><u>Local Plan Allocations on Edge of Settlement Sites</u></b>																		
<u>HA1</u>	<u>Medina Nurseries</u>	<u>5</u>	-	-	-	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land West of Lockswood Road, Warsash</u>	<u>62</u>	-	-	-	-	<u>19</u>	<u>43</u>	-	-	-	-	-	-	-	-	-	-

<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA1</u>	<u>Land off Lockwood Road, Warsash</u>	<u>9</u>	-	-	-	-	-	-	<u>19</u>	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land to rear of 108-118 Brook Lane, Warsash</u>	<u>19</u>	-	-	-	-	-	-	<u>19</u>	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land North of 74 and 78 Greenaway Lane, Warsash</u>	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>	-	-	-	-
<u>HA1</u>	<u>Land West of Lockwood Road, Warsash</u>	<u>27</u>	-	-	-	<u>27</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land to the East of Brook Lane and West of Lockwood Road, Warsash (Warsash Cluster)</u>	<u>130</u>	-	-	-	<u>23</u>	<u>50</u>	<u>57</u>	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land rear of 59 Greenaway Lane (Warsash Cluster)</u>	<u>9</u>	-	-	-	-	<u>9</u>	-	-	-	-	-	-	-	-	-	-	-
<u>HA3</u>	<u>Land to the East of Southampton Road, Titchfield</u>	<u>87</u>	-	-	-	-	-	-	-	<u>50</u>	<u>20</u>	<u>17</u>	-	-	-	-	-	-
<u>HA3</u>	<u>Hambrooks Garden Centre, Southampton Road</u>	<u>18</u>	-	-	-	-	-	-	-	<u>18</u>	-	-	-	-	-	-	-	-
<u>HA3</u>	<u>Land off Southampton Road, Titchfield</u>	<u>30</u>	-	-	-	-	-	-	<u>15</u>	<u>15</u>	-	-	-	-	-	-	-	-
<u>HA3</u>	<u>237 Segensworth Road, Titchfield Common</u>	<u>20</u>	-	-	-	<u>20</u>	-	-	-	-	-	-	-	-	-	-	-	-

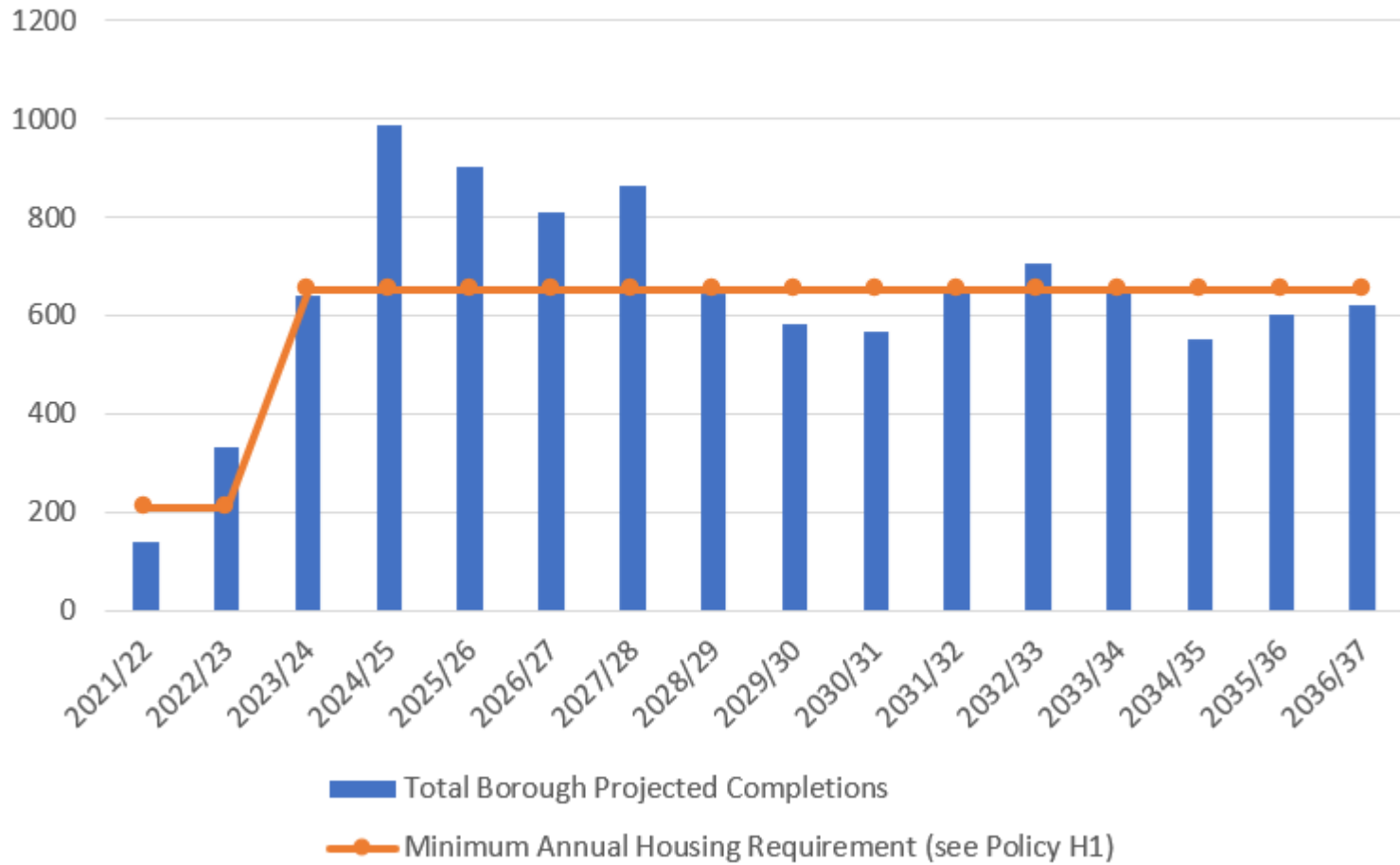
<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
<u>HA7</u>	<u>Warsash Maritime Academy</u>	<u>100</u>	-	-	<u>50</u>	<u>50</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA13</u>	<u>Hunts Pond Road, Titchfield Common</u>	<u>38</u>	-	-	-	-	-	-	<u>38</u>	-	-	-	-	-	-	-	-	-
<u>HA17</u>	<u>Phase 2 69 Botley Road</u>	<u>12</u>	-	-	-	-	-	-	-	-	<u>12</u>	-	-	-	-	-	-	-
<u>HA39</u>	<u>Land at 51 Greenaway Lane</u>	<u>5</u>	-	-	-	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-
<u>HA45*</u>	<u>Land Rear of 77 Burr ridge Road</u>	<u>3</u>	-	-	-	-	<u>3</u>	-	-	-	-	-	-	-	-	-	-	-
<u>HA53</u>	<u>Land at Rookery Avenue, Swanwick</u>	<u>6</u>	-	-	-	-	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-
<u>HA55</u>	<u>Land South of Longfield Avenue</u>	<u>1250</u>	-	-	-	-	<u>50</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>150</u>	<u>150</u>
<u>HA56</u>	<u>Land West of Downend Road</u>	<u>550</u>	-	-	-	-	-	-	-	<u>50</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	-	-	-
-	<u>Total</u>	<u>2386</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b><u>Windfall Allowance</u></b>																		
-	<u>Windfall 0-5 years (Small Sites)</u>	<u>100</u>	-	-	-	-	<u>50</u>	<u>50</u>	-	-	-	-	-	-	-	-	-	-
-	<u>Windfall 5-10 years (Small and Large sites)</u>	<u>510</u>	-	-	-	-	-	-	<u>102</u>	<u>102</u>	<u>102</u>	<u>102</u>	<u>102</u>	-	-	-	-	-
-	<u>Windfall 10-16 years (Small and Large Sites)</u>	<u>510</u>	-	-	-	-	-	-	-	-	-	-	-	<u>102</u>	<u>102</u>	<u>102</u>	<u>102</u>	<u>102</u>
-	<u>Total</u>	<u>1120</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Ref	Site Name	No. Dwgs (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	<b>TOTAL</b>	<b>10268</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>*Specialist Housing: Gypsy/Traveller Site</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Borough Projected Completions</b>			<b>141</b>	<b>331</b>	<b>640</b>	<b>988</b>	<b>902</b>	<b>809</b>	<b>864</b>	<b>644</b>	<b>584</b>	<b>569</b>	<b>661</b>	<b>707</b>	<b>652</b>	<b>552</b>	<b>602</b>	<b>622</b>
<b>Cumulative Completions</b>			<b>141</b>	<b>472</b>	<b>1112</b>	<b>2100</b>	<b>3002</b>	<b>3811</b>	<b>4675</b>	<b>5319</b>	<b>5903</b>	<b>6472</b>	<b>7133</b>	<b>7840</b>	<b>8492</b>	<b>9044</b>	<b>9646</b>	<b>10268</b>
<b>Minimum Annual Housing Requirement (see Policy H1)</b>			<b>210</b>	<b>210</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>	<b>653</b>
<b>Cumulative Housing Requirement</b>			<b>210</b>	<b>420</b>	<b>1073</b>	<b>1726</b>	<b>2379</b>	<b>3032</b>	<b>3685</b>	<b>4338</b>	<b>4991</b>	<b>5644</b>	<b>6297</b>	<b>6950</b>	<b>7603</b>	<b>8256</b>	<b>8909</b>	<b>9562</b>
<b>No. Dwellings Above or Below Cumulative Housing Requirement</b>			<b>-69</b>	<b>52</b>	<b>39</b>	<b>374</b>	<b>623</b>	<b>779</b>	<b>990</b>	<b>981</b>	<b>912</b>	<b>828</b>	<b>836</b>	<b>890</b>	<b>889</b>	<b>788</b>	<b>737</b>	<b>706</b>

**[MM156]**



# Housing Trajectory



**[MM156]**

**Appendix D – HA55 Land South of Longfield Avenue Supporting Masterplanning Principles**

## APPENDICES



Appendix D – HA55 Land South of Longfield Avenue Supporting Masterplanning Principles

### **Supporting Masterplan Principles**

**Housing Allocation Policy HA55  
Land South of Longfield Avenue**

## What is the Vision?

01. To create a new neighbourhood for Fareham, which will achieve a high-quality place for all people; a balanced, safe and connected community. It will be a place with an accessible heart, of quality buildings and open spaces that enables all its residents and visitors to meet, congregate, interact, shop, work and play. A place that provides for the day to day needs of residents and encourages a healthy lifestyle.

02. This vision will be achieved by designing, delivering and managing a place that:

- Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.
- Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle. A heart where people can meet, talk, sit and interact, can engage in community activities and use shops and services for their day-to-day needs.
- Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.
- Focuses on the movement environment of people from their front door to key destinations, such as a new primary school, health centre, sports hub and local shops, countryside, and green spaces;

- Is organised to ensure slow vehicle speeds and promote a low traffic environment;
- Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods;
- Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside;
- Is biodiverse and climate resilient;
- Provides different sized houses in a variety of tenure in order to meet everyone's needs;
- Provides houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.

03. These elements considered in combination will deliver good growth for Fareham.

04. Key to the success of development to South of Longfield Avenue is a landscape led approach to the planning and laying out of spaces that permeate through and around the development, connecting existing communities with the wider countryside. A structure that creates parkland, natural space, green routes and play which is accessible for all.

Destination green space to the west of Peak Lane to serve as bird mitigation



Landscape Led with natural open space to the south of the site transitioning into open countryside



Green routes penetrate through the development and connect to the north



Development densities to be higher towards the local centre and existing urban edge and lower towards open countryside to the south



New interlinked community facilities



A new local centre towards the north of the site linked to Longfield Avenue and close to Broadlaw Walk



A new primary school to the south of the site linked to wider open space.



A new sports hub to the south of the site.



Effective pedestrian and cycle connections will be created across Longfield Avenue to ensure ease of movement between existing and proposed communities



5 and 10 minute walking isochrones



Fig 1



## Vision Cont...

05. Development to the south of Fareham will include a mixture of high-quality natural greenspace which serves a range of functions including for biodiversity enhancement, habitat creation and amenity space for residents. The layout and relationships of spaces will help greenspaces function in a way that makes the development attractive to both residents and nature.
06. Slow traffic speeds and low traffic 'social' streets and spaces will permeate the site, with walking and cycling to be given priority in terms of space and movement. The local centre will function as a gathering place and focus of neighbourhood activity.
07. Delivering the vision will be achieved through careful consideration of the overall structure of developed and non-developed areas, the primary functions/land use of spaces and how the network of green spaces creates and uses vistas to transition one area into the other. The development will focus on delivering visually interesting streetscapes, views and vistas from a range of viewpoints across the development and externally to the development, both into and out of the built-up area.
08. The residential development will be of mixed tenure, including all forms of affordable provision and specialist housing requirements as well as being tenure blind to ensure inclusion.
09. All parties are committed to the concept of a 10 minute walkable neighbourhood. Such that all facilities required to maintain a healthy community, namely open space, education, healthcare and convenience shopping, all fall within an easy walk of each home. Such a place carefully designed will ensure the integrity and function of the strategic gap is maintained whilst creating a successful and vibrant new community.

## How has the Masterplan been Brought Together?

10. To support the Local Plan Examination and demonstrate the deliverability of the allocation, a Statement of Common Ground (SoCG) jointly prepared between Fareham Borough Council, Hallam Land Management and Susan Williams and Nicola Seale (the council, land promoter and landowners respectively) has been prepared.
11. The SoCG sets out the further work that the parties have undertaken since the Revised Publication Local Plan was published, to prepare a site masterplan which the parties consider to be the basis for future development proposals. The masterplan at Figure 3 of Part 1 SoCG will replace the Illustrative Land Use Framework Plan on page 148 of the Revised Publication Local Plan (CD001).
12. This SoCG comprises two parts:  
**Part One**
13. Provides information about the Site and the requirements of Policy HA55, and the areas of agreement between all parties in respect of the site including the vision and the Masterplan. It then details the matters that are not presently agreed.
- Part Two**
14. Entitled 'Supporting Masterplanning Principles' sets out the principles that the parties have agreed in response to the requirements of Policy HA55. This sets out the design work that has been undertaken by the parties since the Revised Regulation 19 Plan was published and illustrates how the masterplan has been arranged. Part 2 will be appended to the Local Plan Document as supporting principles to the site Masterplan.
15. Part Two comprises the follows:
  - Structure of the Neighbourhood
  - Green Routes and Spaces - Green Infrastructure
  - How People Move - Pedestrian and Cycle Connectivity
  - Road Hierarchy
  - What this place look and feel like? - Built Form
  - Development Quantum, Density and Mix; and
  - New Community Spine
16. For each strategy, key elements or principles establish what we want these spaces/areas to do and the way in which they will function. These development and design strategies culminate in an agreed masterplan (refer Part 1 Figure 3 and part 2 Figure 8).

## Structure of the Neighbourhood - Spatial Strategy

Fig 2

17. The spatial strategy illustrated on Figure 2 establishes the agreed extent of development to the south of Fareham and its relationship to the open countryside /

Strategic Gap further to the south.

18. The Strategic Land Use Framework Plan included in the Local Plan established the principle of a flexible development edge to facilitate further work on layout and form in order to deliver the required number of dwellings, whilst maintaining the experience and purpose of the strategic gap. Figure 2 represents a development of the Strategic Land Use Framework Plan derived from a detailed evaluation of proposed built form, density, housing mix and the extent and distribution of open spaces required to effectively transition the development towards the open countryside whilst delivering parkland balancing recreation with biodiversity enhancement.

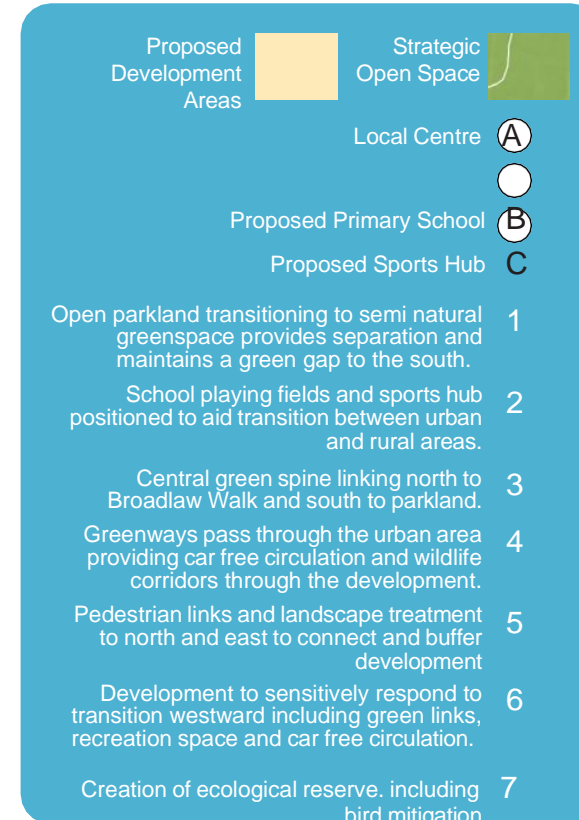
19. The role of the gap between existing settlements acts to prevent the physical coalescence or merging of these two settlements. Its role, in conjunction with the development's green infrastructure helps to maintain a sense of separation and openness and to protect the distinct separate identities of the settlements. The spatial strategy illustrated on Figure 2 is considered to effectively preserve the integrity of the remaining gap and the individual identities of Fareham and Stubbington.

20. All parties agree that the transition between the existing open countryside, with its open patchwork of fields, and the existing built-up area to the north of Longfield Avenue is a

key design element. The focus is to deliver an urban form that provides for links through to the wider countryside, providing breaks in the development pattern and a varied urban edge whilst not creating a larger development footprint than is necessary. This transition will also ensure that the impact on the strategic gap is minimised and contribute to achieving the vision to create a balanced, safe and connected 10 minute neighbourhood.

21. Additionally the spatial strategy will provide a buffer to and from noise sources currently in existence (the Stubbington bypass and HMS Collingwood). The design will seek to deliver noise attenuation without the need for traditional sound bunds and acoustic fencing set within the open landscape. As the site is relatively flat, features that would introduce changes in level will need careful consideration and will be localised in nature.

22. The urban form will comprise of 6 distinct areas/forms, each with its own unique identifiable character. Urban character is largely determined by each area's response to local context, its density, block structure, road layout, parking arrangements and building heights (refer to Figure 6).



23. There will be a number of unifying elements across the development. These will include a common palette of materials, architectural styling, street furniture, boundary treatments, etc. This will ensure that the different areas will have a unifying theme which underpins a commonality of approach in terms of a coherent movement network, massing and place making.



# Green Routes and Spaces - Spatial Strategy

## VISION:

Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside, and is biodiverse and climate resilient.

- 24. The network of Green Routes and Spaces, their composition, character, location, and their relationship with one another establishes the developments broad structure, its ability to be physically and visually assimilated into its wider context, and its connectivity north into the existing urban area, and south into the wider countryside. This network contributes to a place that is both biodiverse and climate resilient.
- 25. The site is currently used by local residents for walking, including dog walking. Maintaining the sense of openness, a transition to open countryside, and views, links and 'green fingers' radiating through the development are key design principles. The green infrastructure strategy provides for publicly accessible and managed green spaces throughout the site, incorporating both recreation space as well as a number of ecological features.

- 26. A landscape led masterplan approach to development of the site presents opportunities for long term enhancement and creation of existing and new wildlife habitat and wildlife links both north/south and east/west, as well as securing on-site mitigation for the loss of a modest area classified as a support site of low-use for Solent Wader and Brent Geese. All parties are in agreement, that following discussions with Natural England (NE), an area of bird mitigation land will be located on the part of the site to the west of Peak Lane.
- 27. The area of environmental enhancement west of Peak Lane has been subject to discussion with Natural England. Natural England support the approach subject to specific design proposals. Whilst the final design requires further consideration, the broad approach is considered to contribute positively to the health and well-being of residents as well addressing impacts on designated sites and the wider natural environment.

Proposed Development Areas

- Strategic open space - Natural open space designed for habitat creation and informal recreation. 
- Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors. 
- Land to the west of Peak Lane to be set aside for the creation of a new bird reserve - no access for dogs. **1a**
- Land to the west of Peak Lane to be set aside for the creation of a new bird reserve - access for dog walkers. **1b**
- Land to south to be set designed as natural parkland for habitat and informal recreation. **2**
- Transitional area between 'high use' amenity greenspaces and 'lower use' natural greenspace. **3a**
- Area for community allotment gardens. **3b**
- Central green spine acting as focal open space linking proposed local facilities. Area transitions from formal public realm and play space to the north to more informal parkland and play space to the south. **4a-c**
- Green links designed for movement, swales and wildlife corridors. **5**

Fig 3



# Green Routes and Spaces - Key Elements

28. The following Key Elements set out the performance criteria agreed for each open space area:

## Key Elements Zone 1: Ecological Reserve

- Design, construction and management to ensure optimal habitat conditions for maintenance and expansion of BG+W and other bird species.
- The final extent of area 1a (refer to Figure 3), i.e. an area with restricted access for people and dogs will be subject to further consultation and agreement with relevant stakeholders.
- Principal movement for people and dogs will be directed to the west alongside Peak Lane, within a corridor to the southern boundary linking Peak Lane with Ranvilles Lane and to the north west alongside the existing urban area. This area will be defined by a hedge / fence or drainage ditch where appropriate. Boundary hedge and other planting to be of a scale and density that ensures limited disturbance to area 1a.
- Corridors to be a minimum 10m wide (maximum to be agreed) and include viewing structures and seating, and interpretation signage.
- Only soft surfacing such as hoggin to be used.
- Area to be unlit - seek to maintain an open sky, quiet, 'rural' experience

## Key Elements Zone 2: Southern Parkland

- Species / flower rich grassland including mown paths and tree groups/copses.
- Where paths are required to be hoggin or similar.
- Native hedge and woodland mix shrub planting.
- SuDS attenuation ponds to feature permanent water and associated habitat
- Drainage in open swales and ditches
- Occasional 'rural' seats at key points - typically in timber or stone.
- Long vistas maintain character of an open 'Rural' experience, aiding mindfulness, and health and well-being.
- Interpretation signage for education
- Area to be unlit

## Key Elements Zone 3: Neighbourhood Edge

- Space is to transition urban to rural character - the urban edge to have a parkland experience, meadow and lawn.
- Area to have focus on activity and movement - Key nodal intersections to be clearly identified and provide meeting places, including dense seating.
- Long vistas to maintain visual connection with facilities, social and community spaces, and activity points.
- Specimen trees chosen for stature, longevity and resilience.
- Metalled surface paths to be lit where necessary for safe circulation (subdued lighting).
- Soft edges to include mix of native and ornamental hedge and formal to informal planting.

## Key Elements Zone 4: Activity Spine

- Urban parkland experience formed of linked and varied spaces and destinations with focus on activity and movement.
- Key nodal intersections to be clearly identified and provide meeting places, including multiple opportunities for seating for social interaction.
- Long vistas to maintain visual connection with facilities, social and community spaces, and activity points.
- Specimen trees chosen for stature, longevity and resilience.
- Metalled surface paths of varying width.
- Formal and informal planting
- Swales and conveyance ditches to be a feature.
- Lighting to have a varied intensity from north to south.

## Key Elements Zone 5: Green Links and Edges

- Internal or perimeter pedestrian and cycle only links set within a green environment.
- A focus on movement with occasional static spaces with seating and toddler play.
- Corridors to be a minimum of 6m wide unless otherwise justified and agreed.
- Routes to link key intersections and crossing points and provide vistas between housing areas, Green Infrastructure, community facilities, and activity points.
- Tree planting both formal and/or informal depending on location.
- Metalled surface paths that are lit and overlooked.
- Conveyance ditches where required retaining sufficient space for people.

## Key Elements Zone 1



## Key Elements Zone 2



## Key Elements Zone 3



## Key Elements Zone 4



## Key Elements Zone 5





# Pedestrian and Cycle Connectivity - Spatial Strategy and Key Elements

Fig 4

**VISION:**

Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected spaces, focuses on the movement environment of people from their front door to key destinations, and is integrated with South Fareham, encouraging and prioritising movement between existing and proposed neighbourhoods.

- 29. The network of pedestrian and cycle routes establishes the key routeways between the strategic open space and development areas.
- 30. The ease, safety, priority and attractiveness of walking and cycling connectivity across the site, providing access between peoples homes and local services and facilities is key to establishing an integrated and sustainable development to the South of Fareham. Connections between existing and proposed residents will need to consider inward and outward movement from the site providing for access to key destinations within the site and within its wider context. These routes should encourage existing neighbouring residents to use and move through the site as much as encouraging new residents to walk and cycle to existing facilities. Further consultation and agreement with relevant stakeholders regarding the number and location of crossing points north across Longfield Avenue will be required in the context of a future design code and an

outline planning application.

- 31. Slow traffic speeds and low traffic 'social' streets and spaces will permeate the site, with walking and cycling to be given priority in terms of space and movement. This will help to ensure that some secondary streets, alongside tertiary streets and lanes (refer to Figure 5) promote attractive streets that can be safely used by children for local play, the elderly and those with a disability.
- 32. The social street concept will also help create an environment within which the local centre is accessible at the heart of the new community as a gathering place and focus of neighbourhood activity.
- 33. The following Key Elements set out the performance criteria for pedestrian and cycle routes:

**Key Elements: Pedestrian and Cycle Links**

- All principal on-site and off-site services and facilities and surrounding movement networks can be accessed via green corridors, links and spaces.
- The network will be safe, direct, prioritised, visually attractive and legible.
- Surfacing, lighting and width will be designed having regard to the network's location and character taking account of biodiversity, density of use, the nature of users and the character of the neighbourhood.

Proposed Development Areas

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

Cycle network (off road) - minimum 3m in width and illuminated.

Cycle network (on road) / potential connections across Peak Lane and Longfield Avenue - subject to further consultation with County Highways

Pedestrian footpath / shared use with cycling (off road) - mixed widths, hoggin or gravelled surface and not illuminated.

Pedestrian footpath (off road) - mixed widths, hoggin or gravelled surface and not illuminated.

Pedestrian footpath (off road) - mown path, not illuminated.

Existing Public Rights of Way - enhanced with surfacing and signage as appropriate / practicable

Maintenance access points and / or public access to specific viewing points, bird hides and seating areas



# Road Hierarchy - Spatial Strategy and Key Elements

Fig 5

**VISION:**  
Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets, and is organised to ensure slow vehicle speeds and the promotion of a low traffic environment.

34. The Road Hierarchy establishes the key relationships between primary, secondary and tertiary routes. This dictates the pattern of movement throughout the site, creates a safe environment and helps develop development character.

35. There will be no direct access to the Stubbington Bypass to the south of the site. The Highway Authority has advised that the bypass has been designed and constructed on the basis of mitigating existing pressures on the road network in the area and any access junction in the vicinity of the site would have a detrimental impact on the flows of that route.

36. Access and egress from the development will be onto Longfield Avenue and Peak Lane. Each access will include provision for safe pedestrian crossing to the north and west respectively. Any changes to this arrangement will need to be justified and agreed.'

37. A four tier hierarchy is proposed. Primary routes will provide connection to existing highways and distribute traffic, at slow speeds, through the development. Secondary and tertiary routes will enable traffic to permeate through development blocks and provide access to the school and sports hub. The Lanes will be designed to be as car free as possible, allowing links between routes for pedestrian and cycle permeability.

38. The following Key Elements set out the performance criteria for the development's road hierarchy:

**Key Elements: Road Hierarchy:**

- The movement system for vehicles will be designed within a hierarchy that will create a neighbourhood that delivers slow speed and low traffic. The layout of streets will favour a grid pattern with multiple junctions and driver decision points.
- The street pattern and hierarchy will discourage through traffic. The developments neighbourhood structure, built forms, road geometry, surfacing and pedestrian and cycle routes combined will seek to deliver an average speed of not greater than 20mph on the primary and secondary road network.
- Lower average speeds will be designed for tertiary streets, whilst the lanes will be designed to be traffic free.



- All tertiary and some secondary streets will be shared surface.
- The design approach is for primary and secondary streets to be treed streets.
- Shared surface streets will include tree planting and structural planting within public spaces in order to maintain their longevity.



# Built Form - what will this place look and feel like? - Spatial Strategy

Fig 6

**VISION:**

Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character for interest and legibility.

- 39. The built form establishes the physical appearance of what the new community will look like, i.e. the style and appearance of buildings and other structures, their heights, massing and the like.
- 40. The structure of the development will be populated by six different character areas. Each individual character area will have a different design approach, values and principles that will together deliver a visually interesting, cohesive development that transitions from the urban to the rural setting.
- 41. The residential development will be of mixed tenure, including all forms of affordable provision and specialist housing requirements as well as being tenure blind to ensure inclusion.

**Key Elements - Quantum and Density**

- The development will deliver 1250 units split approximately 995 houses (c.80%) and 255 apartments (c.20%).
- Taken across all areas the current working assumption is that there will be an average density for housing of up to 43 dwellings per hectare (dph), with apartments at an average of 90 dph. This equates in broad development terms to an area of 23.17 Ha for housing and 2.83Ha for Apartments.
- A proportion of the apartments will be accommodated within the Local Centre (1.5ha). A number of these units will feature retail, employment and / or community facilities on their ground floor.
- Excluding the proposed primary school (2.2Ha), an area for specialist housing for the elderly (0.4Ha), and the sports hub (4.3Ha) the developable area equates to c. 26Ha
- The individual character areas proposed allow for different typologies with the general pattern being higher density development adjacent to Longfield Avenue reducing across the southern half of the site to create a sensitive edge to the proposed greenspace.

Strategic open space - Natural open space designed for habitat creation and informal recreation.

Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.

CA 1: 72 to 82 units at 30 to 35 dph average	
CA 2: 235 to 271 units at 46 to 53 dph average Plus c. 80 bed car home	
CA 3: 172 to 185 units at 37 to 41 dph average	
CA 4: 209 to 241 units at 38 to 45 dph average	
CA 5: 118 to 125 units at 37 to 40 dph average	
CA 6: 130 to 150 units at 50 to 57 dph average	
Local Centre c.135 units	



## Built Form - Key Elements - Character Areas

### Key Elements - CA 1:

- Largely housing with scope for occasional small scale apartments (4-6 units) on corners or key nodes.
- Housing predominantly semi-detached and detached with occasional linked detached.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey housing can be accommodated if justified by essential design principle.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- As set out in the Council's parking standards, parking is to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space.
- It is anticipated that this form of development will accommodate approximately 72 to 82 units at an average density of between 30 to 35 dwellings per hectare.

### Key Elements - CA 2:

- This area will provide a mixture of housing and apartments.
- Higher density town house forms and apartments will generally be focused to the east of the CA to compliment the Local centre and provide a gradual transition to CA1 Peak Lane.
- The scale of existing treed boundaries to Longfield Avenue and the new green link to the south can accommodate punctuations of taller buildings of 3 storeys, such as apartments and town houses. Housing generally 2 storey and 2.5 storey.
- Housing will be predominantly semi-detached with occasional detached and linked detached. Some terraces will be appropriate.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- Parking to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space
- It is anticipated that this form of development will accommodate approximately 235 to 271 units at an average density of between 46 to 53 dwellings per hectare.

### Key Elements - CA 3:

- This area will be largely housing with scope for occasional small scale apartments (4-6 units) on corners or key nodes.
- Housing will generally be larger units of 3-4+ beds and a mix of semi-detached and detached with occasional linked detached or a short terrace.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey can be accommodated rarely and only if justified by essential design principle.
- Generally larger houses (4+ beds) will present wider frontage to the street.
- Streets should be treed and appear as part of the public realm and not as within front or rear gardens.
- Gardens to be minimum 11m deep unless justified by design, with an expectation that gardens for larger units (4+ beds) will be larger/longer unless there are overriding street design grounds.
- Front gardens should be a minimum 2m deep and include strong, robust planting.
- Parking to be to the side of properties at no more than 2 spaces deep. Houses requiring 3 spaces can include a third space on street. Frontage parking will require deeper front gardens and associated planting space.
- It is anticipated that this form of development will accommodate approximately 172 to 185 units at an average density of between 37 to 41 dwellings per hectare.

### Key Elements - CA 4:

- This area will provide a mixture of housing and apartments.
- Higher density town house forms and apartments will generally be focused to the north of the CA to compliment the Local centre across the central parkland spine.
- There will be a gradual transition southwards towards the open spaces and school utilising looser, less dense, housing forms. Southerly parts of the CA should allow for small corner blocks of apartments and taller units to act as foci and for legibility.
- The streetscape will help to form a strong building line and enclosure to the central parkland spine opposite with units facing onto the open space generating a high degree of natural surveillance.
- Housing will generally comprise of a mixture of 2 and 2.5 storey units with occasional 3 storey housing used to provide a varied streetscape.
- The housing will be predominantly terraced town houses and link detached houses together with complimentary apartment buildings to the north gradually moving towards semi-detached and detached houses to the south. Occasional terraced forms can be accommodated.
- It is anticipated that this form of development will accommodate approximately 209 to 241 units at an average density of between 38 to 45 dwellings per hectare.

### Key Elements - CA 5:

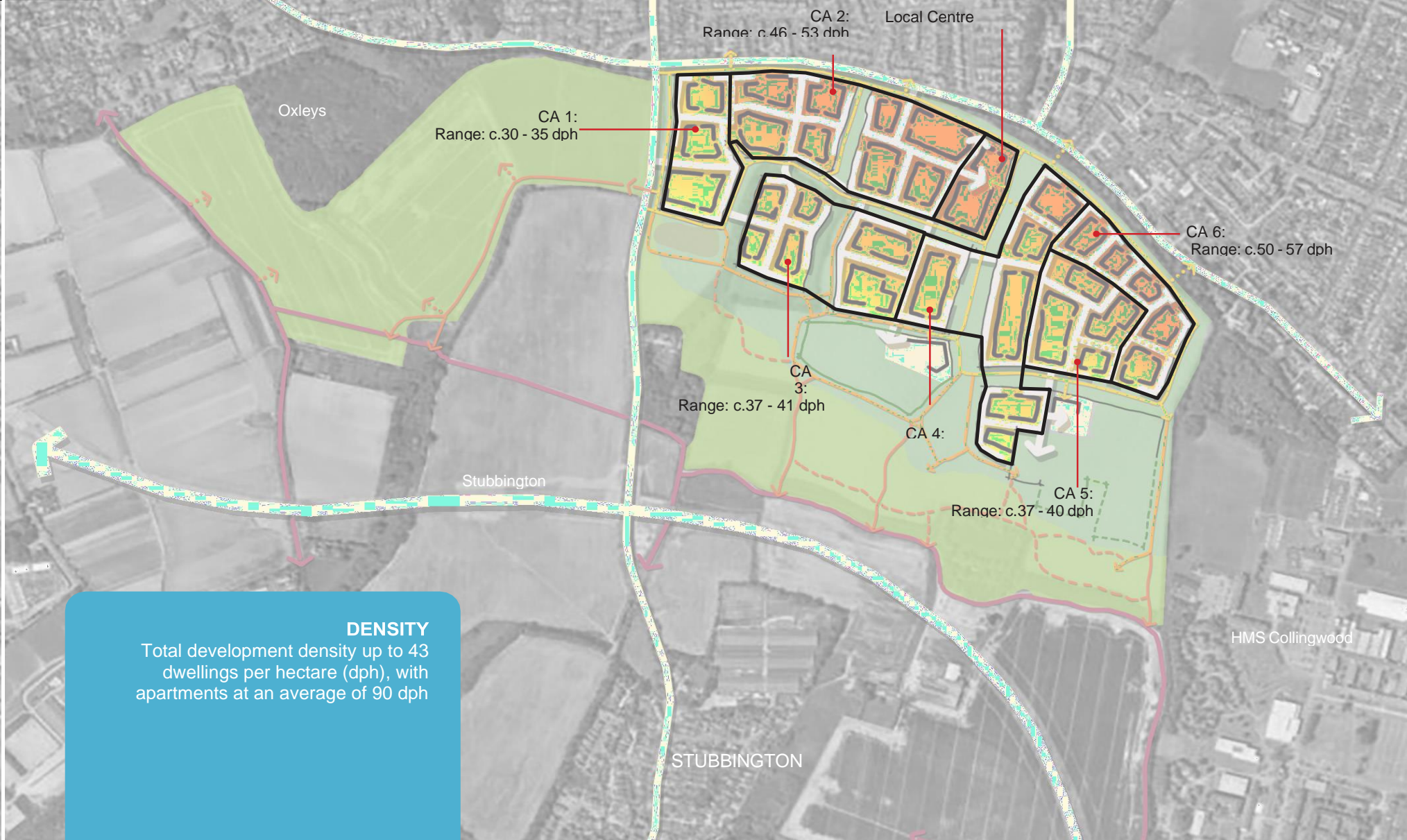
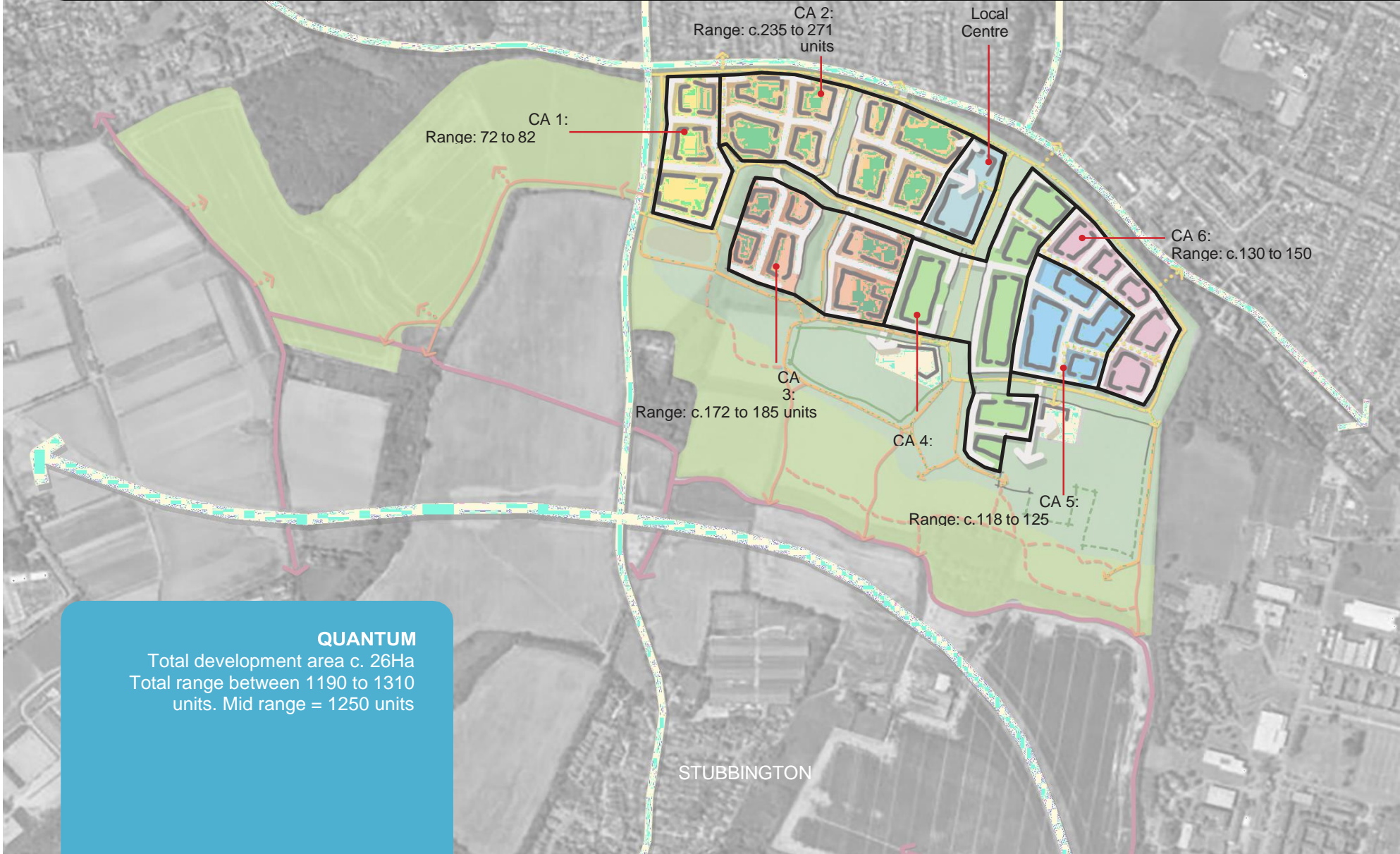
- This area will be largely housing with scope for occasional small scale flats (2-4units) on corners or key nodes
- Housing will be predominantly terraced forms with occasional semi or linked detached. Visually comprising streets as shared space mews arrangements.
- Housing generally 2 storey with occasional 2.5 storey. 3 storey housing can be accommodated rarely and if justified by essential design principle.
- Units fronting the sports hub and green link to the south can be larger and less dense and include 3 storey units.
- This area should generally accommodate smaller houses (1-3 beds) that will present wider frontage to the street in mews form.
- Streets will incorporate carefully placed trees within limited pocket and frontage landscape areas.
- Gardens can be less than 11m deep with an expectation that terraces and balconies will be utilised where practicable / appropriate as a key part of outside space.
- Parking to typically be integral for mews and within landscaped parking courts or on street.
- It is anticipated that this form of development will accommodate approximately 118 to 125 units at an average density of between 37 to 40 dwellings per hectare.

### Key Elements - CA 6:

- This area will be a mixture of housing, with a small number of apartments marking key junctions.
- The scale of existing treed boundaries to Longfield Avenue and the new green link alongside HMS Collingwood to the east can accommodate a frontage of buildings up to 3 storeys. Housing should, however, avoid directly overlooking HMS Collingwood.
- Higher density town house forms as terraces and linked detached houses, with occasional apartments should predominate.
- There should be a gradual transition southwards towards the open spaces and sports hub pitches with looser less dense housing forms but allowing for corner blocks of apartments and taller units to act as foci and for legibility.
- The streetscape will help to form a strong building line and enclosure to the existing wooded/landscaped edge with units facing open space and generating a high degree of natural surveillance.
- It is anticipated that this form of development will accommodate approximately 130 to 150 units at an average density of between 50 to 57 dwellings per hectare.

# Development Quantum and Density

Fig 7



**QUANTUM**  
Total development area c. 26Ha  
Total range between 1190 to 1310 units. Mid range = 1250 units

**DENSITY**  
Total development density up to 43 dwellings per hectare (dph), with apartments at an average of 90 dph

## Built Form - Key Elements - Building Typologies

### Key Elements - Detached and Linked Detached Housing

- Units can be narrow or wide frontage depending on character area. Generally narrow frontage will suit more urban, higher density streets except where wide frontage is necessary within mews to accommodate parking. Occasional narrow frontage unit can sit within looser, more open street frontages where the character area allows.
- Typically 2 or 2.5 storey depending on character area. In some locations, if streetscene context and design justification for feature or landmark building dictates, occasional 3 storey unit can be appropriate.
- Where character, streetscene and building line dictate, parking can be accommodated within mews lanes to the rear or a suitably designed landscaped 'square'. Resultant frontage space should include robust planting to soften streetscape and create set back for ground floor habitable rooms. Bin and Bike storage should be positioned to the front or side unless dominant and visually undermining the streetscape.
- Where parking is to be provided at the front, no more than two tandem spaces to the side will be appropriate. Where parking is to be provided within front gardens in front of the building line, no more than two spaces side by side shall be provided and will be accompanied by robust landscaping and a discernible and usable front garden. In general this arrangement is likely to only be suitable with wide frontage plots and a front garden depth of circa 7m. Such forms are more likely to suit the lower density, spacious character areas to the southern and eastern periphery.

- Where higher density areas necessitate, use of linked-detached dwellings these can provide variety to the streetscene and can be beneficial in delivering additional outdoor space in the form of upper level terraces. These will be encouraged to help provide efficient use of space taking account of privacy for adjacent property. Such spaces can be considered as part of the provision of 'garden' space if they are of sufficient scale and function.

### Key Elements - Semi-Detached Housing

- The criteria set out for detached and linked detached dwellings are also applicable to semi-detached units.
- Semi-detached dwellings should be designed as harmonious pairs unless they are pivotal to changes in character areas or street corners. In such cases, asymmetrical arrangements including windows, materials and architectural language can be appropriate.
- Semi detached units should create a strong street rhythm, where they are the dominant form, with ordered and balanced spacing, building line, position of parking, boundary treatment and architectural language.

### Key Elements - Mews / Terraces

- Units are to be typically grouped to create intimate tertiary shared surface spaces.
- Uniform unit design is not a requirement.
- Mews should include through routes for pedestrians and cyclists.
- Mews are to typically comprise of a wide frontage and a narrow plan depth, generally 2 storey in height with integral parking. Such parking should achieve a minimum dimension of 6m x 3m.
- Some street parking is also acceptable.
- The use of an occasional 3rd floor is considered appropriate to punctuate the streetscene and create visual interest depending upon the character area.
- Some units can be detached or linked depending on the character area. Similarly areas can include Flats Over Garages (FOGs) but only occasionally to ensure extensive ground floor active frontage within street is maintained.
- Provision of upper level terraces and balconies; as private amenity space is encouraged and can be considered as part of the provision of 'garden' space if they are of sufficient scale and function.
- Variable garden size may be considered if essential to design quality;
- Occasional specimen trees and privacy strip planting typically no less than 1m should be used where habitable windows directly front the street.
- High quality surface materials and entrance thresholds will be important for these shared surface spaces.
- Bin and Bike storage may be integral to the housing or accommodated within parking spaces.

### Key Elements - Apartments

- Apartments mass and scale shall not be visually dominant. They will be integrated into perimeter blocks and the streetscene to create an ordered and harmonious street composition. It is anticipated that apartments will not therefore:
  - Be visually isolated in the streetscene, significantly separated from other properties by car parking or open space.
  - Be set back significantly from the general building line of the street.
  - Be typically more than 1 floor higher than other properties in the street.
  - Have the principal pedestrian access to the rear or side of the street frontage.
  - Have bin and cycle storage facilities that are visually intrusive.
  - Have elevations of discordant materials.
  - Single aspect apartments should not face north. Double aspect apartments will ensure that the principal living space does not face north.
- Apartments will typically have a front entrance and principal rooms facing the street.
- Provide communal open space designed in cognisance of shade and which creates a usable garden with robust landscaped seating spaces and high quality surface materials.
- Where appropriate to the streetscene include private balconies or roof terraces in addition to communal spaces to create visual interest and aid natural surveillance.
- Apartments will be constructed tenure blind
- The extent of provision will vary dependant on the character area



Typical examples of apartment, mews and housing form and composition

# A New Community Spine - Spatial Strategy and Key Elements

Fig 7

**VISION:**

A legible heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle. A heart where people can meet, talk, sit and interact, can engage in community activities and use shops and services for their day-to-day needs. A heart linked to a new school and sports hub by a 'community spine' or linear park.

**Key Elements Zone 5: Local Centre**

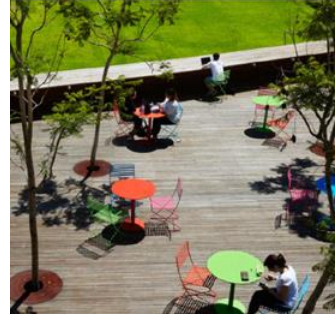
- Wholly flatted residential forms.
  - 2-4 storeys with ground floor commercial/community/health uses plus 2 or 3 levels of residential apartments above.
  - Where appropriate to the streetscene a balcony should be included to at least one principal room. Balcony size and design will be subject to further detailed design coding.
  - A principal habitable room should overlook public space.
  - Ground floor commercial uses to have an active elevation facing south and/or east towards internal courtyard spaces or adjoining public open space.
  - The Local Centre is to include a high quality hard and soft landscaped 'square' to:
    - To be the heart of the neighbourhood .
    - Act as focus of pedestrian activity, with spill out space for seating and active use integral to the design of the retail and community uses.
    - To provide year round colour.
    - To be lit without reliance on highway lighting providing a safe and attractive evening space.
  - To be linked physically and visually as part of an integrated design with the central GI parkland spine, Longfield Avenue crossings and proposed new school.
  - To be constructed of high quality materials that weather well, are responsive to the context with surface materials that clearly identify pedestrian space.
- Parking is to be designed as an integrated public space linked with and/or integrated into the landscaped square and punctuated with robust tree planting.
  - Residential parking can be unallocated and, where necessary, shared with commercial functions.
  - It is anticipated that the local centre could accommodate circa 135 apartments.
42. The key to delivering a thriving community for both new residents and existing residents will be to create an accessible and welcoming heart that provides the services needed to serve these residents. Central to the design therefore is the creation of a 'community spine' which both serves the needs of new residents, but also draws in existing residents from neighbouring areas.
43. The 'community spine' comprises a new local centre to the north featuring retail, employment space and healthcare facilities, linked to a new primary school and sports hub to the south and south east respectively by a linear park.
44. The local centre will be designed to integrate seamlessly into the surrounding character areas and deliver the heart of the new community.



- 1 Local Centre: Ground floor commercial uses to have an active elevation facing south and/or east towards internal courtyard spaces or adjoining public open space.
- 2 The Local Centre is to include a high quality hard and soft landscaped 'square'. Parking is to be designed as an integrated public space linked with and/or integrated into the landscaped square and punctuated with robust tree planting.
- 3 Local Centre to be linked physically and visually as part of an integrated design with the central GI parkland spine.
- 4 Community Spine to include avenue tree planting and destination play spaces, transitioning in character from north to south.
- 5 The school building is to be located to the north east corner of the plot to act as a fulcrum and focus to the long vista of the north south community spine. The building is to act as part of the streetscape to the west side of the community spine and a visual marker for the southern edge of the development.
- 6 The sports hub will be designed to ensure that the form, location, scale and appearance of the changing and ancillary uses pavilion building is integrated into streetscape on its northern edge.
- 7 Other urbanising characteristics such as car parking, 3g surfacing and lighting will be focussed to the north.

## Built Form - Key Elements

### Local Centre ▶



### Primary School ▶



### Sports Hub ▶



### Key Elements - Primary School:

- The proposed school site is located at the southern edge of the developable area of the neighbourhood to allow its green play space to contribute to the sense of openness of parkland to the south.
- The school building is to be located to the north east corner of the plot to act as a fulcrum and focus to the long vista of the north south community spine. The building is to act as part of the streetscape to the west side of the community spine and a visual marker for the southern edge of the development.
- The school will be linked to the local centre and sports hub as well as the wider parkland via green links to encourage walking and cycling and linked trips with the shops, services and community facilities.
- The school building should include a two storey equivalent element as part of its status within the streetscape.
- Car parking will be set behind the built frontage.
- Playing fields to the west and south will be landscaped and include specimen trees, to the school boundaries, selected for their stature, longevity and resilience.

### Key Elements - Sports Hub:





- The sports hub will be designed to ensure that the form, location, scale and appearance of the changing and ancillary uses pavilion building is integrated into streetscape on its northern edge.
- The building will be designed to be of a complimentary high quality building that relates to both the street and the sports function.
- Other urbanising characteristics such as car parking, 3g surfacing and lighting will be focussed to the north.
- Car parking will be unobtrusive and include robust boundary planting and subdued surfacing.
- Lighting will be designed to avoid unnecessary spillage to surrounding streets and open spaces.
- Unlit grass pitches will be located to the south and will include structural tree planting to help transition the pitches into their wider parkland setting to the south and east.
- All pitches will meet Sport England's outdoor pitch specifications unless, on balance, taking account of other development requirements, alternative provision is demonstrated to be acceptable.



# Illustrative Masterplan

- 45. Figure 8 depicts a layering of the preceding strategies, which in combination culminate in a development that will create a vibrant new neighbourhood for South Fareham.
- 46. This Masterplan, which the parties consider to be the basis for future development proposals will replace the Illustrative Land Use Framework on page 148 of the Revised Publication Local Plan.

Fig 8

Proposed Development Areas	
Strategic open space - Natural open space designed for habitat creation and informal recreation.	
Strategic open space - Parkland and green corridors designed for recreation, play, movement and wildlife corridors.	
Provides a '10 minute' compact, permeable neighbourhood structure of attractive high quality connected streets and spaces.	
Has a legible a heart, which provides a mix of uses within a high-quality public realm, easily reached on foot or by bicycle.	<b>1</b>
Creates a 'community spine' or linear park that links a new local centre (including health care provision) with a new school and sports hub.	<b>2</b>
Focuses on the movement environment of people from their front door to key destinations, by providing an integrated network of shared surface routes, footways and cycleways.	<b>3</b>
Is integrated with South Fareham encouraging and prioritising movement between existing and proposed neighbourhoods	<b>4</b>
Provides excellent access to a variety of well managed, safe, high quality open spaces and car free routes, which change in character from Longfield Avenue to open countryside.	<b>5</b>
Is biodiverse and climate resilient with habitat provided to the west of Peak Lane and to the north of Tanners Lane.	<b>6</b>
Provides different sized houses in a variety of tenure in order to meet everyone's needs. Houses that are well designed to at least minimum national space standards within distinct areas of varying character within ordered streets of visual interest and legibility.	<b>7</b>
Provides a 2FE new primary school in a location that can transition into broader open space and link to destination play spaces.	<b>8</b>
Provides a new sports hub that similarly transitions into broader open space, focussing lit and built elements to the north.	<b>9</b>
Provides vehicular access onto Longfield Avenue and Peak Lane	<b>10</b>



Prepared jointly between Fareham Borough  
Council and Urban Wilderness - representing  
Hallam Land Management Ltd **Feb 2022**