
Report to Fareham Borough Council

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an Inspector appointed by the Secretary of State

Date: 23 March 2023

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Fareham Local Plan 2037

The Plan was submitted for examination on 30 September 2021

The examination hearing was held between 8 March 2022 and 5 April 2022

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Abbreviations used in this report

ASLQ	Area of Special Landscape Quality
BLHG	Broad Location for Housing Growth
BNG	Biodiversity Net Gain
CCMA	Coastal Change Management Area
dpa	Dwellings per annum
DtC	Duty to Cooperate
The Framework	The National Planning Policy Framework
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
ha	Hectares
HDT	Housing Delivery Test
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
MM	Main Modification
PfSH	Partnership for South Hampshire
PIP	Personal Independence Payments
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area for Conservation
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SINC	Site of Importance for Nature Conservation
SoCG	Statement of Common Ground
SPA	Special Protection Area
sqm	Square metres
STA	Strategic Transport Assessment
SWBG Strategy	Solent Waders and Brent Geese Strategy
TPO	Tree Preservation Order
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Fareham Local Plan provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Fareham Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearing, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal (SA) and habitats regulations assessment (HRA) of them. The MMs were subject to public consultation over a six week period from the end of October to mid December 2022. In some cases, I have amended their detailed wording to take account of consultation responses. I have recommended their inclusion in the Plan after considering the SA and HRA and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Changes to Policy H1 to provide for at least 9560 new homes in line with a stepped trajectory.
- Commitment to an early review of the plan if required following the outcome of the Partnership for South Hampshire (PfSH) work to assess the sub regional unmet housing need and/or the monitoring of housing delivery.
- Deletion of site allocations FTC3 and FTC4.
- Amendment to the boundary of the ASLQ to ensure it is justified.
- Amendments to the site-specific requirements to a number of site allocations to achieve sustainable development.
- Modification to Policy HA55 Longfield Avenue to include the addition of an agreed Masterplan and Supporting Principles in a new Appendix D and amendment to the Strategic Gap boundary within the site.
- Changes to Policy HP5 to ensure it is effective in providing affordable housing.
- Changes to Policy HP9 to ensure the policy approach to the provision of self build and custom build homes is effective.
- Changes to Policy HP11 so that the requirements for Gypsy Traveller and Travelling Showpeople accommodation are clearly set out and the policy criteria accord with the Planning Policy for Traveller Sites (PPTS).
- Changes to various policies to set out a positive strategy for the mitigation of climate change and the protection and enhancement of the natural and historic environments.
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Fareham Local Plan in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 (paragraph 35) (the Framework) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound and legally compliant plan. The Fareham Local Plan 2037, submitted in September 2021 is the basis for my examination. It is the same document as was published for consultation in June/July 2021.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearing, the Council prepared a schedule of proposed MMs and, where necessary, carried out SA and HRA of them. The MM schedule was subject to public consultation for six weeks between October and December 2022. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the MMs. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA/HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Fareham Borough Local Plan 2037 Policies Map (Reg19 2021) as set out in CD002.

6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
7. These further changes to the policies map were published for consultation alongside the MMs in the Schedule of Associated Changes to the Policies Map (FBC0100).
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Fareham Borough Local Plan 2037 Policies Map (Reg19 2021) and the further changes published alongside the MMs.

Context of the Plan

9. Fareham Borough is bounded by Eastleigh to the west, Winchester to the north, Gosport to the south- east and Portsmouth to the east. The main settlement in the Borough is Fareham with a number of other smaller settlements including Portchester, Stubbington, Warsash and Titchfield. The Borough is well connected with the M27 running to the north, providing access to Southampton, Portsmouth and the rest of Hampshire. Fareham has a coastal location to the north of the Solent resulting in some areas being at risk of tidal flooding.
10. Notable features in the borough include the River Hamble, a sailing venue, and the Solent Airport, a former Royal Navy Air Station with a significant military history. The Airport retains an airfield licence and has been designated as an Enterprise Zone, with an aspiration to become a premier location for aviation, aerospace engineering and advanced manufacturing.
11. A new Garden Village, the principle of which was established in the Fareham Core Strategy 2011, is planned at Welborne, on around 371 hectares (ha) of greenfield land to the north of junction 10 of the M27. The development would provide approximately 6000 new homes and 20 ha of employment land.
12. The existing Local Plan for Fareham is in three parts. The Fareham Local Plan 2037 is proposed to replace Local Plan Part 1: Core Strategy (2011) and the Local Plan Part 2: Development Sites and Policies (2015). The Local Plan Part 3: The Welborne Plan, has not been reviewed and will remain in place to guide the development of the Garden Village. The contribution that this

development makes to the residential and employment needs of the borough is however considered in this Plan.

Public Sector Equality Duty

13. Throughout the Examination I have had due regard to the equality impacts of the Plan in accordance with S149(1) of the Equality Act 2010. Amongst other things, this sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not.
14. The Plan contains specific policies to provide for accommodation for Gypsies and Travellers, accessible environments for people with disabilities, accessible and adaptable dwellings for older people, sustainable design and community and leisure facilities. These policies should directly benefit people with these protected characteristics.
15. Subject to the recommended MMs, there is no compelling evidence that the Plan as a whole would bear disproportionately or negatively on people who share protected characteristics. The Council submitted an Equalities Impact Assessment (GEN004), which demonstrates that the policies of the Plan would not have a negative impact on people with protected characteristics and would in fact be likely to have a positive impact on the age, disability and race strands.

Assessment of Duty to Co-operate (DtC)

16. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
17. The Council's Duty to Cooperate Statement (GEN003) (DtC) identifies the strategic cross boundary issues which are relevant to Fareham and which have been the subject of engagement with neighbouring authorities, the Partnership for South Hampshire (PfSH) and prescribed bodies. These issues include, but are not limited to population and housing, retail development, economic development, infrastructure provision, conservation of the natural and built environment and transport planning matters. The DtC Statement provides details of the constructive, active and continuous process of engagement. This demonstrates a clear pattern of joint working in order to consider the important issues relevant to the Plan. It also demonstrates that clear arrangements are in place for joint working with a number of partner organisations most notably PfSH, which involve Council officers as well as elected members.
18. This dialogue has culminated in a number of Statements of Common Ground (SoCG) in relation to strategic matters affecting the Borough. These are made

between the Council and a range of bodies including neighbouring authorities, Southern Water, Natural England, Historic England, Hampshire County Council, as well as National Highways. It is clear that the Council has engaged actively and constructively with a wide range of organisations and bodies on a number of cross boundary issues. This joint working has resulted in positive outcomes shaping the preparation of the Plan and is reflected in the policies and proposals it includes.

19. One of the key strategic cross boundary and sub regional issues has been the issue of unmet housing need. This has been the subject of discussion through the PfSH. The Partnership are working on a revised Spatial Position Statement to set out the overall need for and distribution of development in South Hampshire. This is anticipated to be available in late 2023.
20. Portsmouth City Council made a request to the Council in February 2020 for Fareham to contribute 1000 dwellings towards its unmet housing needs. This figure was later reduced to 669 dwellings in September 2020 after the authority had undertaken further work. In advance of the Partnership's sub regional work, the Council has committed to contribute 900 dwellings towards the sub regional unmet housing need. This figure is included in the submitted Plan.
21. In summary, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.

Assessment of Other Aspects of Legal Compliance

Local Development Scheme (LDS)

22. Section 19(1) of the 2004 Act requires development plan documents to be prepared in accordance with the Local Development Scheme (LDS). The Local Plan preparation commenced in 2017 and has been an extended process. Changes in national planning policy at the end of the consultation on the Publication version of the Plan in December 2020, necessitated amendments to the Plan in a Revised Publication Plan, which was consulted on in June/July 2021. The Council ensured that the LDS was updated, when necessary, in March 2019, August 2020 and finally June 2021. In so doing the Council has satisfied the legal requirement to prepare the Plan in accordance with the LDS.

Consultation

23. Development plans must be prepared in accordance with the statutory requirements for consultation, which are set out in the 2004 Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations).

24. The Council's Regulation 22 Consultation Statement (CD005) confirms that at each stage, public consultation was carried out in accordance with the Statement of Community Involvement (SCI). Involvement in the plan-making process was promoted by stakeholder events, public exhibitions, direct mailing to those on the consultation database, special editions of the Council's newsletter Fareham Today, posters on Council noticeboards, making information available at libraries and the Council offices and using online media such as email, Twitter and Facebook. I acknowledge that not all households may have received their copies of Fareham Today, however the Council used a range of other methods to engage with the community.
25. The Consultation Statement at Appendix 2 includes a summary of the issues raised during consultation at the Issues and Options, Publication and Revised Publication stages. It also demonstrates how these have been taken into account by the Council in plan preparation, in accordance with Regulation 18(3).
26. The legal requirement in Regulation 35, to make hard copies of consultation documents available for public inspection at Council offices and other buildings, was suspended during the coronavirus pandemic by legislation which came into effect in August 2020.¹ This impacted on the consultation of the Regulation 19 Publication Plan in Nov/Dec 2020. Documents were not available at libraries and no exhibitions took place. However, copies of all the consultation documents were available on the Council's web site and by appointment at the Council offices with appropriate Covid 19 safety measures put in place.
27. Consultation responses were accepted by email, letter and through the Council's online form. At the hearing I heard that some members of the community found the online system difficult to use and inflexible. I recognise that this may have been problematic for some and that the online form template was prescriptive, particularly at the Revised Publication Plan consultation which focussed on the revisions to the Plan only. However other forms of response were available and accepted by the Council.
28. Overall, I conclude that consultation on the Plan was carried out in compliance with the Council's adopted SCI and met the consultation requirements of the Regulations.

Sustainability Appraisal (SA)

29. The Council carried out SA of the Plan, prepared a report of its findings

¹ The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020

and published the report along with the plan and other submission documents under Regulation 19 (CD003). The SA was updated to assess the MMs (FBC098).

30. Paragraph 32 of the Framework requires plans to be informed throughout their preparation by an SA that meets the legal requirements, including the Strategic Environmental Assessments (SEA) Regulations. The SA report for the Local Plan details the work undertaken at each stage of its preparation, starting with a Scoping Report in February 2016 and concluding with the appraisal of the Publication Draft Fareham Local Plan in May 2021. During the preparation of the Plan, changes to national planning policy revised the number of homes required in Fareham. The various iterations of the SA were able to take account of these changes and assess areas proposed for additional growth.
31. The SA tested eleven reasonable alternatives for a preferred residential development strategy. These comprised three main options each with a series of sub-options, together with six strategic alternatives to employment development. Residential development alternative 2F was selected because it maximised development in the urban area and on brownfield land, focussed on large housing sites, included sites with lower landscape sensitivity and included urban extensions which provided a logical extension to the existing urban area. Areas of additional growth selected by the Council during the preparation of the plan, were assessed and found to be consistent with this preferred residential strategy.
32. Employment development alternative 6 was selected. This also maximised development in the urban area in or adjacent to existing employment sites, provided the intensification and extension of the Daedalus employment site to maximise the Enterprise Zone and provided a range of site sizes.
33. Initially in 2017, 174 potential site allocations were assessed against a range of spatial constraints. A long list of sites was then assessed to identify if they were likely to have a positive, negative or uncertain effect in relation to the SA objectives. This led onto a more detailed assessment of sites with a negative or uncertain effect. Following the need to identify more housing sites, further sites were assessed.
34. The SA provides clear and concise reasons for the selection of strategic alternatives for residential and employment development and provides detailed reasons for the rejection of alternatives in Appendix G of CD003. There is a clear audit trail to the decisions made and no compelling evidence to suggest that the SA has not considered reasonable alternatives. I am therefore satisfied that a thorough and detailed assessment of reasonable alternatives has been undertaken.

35. Overall, significant long-term positive sustainability effects are predicted to result from the Local Plan, particularly in relation to the provision of housing, accessible travel, economy and jobs, and the vitality and viability of centres. Nevertheless, significant negative or mixed effects are also predicted, especially in relation to biodiversity, air, soil and water resources, heritage assets, landscape character and natural resources. Many of these impacts have been minimised through the development strategy and are capable of being mitigated.
36. Given the above, I find that a robust and proportionate SA has been undertaken, which has assessed the likely environmental, social and economic effects of the plan and incorporates the requirements of SEA. The SA has influenced the policies and allocations in the Plan and the mitigation measures proposed and it is adequate overall.

Habitats Regulations Assessment (HRA)

37. In line with the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations), a Habitats Regulation Assessment (HRA) accompanies the Fareham Local Plan 2037. The Screening Report identified five Special Areas of Conservation (SACs), five Special Protection Areas (SPAs) and four Ramsar Sites which were potentially affected by the Local Plan. The HRA report set out that an Appropriate Assessment was necessary, and this was carried out. The HRA concluded that the Local Plan, with specific avoidance and mitigation measures in place, would not have an adverse effect on the integrity of any European Site either alone or in combination with other plans and projects.
38. In March 2022, a Written Ministerial Statement (WMS) was published by the Secretary of State for Environment, Food and Rural Affairs. This outlined a change of approach to the assessment of development proposals in river catchments where protected water bodies are in an unfavourable condition. This is a matter that the Council have been working on with Natural England since early 2019 in order to mitigate the potential for nutrient pollution on protected sites, in particular those in the Solent. The HRA includes a nutrient budget for the Borough over the plan period 2021-2037. This informs the assessment of adverse effects on the integrity of European Sites. To achieve nutrient neutrality in the Borough, mitigation is necessary to avoid any adverse effects to the integrity of internationally designated sites in the Solent. This takes the form of nutrient offsetting sites.
39. The HRA Update (FBC099) undertaken at MM stage, takes account of the WMS and applies the changed approach to the assessment. It demonstrates that with the mitigation already proposed, no change to the Plan is necessary to

ensure no adverse effects. Natural England have confirmed that the necessary steps have been taken to review the HRA in light of the WMS.

40. I conclude that the potential likely significant effects of proposals in the Plan have been appropriately considered through the HRA and that the Plan is legally compliant with respect to the Habitat Regulations.

Other Legal Requirements

41. Sections 19(1B) and 19(1C) of the 2004 Act require development plans, taken as a whole, to include policies to address the strategic priorities for the development and use of land in the plan area. The Plan sets out 12 Strategic Priorities drawn from the Local Plan Vision, seeking to achieve an appropriate balance between economic, social and environmental factors in order to meet the needs of the Borough. In the various chapters of the Plan, strategic policies are set out to meet these objectives including Policies DS1, DS2, DS3, H1, E1, R1, R4, CC1, NE1, TIN1, TIN4 and HE1. Taken as a whole, the Plan meets the statutory requirement set out in the Regulations.
42. Section 19(1A) of the 2004 Act requires that development plan documents must, taken as a whole, include policies designed to ensure that the development and use of land in the LPA's area contribute to the mitigation of, and adaptation to, climate change. Policies CC1-CC4, NE2, TIN1, D1 and D4 achieve this in the Plan. They include requirements relating to the location of development, flood risk management and sustainable drainage, sustainable design, Coastal Change Management Areas, renewable and low carbon energy and biodiversity net gain. I therefore conclude that the Plan, taken as a whole, includes policies designed to ensure that the development and use of land in Fareham contributes to the mitigation of, and adaptation to, climate change.
43. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Conclusions on Legal Compliance

44. In summary, the Plan complies with all the relevant legal requirements, including the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

45. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 12 main issues upon which the soundness of this Plan depends. This report deals

with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Whether the Development Strategy is positively prepared, justified as an appropriate strategy and will it enable the delivery of sustainable development in accordance with national policy.

Strategic and Non-Strategic Policies

46. Paragraph 21 of the Framework requires plans to make explicit which policies are strategic policies, and, under Footnote 14, to distinguish them from non-strategic policies in single local plans. Whilst it is clear which policies are strategic policies, the status of other policies is not explicit. Therefore, for clarity and to ensure consistency with national policy, **MM001** is necessary.
47. Paragraph 22 of the Framework states that strategic policies should look ahead over a minimum 15-year period from adoption. Upon adoption, the strategic policies within this Plan will look forward around 14 years, to the end of the Plan period in 2037. Although this would not accord with the wording of paragraph 22 of the Framework, any additional work required to extend the Plan period, would prevent those sites allocated in the Plan from coming forward in a timely manner, which would be contrary to the Government's objective to significantly boost the supply of housing. On balance, therefore, in this case, a 14-year period from adoption would remain broadly consistent with the aims of paragraph 22 of the Framework, in allowing adequate time for the Plan's strategic policies to take effect.

Strategic Policy DS1: Development in the Countryside

48. At the centre of Fareham's development strategy is the concept of good growth, building new homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Several of the strategic priorities of the Local Plan relate to focusing development within the existing urban areas and within specific allocations selected due to their sustainability. Development outside urban areas therefore needs to be managed. Strategic Policy DS1 seeks to support this strategy by setting out which proposals for development in the countryside, will be supported, in line with paragraph 84 of the Framework.
49. Part i) of the policy requires proposals to demonstrate a requirement for a location outside the urban area. In the interests of effectiveness, **MM010** adds to the supporting text to explain what would be required to meet this criterion. So that the policy is consistent with paragraph 174 of the Framework, **MM009** modifies the supporting text to explain that developments recognising the

intrinsic character and beauty of the countryside will be supported and **MM008** modifies part k) of the policy to require developments to demonstrate how they protect and enhance landscapes.

50. It is necessary for effectiveness to amend part e) of the policy to ensure it permits housing development on allocated sites in the countryside as well as sites compliant with other housing policies in the plan (**MM008**). The same MM amends part n) of the policy to ensure that development does not take place on the best and most versatile agricultural land. I have amended this wording of this modification in the Schedule of MMs in the Appendix so that it is consistent with paragraph 175 and footnote 58 of the Framework.

Strategic Policy DS2: Development in Strategic Gaps

51. A key part of the development strategy is the desire to respect settlement identity and prevent the coalescence of urban areas. Two Strategic Gaps have previously been identified in the Borough, the Meon Gap and the Fareham - Stubbington Strategic Gap.
52. The Council undertook a Technical Review of Areas of Special Landscape Quality and Strategic Gaps (DS003) in 2020. This Review followed a robust methodology, testing the gaps against a range of measures including physical and visual separation, presence or absence of development, blocked, open or long views, as well as a secondary measure relating to the opportunities for green infrastructure provision. The Review determined that the two existing gaps continue to play an important role in preventing settlement coalescence and have strong sub regional agreement for their designation.
53. Paragraph 38 of the Review states that there is no prescribed minimum width for Strategic Gaps, the determination of an appropriate width is location specific and based on the overall identity of the countryside within the gap, clarity of settlement edges and the location of key routes through it. Users of key routes through a Gap should be able to experience a sense of leaving a settlement, travelling through countryside and then joining another settlement.
54. A Strategic Gap needs to be of a suitable size to achieve its function. The Review methodology considered the land take required to achieve a sense of separation both in visual and physical terms. It concluded that this may vary from area to area depending on context and the features of the landscape, a principle with which I agree. Based on the evidence, my assessment is that the gaps are justified and appropriate in terms of their general extent.
55. The Review also looked at the individual boundaries themselves and made recommendations for three changes. These include an extension of the Meon Gap around Funtley to prevent Funtley coalescing with north and west

Fareham. This is important as housing allocation HA10 allows a moderate expansion of Funtley. The area to the south plays a key role in maintaining the separation of the two settlements. Whilst I recognise a community park is proposed in this area as part of the development proposals for HA10 and that the M27 motorway creates a physical barrier separating the two settlements, there is a need to maintain a gap to provide a visual and physical separation of the settlements. I therefore consider that the extension of the Strategic Gap in this location is justified.

56. A minor change around HMS Collingwood and the redrawing of the boundary to the north of allocation HA54 along Oakcroft Lane are also recommended in the Review. These amendments would not undermine the purpose and function of the Strategic Gap and would be justified. **MM011** is necessary for effectiveness to identify the three changes to the existing boundaries in the supporting text.

Strategic Policy DS3: Landscape

57. Policy DS3 identifies eight Areas of Special Landscape Quality (ASLQ) which have been identified as the most valued landscapes in the Borough in line with paragraph 174b) of the Framework. The Technical Review of Areas of Special Landscape Quality and Strategic Gaps (DS003) developed a methodology for determining ASLQ. This was based primarily on the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition, which includes criteria for the assessment of valued landscapes. Areas are scored in terms of whether they are a high, good, fair or partial match to the criteria. Generally, areas that scored high or good overall were put forward for designation.
58. The Plan adopts a local landscape designation rather than an 'all landscapes' approach as suggested in the 2017 Fareham Landscape Assessment (DS001). This is justified as since the landscape assessments were undertaken, national policy has changed. The Framework acknowledges the role of locally designated sites and Planning Practice Guidance (PPG) clearly states that plans should recognise the intrinsic character and beauty of the countryside and that strategic policies should provide for the conservation and enhancement of landscapes which may include the designation of nationally and locally designated landscapes.
59. In my Post Hearing Advice Letter (INSP015) I highlighted a shortcoming of the evidence base, in that it is difficult to understand how the scoring has been used to decide which areas of the Borough should be taken forward for designation. The Technical Review does not explain why areas scoring 'good', were proposed to be designated alongside areas scoring 'high'. There is a risk that areas scoring 'good' are elevated to a valued landscape without sufficient evidence to justify their designation.

60. I also commented that the Technical Review results in large areas of the Borough becoming ASLQ. These areas have varying degrees of landscape quality. Case law has confirmed that a valued landscape is a landscape that is more than mere countryside but is landscape that has physical attributes which take it 'out of ordinary'². The identification of landscape value needs to be applied proportionately ensuring that the identification of a valued landscape is not overused.
61. The Council undertook some more work to address my concerns. In a further report (FBC096) it is explained that landscapes have a varying degree of quality. Areas scoring high such as river valleys, coast and downland and forest may extend to areas with a detracting influence which may achieve a score of Good. Excluding them from the ASLQ could affect the integrity of the wider landscape feature. I am satisfied, therefore, that the approach undertaken is justified and appropriate.
62. In reviewing the proportionality of the designated areas, a finer grained analysis of the Chilling-Brownwich coastal plain was undertaken. This concluded that if the character area was subdivided, part of the inner coastal area would be rated fair. It concluded that the boundary of the ASLQ should be revised to centre on the undeveloped coast. The deletion of this part of the ASLQ is justified. **MM012** is required to amend figure 3.3 in the plan which shows the location of the ASLQ in the Borough. **MM007** amends the Key Diagram accordingly.
63. The policy requires development to be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment (part of the Fareham Landscape Assessment DS001). **MM013** is required to ensure this document, which is not a Development Plan Document, is given appropriate weight in decision making.

Conclusion

64. Subject to the MMs identified above the Development Strategy is positively prepared, justified as an appropriate strategy and will enable the delivery of sustainable development in accordance with national policy.

² Hewitt, R (on the application of) v Oldham Metropolitan Borough Council & Anor [2020] EWHC 3405 (Admin)

Issue 2 – Whether the Plan has been positively prepared and is justified and consistent with national planning policy in relation to the overall provision for housing and the housing requirement.

Housing requirement

65. Paragraph 61 of the Framework states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. Using this method, the housing need for Fareham amounts to a minimum of 541 dwellings per annum (dpa).
66. The same paragraph states that any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. It is evident through the PfSH that there is likely to be a significant unmet need in the sub region. Figures published in October 2021 suggest that over the plan period this could be around 13,000 homes. I am aware that the updated SoCG between the PfSH authorities dated December 2022 suggests the unmet need in the sub region has increased significantly to around 20,000 homes.
67. Portsmouth City Council, under the DtC asked Fareham to contribute 1000 dwellings towards their unmet need. Following further work on their Local Plan, based on updated figures of September 2020, this is now estimated to be 669 dwellings. In response to this, the Plan proposes to provide 900 dwellings to contribute towards the sub regional unmet need, 800 of which would contribute towards Portsmouth's identified need. To ensure the Plan has clarity in this regard and for effectiveness, **MM015** is required. The total housing requirement for Fareham over the plan period is therefore 9556 dwellings.
68. Many have argued that in light of the likely significant unmet need in the sub region, the Fareham Local Plan should make a greater contribution at this stage. However, the situation is still fluid, as the local planning authorities continue to work to progress their individual local plans. The implications of wider planning reform will also need to be considered. PfSH are working on a Joint Strategy to address this issue. This is expected to identify a housing distribution through the identification of Strategic Development Opportunity Areas. These would be for the individual authorities concerned to take forward in their local plans. It is currently envisaged that this work would be completed in late 2023.
69. It is not unreasonable for the authority to contribute towards Portsmouth unmet need in this Plan and to continue to work with the PfSH on a Strategy to address the sub regional unmet need. Should this result in the need for further housing in the Borough, the Council has confirmed that they will consider an

early review of the Plan. **MM014** is necessary to set this out for effectiveness reasons. I have amended the wording of the modification in the Schedule of MMs in the Appendix to ensure a firmer commitment to an early review.

Stepped Requirement

70. The PPG sets out that a stepped requirement may be appropriate where there is to be a significant change in the level of housing required between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period.
71. In Fareham, both scenarios are relevant. The previous housing requirement from the Development Sites and Policies Plan and the Welborne Plan amounted to 337 dpa between 2021 and 2036. Using the standard method, the current requirement is 541 dwellings, a much higher figure. An additional difficulty in the Borough has been the inability of the Council to grant planning permissions during the period between Feb 2019 and August 2021 due to the nutrient neutrality issue. The number of homes permitted in 2019/20 was as low as 73. Now that the majority of these applications have been determined, there will still be some delay before completions can be made. Furthermore, the projected delivery of Strategic Sites is towards the middle of the plan period. Taken together, these factors make it very difficult to achieve the requirement in the first couple of years of the Plan.
72. The Council has indicated that a further driver to the stepped requirement is the Housing Delivery Test (HDT). Without a stepped requirement, the housing policies in the newly adopted plan would be deemed to be out of date. The Council would face the presumption in favour of sustainable development until delivery had improved, projected to be in the 2025 HDT results (published in early 2026). This would have the potential to undermine the plan led system.
73. Given the above, I am satisfied that these factors justify the inclusion of a stepped requirement in the Plan.
74. The stepped requirement originally presented in the submission Plan has been updated following further analysis of projected delivery rates, in particular lower than expected delivery in 2021/22. The Plan now proposes a stepped requirement in Strategic Policy H1 of at least 420 dwellings in the first 2 years of the plan period (averaging 210 dpa), and at least 9140 dwellings, (averaging 653 dpa) between 2023/24 and 2036/37.
75. **MM022** is necessary to set out these updated figures for effectiveness and to clarify that the figures are the minimum to be achieved. As consulted on, the MM incorrectly references 2022/23 for the second part of the stepped trajectory,

rather than 2023/24 as referred to above. I have corrected this factual error in the schedule of MMs in the Appendix.

Conclusion

76. Subject to the modifications I have referred to above, the plan is positively prepared, justified and consistent with national policy in relation to the overall provision for housing and the housing requirement.

Issue 3 – Whether the proposed housing allocations are justified, positively prepared in meeting the Borough's needs, effective in terms of deliverability over the plan period and consistent with national policy in enabling sustainable development.

Allocated Sites - General

77. There has been a thorough process of site selection which considered a range of reasonable alternatives put forward at different stages of the Plan preparation. The rationale for the selection or rejection of sites is set out in Appendix G to the SA Report (CD003). This provides a clear audit trail and explanation.
78. There are several MMs that apply to each allocation to provide consistency throughout the Plan. Each allocation has a heading section which provides basic information about the site. This includes an 'Indicative yield' for each housing allocation. However, in the site-specific requirements, a different term 'indicative site capacity' is referred to. In the interests of consistency and effectiveness, the same term should be stated, 'indicative yield'.
79. Each housing allocation includes a site-specific requirement relating to infrastructure provision and contributions that should be provided, including but not limited to health, education and transport. In the interest of effectiveness, and to take account of the fact that it may not be appropriate for all schemes to contribute to each of these types of infrastructure, a revised policy wording is required.
80. In the case of smaller sites, generally less than 10 dwellings, the individual site-specific requirement should clarify that infrastructure provision and contributions should be 'considered' in line with Policies TIN4 and NE3 rather than be 'provided' in line with these policies. This is to provide some flexibility bearing in mind the lesser ability of smaller sites to contribute to infrastructure provision and in the interests of effectiveness.

81. For sites where there are Tree Preservation Orders (TPOs) and the site-specific requirement seeks their retention and incorporation into the design, Policy NE6 should be referred to for effectiveness.
82. The necessary changes referred to above are made by **MM026, MM027, MM028, MMs 030-074 (inclusive) and MM076.**

Housing Allocation Policy FTC3 Fareham Station East

83. This site forms a mixed-use allocation with an indicative yield of 120 dwellings. The site is in multiple ownership and existing land uses include a private car park, commercial/industrial premises, mobile catering outlet and Fareham Fire Station. The site was allocated for development in the adopted Local Plan Part 2, Development Sites and Policies 2015, but has as yet failed to come forward.
84. I was informed at the hearing that discussions are ongoing to secure the relocation of the Fire Station, though there is no certainty that a new site can be found. There is a possibility the Fire Station would remain on the site but in a remodelled or refurbished form. Whilst the Council has been in contact with all the landowners concerned during plan preparation, there is no evidence that they are all supportive of the scheme. It is therefore unclear how the site could be delivered given existing uses and ownership constraints.
85. Given the above, I do not consider that there is a reasonable prospect of the site becoming available to allow 120 dwellings in years 10-16 of the plan period. As such the allocation of this site is not justified. **MM023** and **MM024** delete the allocation from the Plan. **MM006** revises the number of dwellings that can be provided as part of the Fareham Town Centre regeneration strategy and **MM007** amends the Key Diagram to reflect the deletion of this site.

Housing Allocation Policy FTC4 Fareham Station West

86. This site has an indicative yield of 94 dwellings. It forms operational railway land and is occupied by several existing businesses. Like FTC3 above, it was allocated for residential development in the adopted Local Plan Part 2, but no progress has been made to secure its redevelopment.
87. I was advised at the hearing that Network Rail, the landowner, is currently considering the options for this site. This does not however give a clear indication of whether the site is available. Equally there is no evidence regarding the relocation of existing businesses on the site. There are therefore significant uncertainties about the site's delivery. Whilst the Council anticipates the site coming forward in the latter part of the plan period, I am unable to find that the site meets the definition of 'developable' in Annex 2 of the Framework. On this

basis, the site should be deleted from the Plan as it is not justified. (**MM023** and **MM025**) and 94 dwellings should be removed from the Council's anticipated supply. As above, **MM006** revises the number of dwellings that can be provided as part of the Fareham Town Centre regeneration strategy and **MM007** amends the Key Diagram to reflect the deletion of this site.

Housing Allocation Policy FTC6 Magistrates Court

88. The former Magistrates Court site has reserved matters planning permission for apartments and work has commenced on site. **MM027** amends the indicative yield from 45 to 37 to reflect the consented planning permission for effectiveness.

Housing Allocation Policy FTC8 97-99 West Street, Fareham

89. This site in Fareham Town Centre is allocated for a mixed-use scheme comprising a refurbishment of the building and the addition of a second floor to provide 9 dwellings with retail at ground floor. There is developer interest in the site with a planning application having been submitted. The site is indicated in the Council's trajectory to deliver homes in 2027/28. The site is in a suitable location for housing development with a reasonable prospect it could be viably delivered at the point envisaged. To be effective, **MM063** is required to make it clear that the building height should not exceed three storeys to maintain the character of the town centre.

Housing Allocation Policy FTC9 Portland Chambers, 66 West Street

90. This vacant town centre Grade II listed building is considered suitable for conversion to 6 dwellings. No objection to the proposal has been raised by Historic England. Discussions have taken place with a developer and the site is in a suitable location for development. The site is available and deliverable with a realistic prospect that the scheme will be implemented by 2024/25. For effectiveness, **MM064** amends the site-specific requirements to remove duplication and repetition.

Housing Allocation Policy HA1 North and South of Greenaway Lane

91. This allocation comprises an area totalling over 33 ha and consists of a number of different parcels of land comprising grassland, scrub and horticultural uses. Many of the plots have planning permission and a commencement has been made. The site as a whole is indicated to deliver 824 dwellings.
92. The Council prepared a Framework Plan for the site in 2016/17, so that the whole area was developed in a comprehensive way preventing piecemeal

development. This has guided planning decisions on the site and is included in the Local Plan for clarity. The Framework Plan takes account of constraints on the site including biodiversity and trees subject to Tree Preservation Orders (TPOs) and seeks to achieve a sense of place with good pedestrian, cycle, vehicular and green infrastructure connectivity.

93. Primary access to the site is from Brook Lane and Lockwood Road. The impact on Brook Lane has been assessed in the Strategic Highway Assessment and mitigation identified. These works are to be provided through section 106 contributions required on a number of current planning permissions and to be imposed on future applications where appropriate.
94. Greenaway Lane runs east to west through the middle of the allocation and forms a narrow rural lane and a cul de sac with access from Brook Lane only. The policy seeks to limit access to the lane to maintain its character. I was advised at the hearing that over 120 dwellings have been granted planning permission with access from Greenaway Lane. Having regard to the overall site size, this is a small percentage of the overall development. I am satisfied that the site-specific requirements of the policy will ensure that the objective of maintaining the rural character of Greenaway Lane is achieved.
95. There are no physical or infrastructure constraints to the allocation coming forward. Whilst Southern Water has raised concern about the limited capacity of the immediate sewerage network, in the SoCG (SCG010) there is agreement that with the requirements of Policy D4 and TIN4, adequate wastewater infrastructure and water supply capacity to serve the development will be ensured. I am satisfied that bearing in mind the phased nature of the site, there is opportunity for upgrading works to be completed at the appropriate time.
96. Part f) of the policy limits building heights on the site to no more than 2.5 storey. In light of three storey development having been approved on the site, **MM028** is necessary to make a revision to the policy for effectiveness. For the same reason this modification also adds reference to Policy NE6 in part g) of the policy and removes the inflexible and unjustified requirement that highway crossing points should be in accordance with the Framework Plan in part d). The site boundary is updated by **MM029** to remove 40 Brook Lane from the allocation.
97. Overall, the site forms a suitable location for development. It is available, deliverable and developable.

Housing Allocation Policy HA3 Southampton Road

98. This 7.6 ha site comprises several land parcels assessed separately in the Strategic Housing and Economic Land Availability Assessment (SHELAA).

Cumulatively, the site has an indicative yield of 348 dwellings. It consists of a mix of uses including an operational garden centre and existing residential properties. A number of planning applications and permissions relate to various parts of the site. Delivery is anticipated to contribute towards the 5-year housing land supply and in years 6–10. An indicative masterplan is included in the Local Plan to ensure comprehensive development of the site.

99. **MM030** is necessary for effectiveness to clarify that the site should be accessed from Segensworth Road and Southampton Road and to ensure that existing trees on the site subject to TPO are retained and incorporated into the site design.
100. The allocation forms a suitable location for residential development and maximises the use of land in the urban area. It is available, deliverable and developable.

Housing Allocation Policy HA4 Downend Road East

101. This greenfield site of around 20 ha in size is allocated for 350 dwellings. Outline planning permission has been granted on appeal and a reserved matters application for part of the site has been submitted. A Framework Plan has been included in the local plan which reflects the illustrative masterplan submitted with the planning application.
102. A SoCG with the developer has been agreed (FBC035) which relates to this site as well as the adjacent site, HA56 Land west of Downend Road. This confirms that the site is available and deliverable with completions estimated to commence in 2023/24. Highway improvement works have been addressed in the outline planning permission including the delivery of safe pedestrian and cycle provision across Downend Road bridge.
103. It is agreed in the SoCG that a Minerals Assessment is not required, and neither is a buffer to protect the Site of Special Scientific Interest (SSSI) at Down End Quarry. For effectiveness **MM031** makes the necessary revisions to the policy.

Housing Allocation Policy HA7 Warsash Maritime Academy

104. This site comprises two listed buildings, a sea cadets' residence and refectory block as well as areas of hardstanding, grassland, woodland and ponds. It is on the brownfield land register and expected to deliver 100 dwellings through the conversion of the existing buildings. It is envisaged that 50 units would be delivered in 2023/24 and 50 in 2024/25, contributing to the 5-year housing land supply. Discussions are ongoing with the site promoter and a planning application has been received. The site is available and offers a suitable

location for development and there is a realistic prospect that housing will be delivered within five years.

105. Amendments to the site-specific requirements are needed for readability and to reference other policies of the Plan. This will ensure the policy is effective and justified (**MM032**).

Housing Allocation Policy HA9 Heath Road

106. This 2.43 ha site is allocated for 70 dwellings. It consists of woodland with scattered mature trees, dense scrub and grassland. The site is owned by Hampshire County Council and a planning application was submitted for the development of the site in 2017. The Planning Committee has resolved to grant permission, but the issue of the permission has been delayed due to the need to address nutrient neutrality matters. The site is available, suitable for housing and has a realistic prospect that it would be delivered in the next five years.

107. Amendments to the site-specific requirements are necessary to reference other policies of the Plan in the interest of effectiveness. (**MM033**)

Housing Allocation Policy HA10: Funtley Road South

108. This site has an indicative yield of 55 dwellings reflecting a planning permission granted in 2020. However, planning permission has now been granted on appeal for 125 dwellings. **MM034** makes a revision to the indicative yield to ensure the policy is effective.

109. The developer is keen to progress the site and there are no insurmountable technical constraints. The outline planning permission includes the provision of a community park to the south of the allocation boundary in an area designated as Strategic Gap. The evidence indicates that the homes will be delivered in the next five years.

110. Part c) of the policy limits building heights to a maximum of 2 storeys. This is however unjustified as the site could accommodate higher development in appropriate locations. To ensure effectiveness the policy should be amended to enable this (**MM034**).

Housing Allocation Policy HA29: Land East of Church Road.

111. This site forms an area of urban green space with an indicative yield of 20 dwellings. It is suitable for residential development with existing housing to the north, south and west. There are no constraints identified, and discussions are

ongoing with the landowner. The site is available, suitable for housing and there is a realistic prospect that the site could be delivered within 5 years.

112. An additional site-specific criterion is required to address TPO trees on the site. Furthermore, reference should be made to Policy NE1 to require an ecological survey to demonstrate the proposal will protect and enhance nearby sites of biodiversity interest. These modifications are achieved by **MM046** which will ensure the policy is justified and effective.

Housing Allocation Policy: HA36 Land at Locks Heath District Centre

113. This site forms an overflow car parking area to the Lock Heath District Centre and has an indicative yield of 35 dwellings. Planning permission has been granted for the reconfiguration of the site, with changes to the access road, bus lane and car park including a decked car park within the staff parking area and public realm improvements. These works will create one large new car park with the allocation site no longer being required for its original purpose. The new scheme would marginally increase the number of customer parking spaces. Adequate provision to serve the centre would therefore be made. The site is suitable for residential development, available and deliverable in the next five years. The allocation is therefore justified.
114. In the interests of effectiveness, the site-specific requirements should make it clear that building heights should be compatible with the existing shopping centre and no more than 3 storeys, and that where ground floor communal space is limited internal glazed balconies, external balconies and terraces could be appropriate. They should also ensure the retention of existing trees on the northern and southern boundaries of the site and the retention and enhancement of pedestrian links to the shopping centre. **MM053** makes the necessary modifications to ensure the policy is effective.

Housing Allocation Policy: HA37 Former Locks Heath Filling Station

115. This site forms a vacant petrol filling station at the Locks Heath District Centre and has an indicative yield of 30 dwellings. The site promoter is keen for the site to come forward to complement the reconfiguration scheme outlined above. The evidence suggests the site is suitable for residential development, available and deliverable in the next five years.
116. As with allocation HA36, a proposed development should be compatible with the height of the existing shopping centre and generally no greater than 3 storeys. In addition, existing trees and landscaping on the site should be protected in line with Policy NE6. The necessary modifications to the site-specific requirements are achieved by **MM054** in the interests of effectiveness.

Housing Allocation Policy: HA41 22-27a Stubbington Green

117. This allocation relates to an existing building with retail uses on the ground floor and a snooker hall above. Planning permission exists to convert the first floor to 9 apartments. The use of the first floor for residential purposes has therefore been established. The site is available now, suitable for the use proposed and can be considered to be deliverable. Should the permission lapse or a different scheme be proposed, **MM058** is necessary to indicate that building heights should be limited to two storeys. The policy would therefore be justified and effective.

Housing Allocation Policy: HA42 Land south of Cams Alders

118. This irregular shaped site located to the south of Cams Alders Sports Ground includes part of a Site of Importance for Nature Conservation (SINC). It is proposed that the site be developed for around 60 Sheltered Housing units and affordable dwellings.

119. As submitted the site-specific requirements sought a buffer between the development and the SINC. I do not consider this is sufficient to ensure that the proposal complies with Policy NE1. **MM059** is necessary for effectiveness to require development to demonstrate how it would comply with Policy NE1, including the provision of appropriate mitigation where required.

120. The site also lies in the setting of the Fort Fareham Scheduled Monument to the south, though it is outside the 50-metre buffer around this nationally important site. It is likely that due to the configuration of the site, it would be developed in two halves with a linking footway. The footway would be immediately north of the Scheduled Monument and should incorporate appropriate mitigation to protect its setting. A site-specific requirement provides for the submission of a heritage statement to assess the potential impact on the significance of Fort Fareham and its setting and a mitigation scheme to offset any harm.

121. To be justified and effective the policy should clarify that building heights should be limited to 2 or 3 storeys complementing the development in the surrounding area. Furthermore, it should be clear that access to the site should be taken from Trafalgar Court to the west and Palmerston Drive to the east. The policy requires the development to align with the principles of the Fareham Housing Greener Policy. This should be amended to recognise that this policy is not a development plan document. **MM059** makes the necessary amendments for effectiveness.

122. Overall, the site is available, suitable for housing and deliverable, maximising the use of land in the urban area.

Housing Allocation Policy HA 46: 12 West Street, Portchester (upper floors)

123. Since the Plan was submitted, the site has gained planning permission for 30 dwellings, an increase from the 8 dwellings indicated in the policy. The site is available, suitable for residential development and there is clear evidence that it would be delivered within 5 years. The approved scheme involves an upward extension of the building. A new site-specific requirement is necessary to ensure that building heights should be no more than 4 storeys, reflecting the planning approval. **MM065** makes the necessary revisions for effectiveness.

Housing Allocation Policy HA50: Land north of Henry Cort Drive

124. This brownfield site currently occupied by a community centre is allocated for around 55 affordable dwellings. The community centre is to be relocated to land immediately to the south. Both parcels of land together with land to the north are shown on the Policies Map and the indicative site plan as being within a Strategic Gap. In respect to the allocated site, this designation no longer serves a purpose as the allocation would not cause harm to the purpose and function of the Strategic Gap. As it is unjustified, the designation should be removed from the allocation for effectiveness. The indicative plan that accompanies the policy should also be revised accordingly (**MM069**). Consequential revisions to the Policies Map will also be required.
125. I am advised that funding opportunities for the relocation of the community centre are being explored and good progress has been made to develop the project. The site is in a suitable location for housing and there is no evidence before me to suggest that the scheme is not developable when envisaged in 2027/28. The proposal will result in the loss of an area of open space however the Council's Open Space Study (NE010) confirms that there is an oversupply in this part of the Borough and therefore this proposal would not be unacceptable in this regard.
126. The site is next to the Henry Cort Community College. I acknowledge that there are existing access, congestion and parking problems at school times and that the immediate highway is narrow. The Strategic Transport Assessment for the Plan identified no strategic issues. Detailed local highway issues would be addressed at planning application stage for both the replacement community centre and the proposed dwellings.
127. In the interests of effectiveness and to protect the character of the area, a further site-specific requirement should be added to ensure that building heights are limited to 2 storeys with occasional 3 storeys within roof space or set back arrangements (**MM069**).

Housing Allocation Policy HA51: Redoubt Court, Fort Fareham Road

128. This site, proposed for around 20 affordable homes comprises existing dwellings and forms part of an area of public open space running east to west along Longfield Avenue. This section of open space is important to the character and appearance of the area. It also lies within the setting of Fort Fareham Scheduled Monument, and its associated SINC.
129. In the interests of effectiveness, **MM070** adds a further site-specific requirement that development should provide a 15-metre landscaped buffer to the southern boundary with Longfield Avenue as well as to the south eastern boundary as specified in requirement c) in the submitted plan. These requirements would provide suitable mitigation to limit harm to the character of the area and the setting of the Scheduled Monument. Again, for effectiveness and to maintain the character and appearance of the area, the modification also adds a requirement that building heights should be a maximum of 2 to 2.5 storeys.
130. Overall, the site is available, deliverable and forms a suitable location for affordable housing.

Housing Allocation Policy HA53: Land at Rookery Avenue, Swanwick

131. This 0.58ha site has an indicative yield of 6 dwellings. The site lies immediately to the west of allocation HA27 and would share part of the access to that development from Rookery Avenue. Planning permission for residential development on the site was granted in 2018 but has lapsed and a change in ownership has taken place. The new owner is actively pursuing the scheme. The site forms a suitable location for the residential development and has a realistic prospect that it would be developed in the next 5 years.
132. As the allocation lies north of the M27 motorway, the site-specific requirements should include a noise assessment and consideration of site layout to achieve good environmental conditions. **MM072** is therefore necessary for effectiveness to make the necessary addition to the policy.

Housing Allocation Policy HA54: Land east of Crofton Cemetery and west of Peak Lane.

133. This site has been granted full planning permission on appeal for 206 dwellings. The policy as drafted indicated a yield of 180 houses. This needs to be revised for effectiveness now that planning permission has been granted. (**MM073**). The site promoter confirms that delivery on site is envisaged in 2023/24. The site is available, provides a suitable location for development and is deliverable.

134. The policy in part f) states building heights should be a maximum of 2 storeys, however the approved scheme includes buildings up to 2.5 storeys in appropriate locations. **MM073** amends site specific requirement f) accordingly for effectiveness.

Housing Allocation Policy HA55: Land south of Longfield Avenue

135. This site is allocated for a mixed-use scheme with an indicative capacity of 1250 dwellings, specialist elderly care accommodation, a primary school, local centre and sports hub. It is located immediately to the south of Fareham and north of the recently opened Stubbington Bypass. It lies within the Strategic Gap between Fareham and Stubbington. The allocation forms an edge of settlement site with good accessibility to services and forms a sustainable urban extension, in line with the Plan's Development Strategy.
136. The Technical Review of Areas of Special Landscape and Strategic Gaps (DS003), identifies the potential for some development to be accommodated within the landscape provided that green infrastructure mitigation is implemented. The allocation ensures that there would continue to be open undeveloped land between the new urban edge of Fareham and the northern limits of Stubbington. This would be sufficient to give the sense of leaving a settlement, travelling through countryside and then joining another settlement. The purpose of the Strategic Gap, to prevent coalescence of urban areas and to maintain the separate identity of settlements would not be compromised. In light of the evidence base, and following my site visit, I am satisfied that the allocation would not lead to the overall integrity of the Strategic Gap in this location being harmed.
137. The policy retains the Strategic Gap designation across the whole allocation. I acknowledge that the Council is trying to take a precautionary approach. Retaining the Strategic Gap designation over those parts of the site which are to remain undeveloped ie. green infrastructure area, is justified. However, its retention over areas indicated for development, is in my view contradictory and unnecessary. The submitted evidence demonstrates it is acceptable in the Strategic Gap, complying with Policy DS2. For the whole site to remain subject to this policy designation serves no purpose and is ineffective. Furthermore, it also results in an inconsistency between the Policies Map, the Masterplan and other land removed from the Strategic Gap and allocated for development eg HA10 and HA54. **MM074** amends the illustrative site plan included in Policy HA55 accordingly, removing the designation from areas to be developed. For effectiveness. A consequential revision to the Strategic Gap boundary shown on the Policies Map is also required.
138. Policy HA55 requires the preparation of a Council led Masterplan and Design Code to agree the quantity, layout and nature of housing and other land uses for

the site. Part 1 of the SoCG between the Council and the site promoter (FBC063) includes a Masterplan and Part 2 provides a Supporting Principles document (FBC041b). Whilst the Masterplan is indicative, it provides greater certainty and clarity of which parts of the site are to be developed and which would be retained for open space, green infrastructure and environmental mitigation.

139. In the interests of effectiveness, **MM074** amends the policy wording to refer to the masterplan and supporting principles which are to be included in Appendix D of the Plan. This ensures the policy is positively prepared, justified and effective. As consulted on, the modification requires the submission of a Design Code pursuant to a condition on an outline planning permission. I have amended this requirement in the Schedule of MMs attached at the Appendix, to provide greater flexibility as to when a Design Code is prepared.
140. The Indicative Framework Plan for the site, Figure 4.4, is amended by **MM075** for effectiveness so that it aligns with the Masterplan. As consulted on, the diagram annotates different areas with numbers, however no key is provided to explain what they mean. I have corrected this omission in the MMs Schedule in the Appendix.
141. Turning to the highway implications of the development, the updated Transport Assessment (TA)(FBC085) identified delays along Longfield Avenue and Bishopsfield Road with increased delays at Longfield Avenue/Newgate Lane. Whilst in respect to the latter junction, the TA concludes a significant impact, it is below the threshold where mitigation needs to be tested. Localised junction modelling as part of a site-specific transport assessment at the planning application stage will be required to fully assess local impacts. This would also consider public transport measures and the benefits of active travel before considering local highway improvements and the need for mitigation. Accordingly, I am satisfied that the allocation is acceptable in highway terms.
142. The policy requires an extra care scheme of between 50 and 100 units to be provided as part of the development. I am satisfied from the evidence that there is a need for this type of accommodation in this part of the borough. The definition of extra care in the Glossary to the Plan explains that this term covers a range of developments providing care and support needs. This gives some flexibility for the actual scheme to be delivered.
143. The development of the site is not contingent on any off-site strategic infrastructure. Land to the west of Peak Lane, which provides environmental mitigation and enhancement to provide Solent Wader and Brent Goose habitats to mitigate the development in accordance with Policy NE5, can be laid out as part of the on-site infrastructure works. A considerable amount of technical work has been undertaken by the site promoter to support the outline planning

application which is currently under consideration by the Council. I am satisfied that the allocation is deliverable in the plan period.

144. Publicly accessible and managed green infrastructure on the site will act as mitigation to counteract the likely significant effects of recreational disturbance on the New Forest and Solent Special Protection Areas in line with Policy NE3. **MM074** makes this clear in part g) of the policy for effectiveness.

145. Overall, this allocation is justified, would not harm the integrity of the Strategic Gap, is suitable for housing and is deliverable and developable.

Housing Allocation Policy: HA56 Land west of Downend Road

146. This 33 ha greenfield site has an indicative yield of 550 dwellings. It lies to the west of Downend Road, across from site allocation HA4, Downend Road East, a site which is being progressed by the same site promoter. The Plan includes an Indicative Framework Masterplan for the site to guide its comprehensive and coordinated development taking account of site constraints, including the sites landscape setting, the Chalk Pit SSSI and potential archaeological remains. The allocation will provide a new primary school, as well as sports pitches, and a local centre which will also serve site HA4. To be effective and to give flexibility to the final design and layout, the policy should require that the development 'has regard' to the Framework Plan rather than being laid out 'in accordance' with it (**MM076**).

147. The site forms open farmland within the Portsdown Hill Local Character Area. This comprises a distinctive scarp and downland landscape forming the western flanks of Portsdown Hill, a landscape unit that extends beyond the Borough boundary into neighbouring Winchester District. The Fareham Landscape Assessment (DS001) judged the sensitivity of this area to be low with scope to accommodate some change without unacceptable landscape effect. The site is not within an ASLQ and visual and landscape impacts of the development would be mitigated satisfactorily by the green infrastructure proposals indicated in the Framework Plan.

148. The site is in a sustainable location and its development accords with the Development Strategy. A SoCG has been prepared with the site promoter. This demonstrates that the site is available, the development is achievable and viable and there are no technical constraints to prevent the development coming forward. I am therefore satisfied the site is deliverable.

149. The site is to be served by two new junctions, a roundabout junction onto Downend Road and a traffic signal junction onto the A27 corridor. A new link road is proposed through the allocation connecting the A27 corridor and Downend Road/Portsdown Hill Road. Many representors have raised concern

about highways issues. The allocation was assessed in the Strategic Transport Assessment published in September 2020 (TOI008) and again in the updated Transport Assessment (FBC085). The revised assessment took account of the proposed improvement works to the Delme roundabout which have secured Transforming Cities Funding. The assessment does not identify a significant or adverse impact and demonstrates that at the strategic level, no junctions require mitigation. The allocation specific work undertaken by the Council (TOI013) confirms these conclusions.

150. Whilst in highway terms there is no requirement for the link road, the evidence demonstrates the benefits it will bring, not only serving the proposed development but also reducing local through traffic on the A27 through Portchester, at A27 Delme roundabout and at M27 junction 11. It is therefore justified. There is concern about the impact of the link road on place making and design. Part c) of the policy states that the link road should 'prevent' a physical and visual severing of the development. However, this is clearly very difficult to achieve given the likely nature and function of the route. For effectiveness and in the interest of pragmatism, **MM076** requires that this impact be minimised.
151. Pedestrian and cycle connectivity to allocation HA4 is important as it enables access to the proposed school and local centre for future occupants of this adjacent site. Improvements to the crossing of Downend Road Bridge are included in the site-specific requirements for HA4.
152. As submitted, part j) of the policy requires a contribution to off-site highway improvement works including improvements to Delme Roundabout. As I have stated above, this scheme has been successful in gaining Transforming Cities Funding and a contribution may no longer be required. The policy should be amended to reflect this position for effectiveness (**MM076**). The modification provides other minor wording changes to the policy, including the requirement for the phased delivery of HA56 to be linked to HA4, and the deletion of the need for a Minerals Assessment as this is not relevant. The reference to The Thicket and Upper Cornaway Lane in part d) of the policy is erroneous and requires deletion. These changes ensure the policy is effective.

Policy BL1: Broad Location for Housing Growth (BLHG)

153. The BLHG is identified as having the potential to provide up to 620 homes in years 10-16 of the plan period alongside the renewal and redevelopment of the town centre for a mix of commercial, leisure and retail uses. The Council intend to prepare a Fareham Town Centre Masterplan Supplementary Planning Document (SPD) which will set out how the broad location can come forward.
154. The submitted Position Statement (FBC042) addresses the matters of availability, suitability and economic viability. Fareham Town Centre includes a

range of existing land uses including retail, car parking, Council Offices, the Police Station, Health Centre, library and open space. The Council has freehold ownership of around 77% of the site area, with much of the land and buildings let to other parties. Other land is in public ownership such as the library and Police Station and these uses could potentially be replaced in a different form or location. The Council advises the initial discussions with public bodies and leaseholders have been met with support and willingness to engage further.

155. In terms of overall capacity, the Position Statement suggests that up to 1,650 dwellings could be provided in the BLHG. This is a high-level figure and is without the benefit of detailed masterplanning and consideration of potential constraints. Nevertheless, it does demonstrate the feasibility of 620 new dwellings in the town centre.
156. I recognise that the town centre forms a highly sustainable location and would provide a suitable location for housing development. Whilst the proposal is optimistic, the level of Council land ownership in the BLHG assists to de-risk the project and adds weight to its achievability. The initial discussions with other landowners and lessees, together with the positive soft market testing indicated in the Position Statement, lead me to the conclusion that there is a reasonable prospect of 620 dwellings being achieved in the town centre in the latter years of the Plan. If for some reason this does not occur, the delivery of housing in the town centre could be reconsidered in a local plan review.
157. Turning to the wording of Policy BL1, it includes introductory paragraphs. Whilst these are helpful to explain the Council's intentions for the area and provide background, they are not policy requirements against which development proposals would be assessed. In the interests of effectiveness and consistency with other policies in the Plan, **MM077** removes this text from the policy itself, but retains this wording as an introduction to the policy.
158. As the BLHG is adjacent to the High Street Conservation Area, **MM077** is also necessary for effectiveness to ensure that new development respects established building heights and does not have a negative effect on the preservation or enhancement of the Conservation Area. Furthermore, the modification requires high quality design responding sensitively and positively to the existing townscape, again in the interest of clarity and effectiveness.

Conclusion

159. Subject to the modifications I have described above, the proposed housing allocations are justified, positively prepared in meeting the Borough's needs, effective in terms of deliverability over the plan period and consistent with national policy in enabling sustainable development.

Issue 4 – Whether the housing requirement, including Portsmouth's unmet housing needs, will be met and whether a five-year supply of deliverable housing sites will be identified on adoption.

Meeting the Housing Requirement

160. The total housing requirement over the plan period is 9,560 dwellings. The updated supply position as stated in the Revised Housing Supply Topic Paper September 2022 (FBC102) shows a projected supply of 10,268 dwellings. It therefore exceeds the housing requirement by 712 dwellings, or approximately 7.5%.
161. Whilst it is prudent to have a buffer, the Framework does not require one. As I have already discussed in this report, the deliverability and developability of the proposed site allocations has been assessed to give a degree of confidence that they will deliver as anticipated. Contingency is also built into the Plan through Policy HP4 which provides for additional housing sites to come forward outside the urban boundary if the Council cannot demonstrate a 5-year housing land supply.
162. I am satisfied that should sites fail to come forward or are delayed; the Plan provides an adequate buffer and contingency. In this regard, the Plan is consistent with paragraphs 60-61 of the Framework which seek to boost significantly the supply of housing and ensure that Local Plans make sufficient provision to meet local housing need.
163. The Council has committed to closely monitor the housing supply position and recognises that this may give rise to the need to undertake an early review of the Plan. For effectiveness and to ensure the Plan is positively prepared, this is set out in **MM018**. I have slightly amended the wording of this modification in the Schedule of MMs in the Appendix to ensure a firmer commitment to an early review is stated in the Plan.

Welborne Garden Village

164. A significant part of the housing supply, around a third, 3,050 dwellings, is expected to come from Welborne Garden Village. This site, anticipated to deliver around 6,000 homes in total, is brought forward in the Welborne Plan, adopted in 2015. There have been significant delays in the site's delivery due to negotiations over the section 106 agreement and negotiations to secure Government funding for the required improvements to junction 10 of the M27. However, progress is now being made with outline planning permission being granted in September 2021 and funding being secured for the junction improvements with works scheduled to commence in 2023.

165. Given the above, it is appropriate and justified that the site should be relied upon to contribute to housing supply during the plan period.
166. The Council's Trajectory in the submitted plan suggests the site will start to deliver housing in 2023/24. Following the hearing, the site promoter provided a Position Statement for the site (FBC081). I am advised that a lot of technical work has been completed and strategic enabling infrastructure reserved matters applications were submitted in June/July 2022. The Strategic Design Code and associated Street Design Manual are also in an advanced stage of development which will inform subsequent reserved matters applications.
167. Whilst significant progress is being made to bring the site forward, as a result of lead in times and the technical and infrastructure works to be completed, the anticipated delivery in 2023/24 is overly optimistic. It should be set back to 2024/25, towards the latter part of the 5-year housing land supply period. The housing trajectory and supporting text in the Plan will need to be amended accordingly for effectiveness, (**MM156 and MM021**).
168. In terms of build rates, the trajectory sets a lower delivery rate in the first 2 years to allow the site to become established with a peak delivery of 300 dpa from 2029/30 onwards. The Council commissioned a report on the delivery trajectory for Welborne in 2017 (FBC050) which concluded that 250 dpa was realistic, with a possible increase to 275 dpa if evidence was available to support that figure. A similar figure of 258 dpa is confirmed in the Welborne Position Statement (FBC081) provided by the site promoter following the hearing session.
169. The above would suggest a delivery rate of 300 dpa as indicated in the trajectory is unrealistic. I take account of the site promoter's intention to take a facilitation role and provide enabling infrastructure, increasing the potential number of outlets and therefore delivery. However, based on the current evidence, a peak delivery rate of 250 dpa would be more achievable. The housing trajectory should be amended accordingly so that it is justified and effective, **MM156**.

Housing Supply

170. Strategic Policy H1 of the Plan outlines how the supply will be made up. As modified, this includes 141 dwellings completed in 2021/22, 5291 dwellings on sites with planning permission, 321 homes from sites with a resolution to grant planning permission, 2711 dwellings on allocated sites, 684 homes on brownfield and regeneration sites such as Fareham Town Centre and 1120 windfalls.
171. The large number of dwellings with planning permission, including Welborne, results from the nutrient neutrality issue and Covid delaying the granting of

permissions. I have previously concluded under other main issues that the allocations are suitably located with a realistic prospect of them being available at the point envisaged, subject to a limited number of MMs relating to the site-specific requirements.

172. The Revised Windfall Analysis Topic Paper (FBC103) provides an analysis of past windfall delivery. This amounts to an average of 50 small sites and 52 large sites per annum since 2009/10. The Topic Paper also provides a projection of anticipated windfalls over the plan period. There is no evidence to suggest that the Plan's adoption would have an impact on delivery. This provides compelling evidence that windfalls will continue to be a reliable source of supply.
173. To avoid double counting of sites with planning permission, windfall delivery from small sites has been projected from year 4 of the plan period. For larger sites as delivery takes longer and again to avoid double counting large windfall contributions are included from year 6 of the plan period. The Council's approach in this regard is reasonable and justified.
174. In assessing deliverability, the Council's assumptions are based on local information which assesses a range of sites in Hampshire³. Site-specific information from developers, landowners and site promoters is also sought and the annual housing monitoring data is also assessed. This is a robust and justified approach which seeks to ensure that, where possible, sites are supported by clear evidence that completions will begin when anticipated.
175. The Framework in paragraph 68 seeks a supply of specific deliverable sites for years 1-5 of the plan period and specific developable sites or broad locations for growth, for years 6-10 and where possible for years 11-15 of the Plan. I shall deal the supply for the first 5 years of the Plan below. Expected delivery for years 6-10 and 11-15 is provided in the Council's Revised Housing Trajectory⁴ which includes site-specific details. Due to their size, the strategic housing allocations and strategic commitments such as Welborne, HA55 Land south of Longfield Avenue and HA56 Land west of Downend Road, are likely to continue delivering new housing throughout the plan period. In addition, the BLHG is anticipated to commence delivery in years 11-15.
176. The housing trajectory is based on reasonable evidence and assumptions and identifies a sufficient supply of housing to meet the minimum housing requirement consistent with national policy. I am therefore satisfied that there is a supply of specific, developable sites for years 6-10 and 11-15 as required by paragraph 68 of the Framework.

³ Hampshire County Council Housing Delivery Trends in Hampshire 2000-2020 Report, Nov 2021

⁴ FBC102 Revised Housing Supply Topic Paper Appendix 1

177. The Revised Housing Supply Topic Paper (FBC102) sets out that 11% of homes are identified to be provided on sites less than a hectare in size. This exceeds the 10% requirement in paragraph 69 of the Framework. **MM020** sets out these updated figures in the Plan to ensure the document is positively prepared and justified.
178. For effectiveness, several modifications are required to reflect the most up-to-date housing supply position, clarify the components of housing land supply and revise the housing trajectory. The necessary updates are achieved by **MM016, MM017, MM018, MM019, MM022 and MM156.**

Five Year Housing Land Supply

179. Paragraph 74 of the Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery, measured against the HDT results, the buffer should be increased to 20%.
180. Since the start of the plan period (2021), applying the stepped housing requirement, there has been an under delivery of 69 dwellings. To calculate the five year housing land supply as of 1st April 2022, it is appropriate to apply a buffer of 20% because of the expected HDT results, which provides a 5-year housing land supply requirement of 3,469 dwellings. With an anticipated supply of 3,670 dwellings, the evidence demonstrates a five-year housing land supply is likely to be available on adoption.
181. The stepped requirement demands an increase in delivery from 2023/24 to 653 homes. Low completion rates in 2020/21 and 2021/22 were due to the difficulties in granting permissions as a result of the nutrient neutrality issue in the period February 2019 and August 2021. The large number of dwellings with permission now granted, 5,291 dwellings, will start to deliver from 2022/23. This figure includes Welborne Garden Village which is envisaged to come on stream in 2024/25 onwards. The Councils approach of foreshortening planning permissions, requiring commencement much sooner than would be the case, also assists to support early delivery. Whilst delivery will be challenging, there is no evidence that these rates cannot be achieved.
182. The trajectory illustrates that the Council can achieve a five-year housing land supply on the adoption of the Plan. Policy HP4 of the Plan provides contingency in the absence of a five-year supply of housing, providing that additional sites outside the urban area will be permitted subject to them meeting certain criteria. The Council will need to monitor the position carefully. If delivery is not achieved, this matter adds weight to the need for the Council to undertake an early review of the Plan.

Conclusion

183. Subject to the MMs I have set out above, the Plan identified sufficient sites to meet the housing requirement, including Portsmouth's unmet housing needs, and a five-year supply of deliverable housing sites can be identified on adoption.

Issue 5 – Whether the Plan makes appropriate provision to meet the identified need for affordable housing and whether Policy HP5 is justified and effective.

184. The Revised Affordable Housing Background Paper September 2022 (FBC104) estimates an affordable housing need over the plan period of between 2,783 and 4,588 homes. This equates to between 174 and 287 affordable homes per year. **MM088** is necessary to set out the updated findings of the Background Paper and the estimates of affordable housing need in the Plan. As consulted on, the modification refers to the Affordable Housing Topic Paper (September 2022). This should be the Affordable Housing Background Paper. I have corrected this on the schedule of MMs in the Appendix.

185. A range is presented because the Council initially calculated newly arising affordable need based on the proportion of affordable housing stock to overall housing stock. At my request this was recalculated using the PPG methodology. The Council's approach resulted in an estimate of 548 homes over the plan period whilst the PPG methodology provided a higher figure of 2,353 homes. These alternative calculation methods highlight the uncertainties around newly arising need and demonstrate the extent to which outcomes can vary depending on the assumptions made.

186. The Revised Affordable Housing Topic Paper indicates that the Borough has not experienced a level of additional need at the higher end of the range over the past nine years. Even with the low level of affordable housing delivery in recent years (due to nutrient neutrality issues) and increasing affordability problems, there has been no upward trend in the numbers of households on the Council's Housing Register.

187. The Council estimates that the Plan would deliver around 2,709 affordable dwellings. This represents a shortfall, well below the higher end of the identified need, though only marginally below the lower end of the estimated need range (2,783 homes).

188. Representors have suggested that the Plan should make additional housing provision to ensure that the affordable housing need is met. However, this would require more than doubling the affordable housing delivery compared to

peak historic rates achieved in the Borough since 2011⁵ and an unrealistic uplift in completions overall.

189. The Council is in the fortunate position that around 50% of the affordable housing supply already has planning permission and 33% is estimated to be delivered by 2026. Accordingly, there is a high degree of certainty about delivery.
190. I am also mindful that affordable housing can come from other sources of supply. The affordable housing contribution at Welborne has been agreed at 10%. Viability review mechanisms will take place during the development so that the level of affordable housing may increase, possibly to the policy compliant 30%. I also note that affordable housing may come forward through exception sites in line with Policy HP6, schemes brought forward by Registered Providers and affordable housing schemes being delivered by the Council's Housing Team.
191. The Council has committed to keeping the affordable housing need and supply position under review and considers it as a potential trigger for a review of the Plan if supply does not keep pace with the requirement.
192. To meet the identified affordable housing need, Policy HP5 requires sites that can accommodate 10 or more dwellings or sites with an area of 0.5 ha or more to make provision for affordable housing. The policy requires 40% of dwellings as affordable housing on greenfield sites, 35% on brownfield sites and 20% for sites in the Fareham Town Centre.
193. Policy alternatives were tested including higher levels of affordable housing in the town centre and on brownfield sites. These were shown to be unviable or not as viable due to existing use values and higher development costs.
194. The viability evidence assesses a range of site typologies. Sites of 40 and 80 units in the town centre are analysed, however sites of less than 40 dwellings are not. The typologies assessed reflect the supply and the number of dwellings likely to be delivered on the allocated sites. Several town centre sites are below 10 units and would not be required to provide affordable housing. I consider this approach to be justified.
195. Greenfield sites over 1,000 units are also not tested. The largest allocation in the Plan is HA55 with 1,250 dwellings. It is reasonable to assume that the viability of such a larger scheme may be little different or possibly better. In any event, on an individual site basis, should viability prove to be an issue, the Plan

⁵FBC027 Annual Monitoring Report 2020/2021

outlines that detailed viability evidence can be submitted with a planning application for review by the Council.

196. I conclude that the requirement in Policy HP5 therefore strikes an appropriate balance between meeting needs and ensuring that the housing allocations are deliverable. The policy is a reasonable, justified and appropriate response to the evidence prepared to inform the Plan.
197. The viability evidence showed that the provision of affordable housing was not viable for older persons and specialist housing. This is outlined in the supporting text but should for effectiveness be added to the policy. **MM089 and MM090** make the necessary revisions for effectiveness.
198. Policy HP5 requires at least 10% of affordable dwellings to be for social rent, at least 55% to be for affordable rent or social rent and the remainder, but no less than 10% for affordable home ownership. The policy provides some flexibility in the tenure for affordable housing that can be delivered through developments and encourages the delivery of social and affordable rents. However as drafted these requirements are not clearly set out and appear to overlap. **MM089** modifies the policy for effectiveness. The Viability Study demonstrates that this tenure mix is viable in all schemes.
199. The policy requires that the mix of property type and size should reflect the local need. This can vary in different parts of the Borough at any given time. A MM is necessary to the supporting text to explain where such information can be obtained to inform a development in order to be effective, **(MM091)**.

Conclusion

200. Subject to the MMs I have set out above, the Plan makes appropriate provision to meet the identified need for affordable housing and Policy H5 is justified and effective.

Issue 6 – Whether the Plan's housing policies are justified, effective and consistent with national planning policy

Policy HP1: New Residential Development

201. This policy concerns new residential development both inside and outside the urban area. Several modifications are required. For consistency with paragraph 80 of the Framework, the policy should provide for essential workers' dwellings and should include reference to other policies in the plan which provide for residential development outside the urban area, ie. Policies HP2, HP3, HP4 and HP6. Furthermore, the reference to infill development in the supporting text should be deleted as this type of development is not referred to in the Policy.

This better relates to Policy HP2 which deals with small scale development. **MM078**, **MM079** and **MM080** make the necessary modifications to the policy and supporting text for effectiveness.

Policy HP2: New Small-Scale Development Outside the Urban Area.

202. For effectiveness to make it clear that the policy relates only to residential development outside the urban area, the policy title should be amended (**MM081**). Part 3 of the policy requires a site be within reasonable walking distance from a good bus service route or train station. However, this may not be justified or achievable in all cases. For example, in the more suburban parts of the borough, public transport may be less frequent. Part 5a) states that development should comprise no more than four units. However, there may be situations when more than four dwellings would be appropriate given a sites context. **MM082** amends the supporting text for effectiveness to explain that a deviation from the policy may be acceptable subject to the provision of suitable and sufficient evidence. I have corrected a minor spelling error in the schedule of MMs in the Appendix.

Policy HP3: Change of Use to Garden Land

203. This policy sets out the criteria to be met for the change of use of land outside the urban area to residential garden land. **MM083** is necessary for effectiveness to make this clear.

Policy HP4: Five Year Housing Land Supply

204. Policy HP4 permits additional housing sites outside the urban area if the Council cannot demonstrate a five-year housing land supply. For effectiveness, a number of changes are required to the supporting text to explain the approach. These are provided by **MM084**, **MM085** and **MM086**. **MM087** is also necessary to explain that in the absence of a five-year supply, the test for sites in the Strategic Gap will be different to that in Policy DS2. In these circumstances a proposal will need to demonstrate that it does not significantly affect the integrity of the Strategic Gap. The Council will consider permitting applications for developments which affect the physical and visual separation of settlements or the distinctive nature of settlement character. This is to boost the supply of housing. This modification ensures the policy is effective.

Policy HP7: Adaptable and Accessible Homes

205. The Specialist Housing Background Paper (HOP003) sets out local evidence of need and justification, taking into account long-term health problems and disability data. The 2011 Census indicates that there were 17,340 people living

in the Borough with a long-term health problem or disability. This equates to 16% of the Borough's population.

206. The 2011 census data also indicates that of the aged 65 plus cohort; only 8.5% live in specialist accommodation, the rest remain in their own home. The policy requirement that 15% of all new dwellings to be accessible/adaptable, meeting Category 2 standard of Part M of the Building Regulations, is in line with the projected size of this cohort at the end of the plan period, and the proportion of residents in the Borough with a long-term health problem or disability that wish to remain in their own home. It has been viability tested and is justified.
207. Policy HP7 also requires schemes of over 100 dwellings to provide at least 2% of private housing and 5% affordable housing to be wheelchair accessible, ie meeting Category 3 of Part M of the Building Regulations. The PPG and the Specialist Housing Background Paper set out that Personal Independence Payments (PIP) are an indicator of persons with a long-term limiting illness. Approximately 3% of the working age population (16-64) and 5% of the over 65's are claiming PIP in the Borough.
208. I acknowledge that not all those with a disability will be eligible for PIP and /or require wheelchair adaptations. Nevertheless, it provides an indication of need in the absence of more specific data. It is also notable that approximately 10% of persons on the Housing Register have a disability.
209. The proportions reflected in Policy HP7 have been tested through the Council's Viability Assessment taken from the MHCLG Housing Standards Review Cost Impact Document. Based on the evidence, the threshold of 100 dwellings is an appropriate point at which such requirements can be imposed. I conclude that the requirement to meet Category 3 standard as expressed in the policy is reasonable and justified.
210. **MM092** is required to the policy in the interests of effectiveness to make it clear that in terms of Category 3 properties, 2% would be required from 'market' housing, not 'private' housing as drafted.
211. Given the above, I am satisfied that Policy HP7 is appropriate and justified.

Policy HP8: Older Person and Specialist Housing Provision

212. Policy HP8 permits development for new, or extensions and additions to existing, older persons and specialist housing in the urban area. The Specialist Housing Background Paper (HOP003) identifies that the 85 years plus age group is anticipated to grow at approximately double the rate of other cohorts over 65 years plus. In light of this rising age profile, there will be a growing need for this type of accommodation over the plan period.

213. Paragraph 13 of the PPG (Reference ID: 63-013-20190626) emphasises that it is up to the plan making body to decide whether to allocate sites for specialist housing for older people. The Council have allocated a range of sites for this type of housing including HA42, HA43, HA44, providing a total of 103 sheltered units and an extra care facility for approximately 50-100 occupants as part of allocation HA55.

Policy HP9: Self and Custom Build Homes

214. The Council's annual Self Build and Custom Build Delta Returns show that the average number of persons joining the register per year is 43. The results in a projected need over the plan period of 688 homes.
215. The requirement in Policy HP7 for 10% of dwellings to be reserved for custom and self-build plots on schemes over a 40-unit threshold would provide a potential supply of approximately 460 dwellings. Together with projected windfalls, this would provide around 718 dwellings over the plan period, exceeding the projected demand and providing some flexibility and choice in the market. The Viability Assessment demonstrates that this level of provision on sites over 40 units would be viable. This policy requirement is therefore appropriate and justified.
216. The policy recognises that there may be circumstances, for example the site size or density, where self and custom build housing would not be appropriate. This may also be the case for different house types such as terraced properties or flats. For effectiveness **MM093** amends the policy wording to provide clarification.
217. The policy is unclear with regard to the expectations for large scale phased residential developments. **MM093** modifies the policy and provides that the requirement should be met within each individual phase unless clear evidence of a lack of demand can be demonstrated. The supporting text is modified by **MM094** to explain the policy approach.
218. The policy requires that plots be marketed for a period of 12 months and if not sold may be developed for other housing. Modifications are required to the supporting text for effectiveness to outline how and when marketing should be carried out (**MM095, MM096**). I have corrected a minor typographical error in **MM095** in the schedule of MMs in the Appendix.

Policy HP10: Ancillary Accommodation

219. This policy outlines when ancillary accommodation may be permitted. The supporting text is ineffective in outlining what is meant by this type of accommodation and that there would be expected to be a functional link with

the principal dwelling. **MM097** rectifies this deficiency for effectiveness. I have corrected a minor typographical error in this modification in the schedule of MMs in the Appendix.

Policy HP11 Gypsies, Travellers and Travelling Showpeople

220. The Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA) (HOP005) jointly with other Hampshire authorities in 2017. The purpose of the report was to understand current and future accommodation needs. It was carried out in accordance with the Planning Policy for Traveller Sites (PPTS) and used desk-based research, stakeholder interviews and engagement with members of the travelling community. The methodology used was robust.
221. I acknowledge that the GTAA was undertaken some time ago. However, the Council's biannual monitoring has shown that there have been little changes to pitch/occupancy numbers over this time. There is therefore no evidence to suggest that the GTAA is out of date.
222. The GTAA considered the needs of those meeting the planning definition of Gypsies and Travellers set out in the PPTS, households for whom their status could not be determined as they could not be interviewed (unknown households) and those who do not meet the PPTS definition. Having regard to the Smith⁶ case, as the GTAA assessed the needs of travellers not meeting the planning definition, I am satisfied that the GTAA has adequately assessed the needs of Gypsies and Travellers in the Borough regardless of their status.
223. The assessment concluded that there was a need for 3 additional pitches for those who met the definition over the plan period. These pitches are expected to be required within the next 5 years and it is proposed to meet this need through the allocation of site HA45.
224. The GTAA was unable to determine the status of six households. The assessment estimates that new household formation from these households could give rise to a need for two further pitches. Whilst the GTAA assumes that the six households all meet the PPTS definition, this estimate of future need would address the accommodation needs of all the unknown households notwithstanding their status. The Council intend to address this potential need through the determination of any planning applications that may come forward. These would then be judged against the criteria in Policy HP11. Bearing in mind the uncertainty around this need and the low number of pitches potentially required this approach is justified.

⁶ Lisa Smith v SSLUHC [2022] EWCA Civ 1391, 31 October 2022

225. Only one household was found to not meet the PPTS definition, and no current or future need was identified. Any future requirements for pitches as a result of changed circumstances in households or the planning definition, would be judged against Policy HP11. No need for transit sites or additional plots for Travelling Showpeople have been identified in the GTAA.
226. For effectiveness, and to ensure that the Plan is positively prepared, **MM098** is necessary to modify Policy HP11 so that the need over the plan period is set out and that reference is made to the allocation of site HA45 to meet this need.
227. Further modifications are required to the policy for effectiveness and to ensure that the policy is justified and consistent with national policy. They include reference to pitches for Gypsies or plots for Travelling Showpeople, the removal of the requirement to demonstrate a need and/or personal circumstances, the need to provide recycling facilities, that a site should not be located in open countryside away from settlements unless it complies with Policy DS1 and reference to replacement provision where a site is proposed to be lost. These modifications are achieved through **MM098**.

Conclusion

228. Subject to the recommended MMs, the Plan's housing policies are justified, effective and consistent with national planning policy.

Issue 7- Whether the Plan is justified, effective and consistent with national policy in relation to its provision for employment needs including the allocation of sites to meet these needs

Need and supply

229. In March 2021 the PfSH published an Economic, Employment and Commercial Needs Study (EMP004) setting out the overall need for and distribution of development in South Hampshire to 2040. This identified a need in Fareham for approximately 122,000 square metres (sqm) of employment floorspace over the plan period 2021-2037.
230. The Local Plan allocates 7 sites for employment uses in addition to land at Welborne. The allocation of these sites, taking account of unimplemented permissions and losses, results in a surplus of just under 120,000 sqm over the plan period.
231. Welborne alone provides approximately 76,140 sqm net of employment floorspace. It is a strategic site for larger scale industry and logistic users as well as a business park. Daedalus (Policies E2 and E3) provides around 77,000 sqm

of employment floorspace for the needs of high-tech engineering and industry as envisaged in the Daedalus Vision (FBC052) and is a designated Enterprise Zone. Both sites are of sub regional importance in the PfSH Spatial Position Statement 2016. The other five employment allocations in the Plan provide opportunities for employment uses requiring smaller sites. They provide shorter term flexible opportunities in a range of locations in the borough to meet localised demand.

232. The Plan therefore provides a choice of high-quality sites, providing for different employment uses suiting different needs. In quantum terms, the planned oversupply, whilst being significant, is justified to make provision for sites of economic importance to the sub region and to meet local need. It also provides choice and flexibility.
233. Strategic Policy E1 sets out the employment need over the plan period. To be effective, the amount of floorspace to be supported by the plan should be expressed as an approximation (**MM006** and **MM099**). Further modifications are also required to the supporting text to update the figures of employment gains and losses in the Plan and to explain the sub regional importance of Welborne and Daedalus. These changes are necessary to ensure the policy is justified and for effectiveness and are achieved by **MM100, MM101 and MM102**.

Employment Allocations

234. The employment allocations included in the Local Plan were identified in the Business Needs, Site Assessments and Employment Land Study 2019 (EMP001) and a subsequent Addendum published in 2021 (EMP002). The study includes an Individual Site Scoring Matrix based on the criteria contained within the assessment. The sites in the Local Plan are those sites which score the highest, are available and considered deliverable. The methodology used a five-category grading system to identify high to low quality ranking against a range of assessment criteria which amongst other things included strategic location/accessibility; character of area/neighbouring uses; local amenities/public transport; age and suitability of built stock (fit for purpose).
235. This methodology was applied to assess the market appeal of existing employment sites and potential new sites. Information from the Strategic Housing and Employment Land Availability Assessment (DS004) was also used to determine the choice of suitable sites to be allocated. The proposed allocation sites were then tested through the Sustainability Appraisal (ISLP006). The site selection process has been robust, and the allocations are justified.
236. In terms of delivery, the evidence indicates that the sites are suitable and available and will be delivered within the plan period.

Policy E2 Faraday Business Park

237. This site of nearly 40 ha in extent forms part of the wider Daedalus site. It has an extant outline planning permission for Employment Based Development for over 28,000 sqm of floor space. Part of the northern area of the allocation is subject to the Solent Waders and Brent Geese Secondary Support Area designation. Since the submission of the Local Plan, the designated area has been updated. For effectiveness, **MM103** amends the indicative site plan which shows the site and its constraints. Consequential changes to the Policies Map are also required.

Policy E3 Swordfish Business Park

238. This allocation at Daedalus West has an extant outline planning permission for 22,000 sqm of employment floorspace. Like Policy E2 above, part of the site is subject to the Solent Waders and Brent Geese Secondary Support Area designation. Again, due to an update, the plan identifying the site and its constraints in the Plan needs to be revised. Furthermore, as this site is not within a Minerals Consultation Area, this criteria in the policy needs to be removed. **MM104** achieves these changes so that the policy is justified and effective. Consequential changes to the Policies Map are also required.

Policy E4 Solent 2

239. This 5.9 ha site forms an existing allocation in the Fareham Local Plan Part 2 (2015) and has an extant planning permission. Part c) of the policy relates to impacts on the local ecological network. It is ineffective in that it does not address situations where impacts cannot be avoided or adequately mitigated, and a compensation package may therefore be appropriate to address the loss of all priority habitat. **MM105** is therefore necessary for effectiveness.

Policy E5 Existing Employment areas

240. This policy seeks to protect existing employment areas whilst allowing changes in circumstances to be supported. It is consistent with the Framework in that it creates conditions in which businesses can invest, expand and adapt.

241. Not all existing employment areas in Fareham are identified in this policy. Those sites that are, form areas of the Borough with wide importance due to their scale and the type of uses they provide. I have no evidence to suggest that there are other sites in the Borough not identified in the Plan that should be covered by this definition.

242. To recognise that extensions of new buildings and intensification of employment use may not create new jobs, but may create additional floorspace, **MM106** is necessary. This ensures the policy is justified and effective.

Policy E6 Boatyards

243. This policy seeks to protect existing boatyards which are important for marine related employment. As drafted the policy is ambiguous, requiring that proposals should not have a detrimental impact on the 'regime of the River Hamble'. **MM107** is necessary for effectiveness to explain that proposals should not have a detrimental impact on the nature conservation, landscape and heritage value of the river.

Conclusion

244. I therefore conclude that subject to the MMs outlined above, the plan is justified, effective and consistent with national policy in relation to its provision for employment needs included the allocation of sites to meet these needs

Issue 8 – Whether the Plan is justified, effective and consistent with national policy in relation to its strategy and policies for retail and other town centre development

Retail need and hierarchy of centres

245. The Fareham Retail and Commercial Leisure Study Update (RCF002) identified a need for 2,200 sqm of convenience floorspace and 2,400 square metres of food and beverage floorspace over the plan period 2021-2037. Total vacant floorspace in Fareham Town Centre in 2018 was approximately 10,300 sqm, significantly greater than the projected need. It is envisaged that this existing vacant floorspace would more than adequately meet the identified need up to 2037. There is therefore no necessity to allocate sites for new convenience or food and beverage floorspace in the Plan.
246. The Retail Study also found that there was no need for any additional comparison floorspace in the town centre over the plan period. This finding is based on a consideration of projected population growth, expenditure and changes in retailing including internet shopping. Should schemes come forward, they would be assessed against the relevant policies in the Plan.
247. The Council has undertaken a review of the town, district and local centres to consider whether the existing areas defined are appropriate. Based on vacancy and usage information in the annual Retail Health Check, there is no need to amend any of the boundaries previously defined in the 2015 Local Plan Part 2. In line with paragraph 86b of the Framework, the secondary shopping area has

been removed from within Fareham Town Centre. It is now included within the Primary Shopping Area. This approach is reasonable and justified.

248. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, impact assessments are required if the development is over a specified floorspace. Paragraph 90 of the Framework refers to a default floorspace threshold of 2500 square metres if there is no locally set threshold.

249. Policy R2 sets out a threshold of 500 sqm. The Retail Study outlines that the threshold has been identified taking account of the scale of proposals relative to the borough centres in line with the guidance in the PPG. Fareham Town Centre has relatively small retail units with an average size of 242 sqm. New retail floorspace of up to 2,500 sqm in out of centre and edge of centre locations could therefore have a significant impact on the health of Fareham Town Centre and other smaller centres in the borough. For these reasons, the threshold proposed in Policy R2 is appropriate and justified.

Policy R1 Retail Hierarchy and Protecting the Vitality and Viability of Centres

250. Policy R1 establishes the retail hierarchy in the Borough and seeks to support the continued vitality and viability of centres. It is consistent with paragraph 86 of the Framework. For effectiveness, the policy should make it clear that any proposals for retail uses should be directed to the Primary Shopping Areas (**MM108**).

Policy R3 Local Shops

251. This policy aims to protect local shops that provide for the everyday needs of communities, consistent with paragraph 93 of the Framework. As drafted, it is ineffective because it does not explain what would constitute a reasonable attempt to let a property at an appropriate market value. **MM109** and **MM110** amend the policy and the supporting text to rectify this in the interest of clarity.

Policy R4 Community and Leisure Facilities

252. The Framework requires that planning policies plan positively for the provision and use of community facilities to enhance their sustainability for communities and residential environments. Policy R4 is positively prepared to support new or extended community and leisure facilities. A main modification is necessary to make it clear that where facilities are to be lost, any replacement or improved facilities should be appropriate to meet the communities needs or better in term of quality, function and accessibility. **MM111** makes this revision so that the policy is effective.

Conclusion

253. Subject to the MMs I have described, the Plan is justified, effective and consistent with national policy in relation to its strategy and policies for retail and other town centre development.

Issue 9 – Whether the Plan's natural environment policies are justified, effective and consistent with national planning policy.

Policy NE2: Biodiversity Net Gain (BNG)

254. In line with paragraph 174d) of the Framework, this policy seeks to provide net gains in biodiversity. It requires that development provides at least 10 % net gain for the lifetime of the development. This percentage gain is in line with the Environment Act assented in 2021.

255. There is a 2-year transition period for the above Act to come into effect. It is therefore appropriate for the Plan to include an interim policy before the relevant parts of the Act become operative. So that the policy is justified, **MM119** sets out the position in the supporting text, recognising that whilst the implementation of BNG is subject to secondary legislation and could still be modified, the principle of achieving BNG is supported by the Framework.

256. Turning to the viability of BNG especially for smaller schemes, I acknowledge that the costs involved are uncertain and difficult to assess at the current time. The Council intends to prepare a Supplementary Planning Document to provide further guidance on expectations. The Viability Study (VIA001) accompanying the Plan includes a contingency figure of £10,000 to take account of a range of other costs to a development. It is considered that this figure is appropriate to cover the potential costs of providing BNG. As there is no evidence that this requirement would impact negatively on viability, I consider it to be justified and appropriate.

257. The policy requirement for BNG to be provided for the lifetime of a development is unjustified as it goes further than the Act and is inconsistent with the supporting text which refers to a minimum period of 30 years. **MM120** amends the policy for effectiveness. Nevertheless, the Council wishes where possible to seek biodiversity for longer than required by the Act. This is because of the wider long-term benefits that BNG can provide including adapting and mitigating the impacts of climate change and improving health and wellbeing. Whilst this would be unjustified as a requirement of the policy, it forms a reasonable aspiration. **MM122** explains this approach in the supporting text for effectiveness.

258. Further modification is required to the supporting text to explain that BNG can include new habitat or restored/enhanced habitat and that the use of credits and/or 'habitat banks' to secure off site gains can also be considered (**MM121 and MM123**). This will ensure the policy is effective.

Policy NE3: Recreational Disturbance on the Solent Special Protection Area

259. The Council has worked proactively with the Bird Aware Solent Partnership Steering Group, to produce and implement a programme of mitigation measures which form part of a Recreation Mitigation Strategy. The objective of the Strategy is to counteract the likely significant effects of recreational disturbance (either alone or in combination) associated with residential development within a 5.6km zone of influence of the Solent SPAs.
260. Policy NE3 seeks a financial contribution from developments resulting in a net increase in residential units towards the implementation of the Strategy. The HRA of the Local Plan, concludes that there would be no adverse effects on the Solent SPA from recreational disturbance as a result of this policy and Natural England in their Statement of Common Ground (SoCG) (MMC026) have raised no issues.
261. Changes to the supporting text are required for effectiveness. These include a better explanation of the purpose of financial contributions, and the need for bespoke mitigation measures on some sites due to their size or proximity to the coast in addition to financial contributions. **MM124** makes the necessary modifications for effectiveness.
262. The Plan does not include a policy to address recreational disturbance on the New Forest. The SoCG with Natural England discusses the need for a strategic cross boundary strategy to tackle the impact of recreational disturbance on the New Forest SAC/SPA/RAMSAR. The Council has joined the project steering group to work with other affected authorities. In the meantime, until this has been agreed, the Council has approved an Interim Mitigation Scheme (FBC018) which forms a material consideration in the determination of planning applications. In light of the stage of preparation of a formally agreed Joint Mitigation Strategy, it is not appropriate or justified to have a policy concerning recreational disturbance on the New Forest in the Plan.

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

263. New development in the Borough necessitates the provision of new connections to the wastewater network, resulting in an increase in influent at wastewater treatment works. Wastewater discharging into the Solent could cause nutrient enrichment and lead to likely significant effects on the internationally designated sites in the Solent. This policy seeks to address this matter by granting planning permission where the integrity of the designated site is maintained. Development would need to demonstrate nutrient neutrality through the preparation of a nutrient budget. Mitigation packages may be required in order for some schemes to be nutrient neutral.
264. The HRA accompanying the Local Plan (ISLP008) concludes no adverse effects on designated sites through increased wastewater production as a result of Policy NE4. Natural England has concurred with this conclusion in their SoCG.
265. The supporting text to the policy is ineffective in explaining the expectation for mitigation both on site and/or off site. **MM125** rectifies this for effectiveness. As submitted the Plan states that where designated sites are in an unfavourable condition due to eutrophication, development proposals should provide a net reduction, contributing to the restoration of the sites condition. This is unjustified and does not accord with the concept of nutrient neutrality. **MM126** is necessary for effectiveness to delete this paragraph from the Plan.
266. A representor expressed concern about the impact of increased water runoff from developments entering the foul water drainage system and contributing to sewage overspill into the Solent in heavy rain. This creates nitrate plumes which may not disperse effectively and can have adverse implications for bivalve shell fishery. The issue raised, whilst being of importance, relates to the wastewater industry and involves matters wider than the planning system. These are not matters for the examination of this Plan. I am satisfied that the HRA is fully compliant with the relevant legislation and has fully considered all qualifying features of the designated sites. In terms of surface water runoff from developments, Policy CC2 of the Plan addresses this matter and encourages sustainable drainage.

Policy NE5: Solent Wader and Brent Goose Sites

267. Fareham is an internationally important wintering location for protected Brent Geese and wading bird species, and the coast is designated as an SPA as a result. The Solent Wader and Brent Goose Strategy (SWBG), prepared by a Steering Group of local authorities including Fareham, Natural England, RSPB and the Hampshire and Isle of Wight Wildlife Trust, explains that these birds are dependent on a network of habitats for feeding and roosting outside the SPA. These areas are shown as Core, Primary, Secondary or Low Use areas on the Policies Map and in Policy NE5. There is also another category of site, known as Candidate sites, where the importance is not fully known. The supporting text

incorrectly states that there are no Candidate sites when there are in fact three in the borough. **MM127** and **MM129** make the necessary corrections and also explain more about this category of site. I am satisfied that this policy provides the mitigation that the HRA requires in order to conclude no adverse effects.

268. I acknowledge that sites included on the Policies Map may be subject to change as the SWBG Strategy is reviewed. However, these areas are functionally linked to the designated sites. I consider that they are appropriate to be included on the Policies Map as they are a geographic expression of policy and aid understanding of the policy's objectives. It also important to note that the policy itself provides opportunities for the creation of new sites which would also not be included on the Policies Map. **MM127** adds to the supporting text in the interest of effectiveness, to make it clear that the number of sites can change.

269. A further modification is necessary to the policy to ensure the management of any replacement sites. **MM128** ensures the policy is effective in this regard.

Policy NE6: Trees, Woodland and Hedgerows

270. This policy seeks to protect against the loss and damage of protected and non-protected trees, woodland and hedgerows. As drafted, it is ineffective as it is unclear what 'unnecessary' or 'unavoidable' loss means. **MM130** rectifies this by rewording the policy for effectiveness reasons. The supporting text is also revised by **MM131** to ensure that the explanation of the policy approach is effective.

Policy NE7: New Moorings

271. This policy permits new moorings outside Mooring Restriction Areas and where there would be no adverse effects on designated sites. **MM132** is necessary for effectiveness to make it clear that this part of the policy relates not only to the River Hamble but also to other areas designated as Mooring Restriction Areas.

Policy NE8 Air Quality

272. Policy NE8 requires major development to minimise emissions and contribute to the improvement of local air quality including through the delivery of green infrastructure (GI). To be effective, the policy should also provide for the enhancement of GI (**MM133**).

273. The policy also states that development will be permitted where it provides for the charging of plug in and other ultra-low emission vehicles. Since the submission of the Plan, there has been an amendment to the Building Regulations that now requires such provision in new development. This part of

the policy is therefore no longer required. **MM133 and MM134** remove this section of the policy and provides further explanation in the supporting text of why it is not a policy requirement.

Policy NE9 Green Infrastructure

274. This policy seeks the provision of GI integrated within the GI network of the Borough. To ensure effectiveness, the policy needs to be modified to make it clear what types of development should provide and contribute to GI, **(MM135)**. Furthermore, to explain the importance of GI and the Council's expectations in the supporting text, **MM136** is required for clarity and effectiveness.

Policy NE10: Protection and Provision of Open Space

275. Consistent with paragraph 99 of the Framework, Policy NE10 seeks to prohibit development on open space unless it can be shown to be surplus to requirements. The policy also requires new residential development to provide open and play space to meet the needs of new residents. However, to be effective, the policy should refer to the relevant standards for new provision and also the potential for offsite contributions towards improving the quality or quantity of existing open spaces, **(MM137)**.

Conclusion

276. I conclude that subject to the MMs I have described, the Plan's natural environment policies are justified, effective and consistent with national planning policy.

Issue 10 – Whether the Plan's Transport and Infrastructure policies are justified, effective and consistent with national policy

277. The Council prepared a Local Plan Strategic Transport Assessment (STA) (TOI008) in September 2020 to assess the projected impact of traffic growth and additional traffic demands associated with development in the 2020 Publication Plan. The Model uses forecast years of five-year intervals to take account of delivery variables. It forecasts to 2036, one year less than the Plan period. However, because of the way the modelling has been designed, this is unlikely to have a significant impact on the conclusions. The Model sets out a baseline scenario, and a 'Do Minimum' and a 'Do Something' scenario.

278. With the housing requirements in the submitted Revised Publication Plan, being lower than the overall quantum of development in the 2020 Publication Plan, further modelling was undertaken⁷. This highlighted the differences between the

⁷ TOI014 Revised Publication Plan Technical Transport Note June 2021

published Strategic Transport Assessment and the development scenario in the submitted Plan. Whilst some localised impacts were identified, the further work showed that the modelled scenario in the published STA provided a very robust assessment of Local Plan growth. I am satisfied that the Plan is deliverable, and the impacts of Local Plan growth can be mitigated.

279. By comparing the 2036 Baseline with the 2036 Do Minimum scenarios the Transport Assessment Addendum (FBC085) identified a total of 19 junctions which were forecast to have significant or severe impacts. These were then assessed in terms of delays, vehicle queue lengths, traffic flows and capacity which revealed that mitigation measures would be required at nine junctions. Further 'Do Something' modelling took place to assess the impact of the mitigation measures. This demonstrated that these measures would be adequate and capable of mitigating the effects of traffic growth.
280. The traffic modelling has identified that traffic congestion is forecast to increase across the road network, both with and without the Local Plan growth. Consequently, the Local Plan's approach, set out in Policy TIN2, is to require new development to follow a sequential approach to assess their impact on the local road network. This involves consideration of measures to reduce car use and transport emissions, avoiding the need to travel, actively promoting sustainable travel measures such as public transport and finally, where the above measures cannot avert the need, implement localised junction improvements to include increased highway capacity for motor vehicles. This is a justified approach, consistent with the aims and objectives of the Framework.
281. In summary, based on the evidence provided, I am satisfied that the traffic impacts of Local Plan growth can be appropriately mitigated, and that they would not have an unacceptable impact on highway safety and the cumulative impacts on the road network would not be severe.

Policy TIN2: Highway Safety and Road Network

282. Consistent with paragraphs 104, 105, 111 and 112 of the Framework, this policy addresses the impact of development on the highway. As discussed above, it sets out a sequential approach to mitigating highway impacts. Modifications to the supporting text are necessary to ensure the policy is justified and effective. **MM138** outlines the policy approach and the expectations for development proposals. As consulted on, the published modification incorrectly refers to paragraph 109 of the Framework. It should refer to paragraphs 111 and 112. I have corrected this factual error in the schedule of MMs at the Appendix. **MM139** and **MM140** update the supporting text to identify the locations where mitigation is required following the further modelling work undertaken. **MM139** refers to the Infrastructure Delivery Plan 2022. I have removed this date in the schedule of MMs in the Appendix as it is factually incorrect..

Policy TIN4: Infrastructure Delivery

283. This policy makes provision for development schemes to contribute towards the delivery of new or improved infrastructure to mitigate the impacts of development. As drafted the wording of the policy is ambiguous and confusing. For effectiveness **MM141** makes the necessary amendments so that the requirements for on-site and off-site mitigation are clear. **MM142** is also necessary to explain the policy approach to infrastructure provision in the supporting text for effectiveness.

Conclusion

284. Subject to the MMs I have outlined, the Plan's Transport and Infrastructure policies are justified, effective and consistent with national policy.

Issue 11 – Whether the Plan's development management policies for the climate change, design and the historic environment, are justified, effective and consistent with national policy.

Climate Change

Strategic Policy CC1: Climate Change

285. Consistent with paragraph 20 of the Framework, this policy sets out the planning measures to address climate change mitigation and adaptation. Whilst its implementation is linked to other policies of the Plan, it is not clear how the policy would be used to assess a development proposal. **MM112** and **MM113** are necessary to amend the policy and supporting text for effectiveness. As consulted on, **MM112** includes some grammatical errors and **MM113** states an incorrect title heading to Policy NE10. I have corrected these in the schedule of MMs in the Appendix.

Policy CC2: Managing Flood Risk and Sustainable Drainage Systems

286. Policy CC2 is inconsistent with paragraph 169 of the Framework in that it requires all developments, not just major developments, to incorporate Sustainable Drainage Systems. **MM114** is necessary to make the required amendment. Further changes are made by the modification for effectiveness. These include that the design of developments has regard to national and local guidance, that runoff rates do not exceed existing run off rates for brownfield sites and mirror greenfield rates for greenfield sites. **MM115** amends the supporting text so that the Plan is effective in outlining the national and local guidance that may be referred to in the design of sustainable drainage systems.

Policy CC3: Coastal Change Management Areas (CCMAs)

287. The Framework requires that CCMAs should be identified for an area likely to be affected by physical changes to the coast. Two such areas are designated in the Borough, Hook Spit to Workman's Lane and Hook Park to Meon Shore. Policy CC3 makes it clear as to what development will be appropriate in such areas and in what circumstances. The policy needs to be modified to improve its readability and clarity. This is achieved by **MM116** to make the policy effective.

Policy CC4: Renewable and Low Carbon energy

288. Policy CC4 is a positively prepared policy which sets out that proposals for the delivery of renewable and low carbon energy and associated infrastructure will be supported provided there are no adverse impacts on a range of criteria. This approach is however inflexible and gives no consideration to measures to avoid and mitigate potential impacts. **MM117** is therefore necessary to improve the effectiveness of the policy. The modification also amends the wording of part e) of the policy to ensure it is consistent with that in other policies of the Plan.

289. The Framework in paragraph 155c) states that plans should identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems. The Renewable and Low Carbon Energy Capacity Study (CC006) undertook a capacity assessment for technologies such as combined heat and power and district heating. It identified areas in the borough which have the greatest potential in this regard. **MM118** is necessary for effectiveness, to refer to the Study in the supporting text to provide a high-level understanding of the opportunities in the Borough.

Design

Policy D1: High Quality Design and Place Making.

290. Policy D1 seeks to promote high quality design and is consistent with the principles of the Framework, the National Design Guide and the National Model Design Code, **MM149** is necessary for effectiveness to clarify the objective of the policy in providing well designed, beautiful, and safe places and remove superfluous references in the supporting text.

291. In order to ensure the policy, the Vision, the Strategic Priorities and the Development Strategy take account of locally distinctive design reflecting the characteristics of the Borough, a number of modifications to the supporting text are required. A modification to the policy is also necessary to explain the approach to assessing new development proposals. **MM002, MM003, MM004, MM005, MM143, MM144, MM145, MM146, MM147, MM148 and MM150** achieve these changes for effectiveness.

Historic Environment

Policy HE2 Conservation Areas

292. This policy seeks to preserve or enhance the special architectural, historic character or appearance of conservation areas. **MM151** is necessary to ensure the policy is consistent with the Framework, weighing identified harm against public benefits. In addition, for effectiveness, the modification clarifies the application of Policy HE3 in conservation areas where a proposal would result in the loss of a building or structure making a positive contribution to the significance of the conservation area. **MM152** includes reference to this in the supporting text for effectiveness.

Policy HE3: Listed Buildings and Structures and/or their Settings

293. To ensure this policy is worded consistently with the Framework and is effective, **MM153** is required. This ensures that Heritage Statements set out the impact of a proposal on the significance of an asset and demonstrate how public benefits outweigh any harm. It also clarifies that where proposals cause less than substantial harm to an asset, a heritage balance will be undertaken.

Policy HE5: Locally Listed Buildings and Non-Designated Heritage assets.

294. A modification is necessary to ensure the policy is consistent with the Framework. Specifically, that the effect of an application on the significance of a non-designated heritage asset will be taken into account in determining planning applications and that a balanced judgment will be made (**MM154**). The modification also explains how non designated heritage assets of archaeological interest will be assessed. This ensures the policy is effective.

Conclusion

295. Subject to the MMs I have described, the Plan's development management policies for the climate change, design and the historic environment, are justified, effective and consistent with national policy.

Issue 12 – Whether the strategy for implementation, monitoring and review is appropriate and robust

296. The Plan includes a Monitoring Framework which includes a series of indicators by which the effectiveness of policies in the Plan will be monitored. It is important that these indicators are clear and measurable. This is because in monitoring key elements of the Plan such as housing delivery and the

distribution and take up of employment land, should they be found to be underperforming, a review of the Plan could be triggered.

297. The Framework set out in the Plan includes indicators that are too broad and insufficient to set out how policies would be monitored. So that the Plan is justified and effective, **MM155** provides revised monitoring indicators.

Conclusion

298. Subject to the above MM, the strategy for implementation, monitoring and review is appropriate and robust.

Overall Conclusion and Recommendation

299. The Plan has a number of deficiencies in respect of soundness for the reasons set out above. This means that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

300. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix the Fareham Local Plan 2037 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Helen Hockenhull

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix

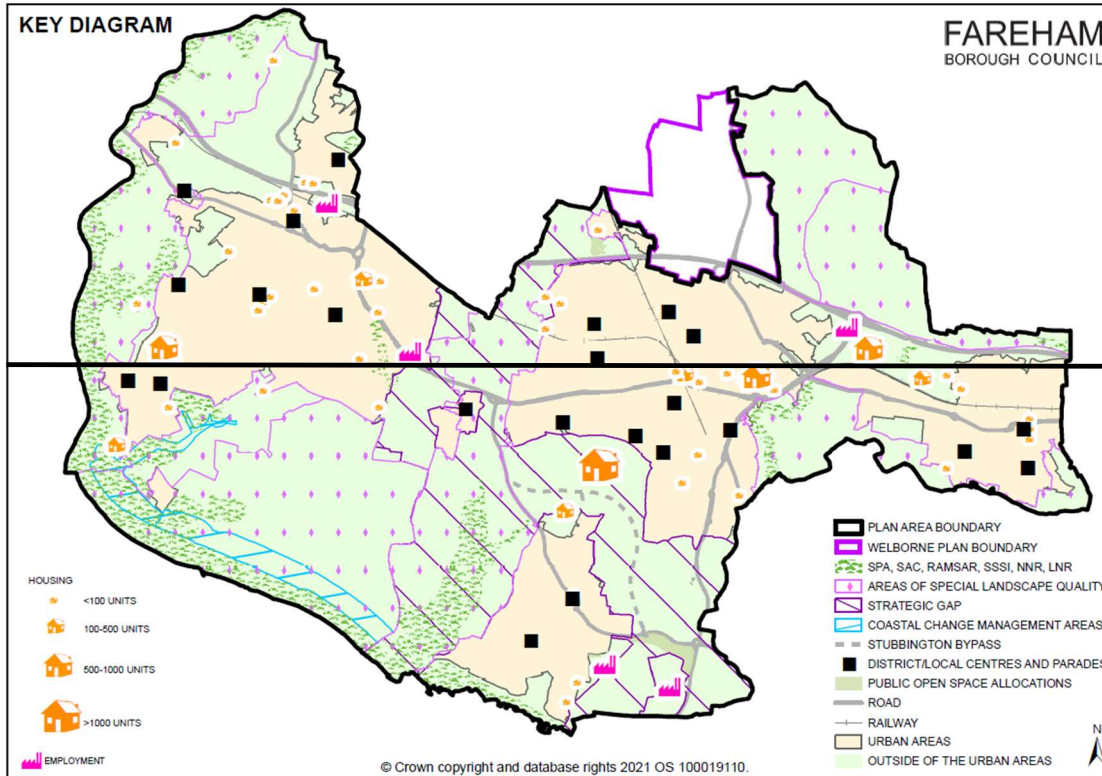
Schedule of Main Modifications to the Submitted Fareham Borough Council Local Plan 2037

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.
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"> • DS1 - Development in the Countryside • DS2 - Development in Strategic Gaps • DS3 - Landscape • H1 - Housing Provision • E1 - Employment Land Provision • R1 - Retail Hierarchy and Protecting the Vitality and Viability of Centres • R4 - Community and Leisure Facilities • CC1 - Climate Change • NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network • TIN1 – Sustainable Transport • TIN4 – Infrastructure Delivery • HE1 - Historic Environment and Heritage Assets <p><u>The policies in the plan which are not listed above are non-strategic policies.</u></p>
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 <u>high quality design and placemaking within</u> 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>
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, <u>locally distinctive</u> places to live.</p>

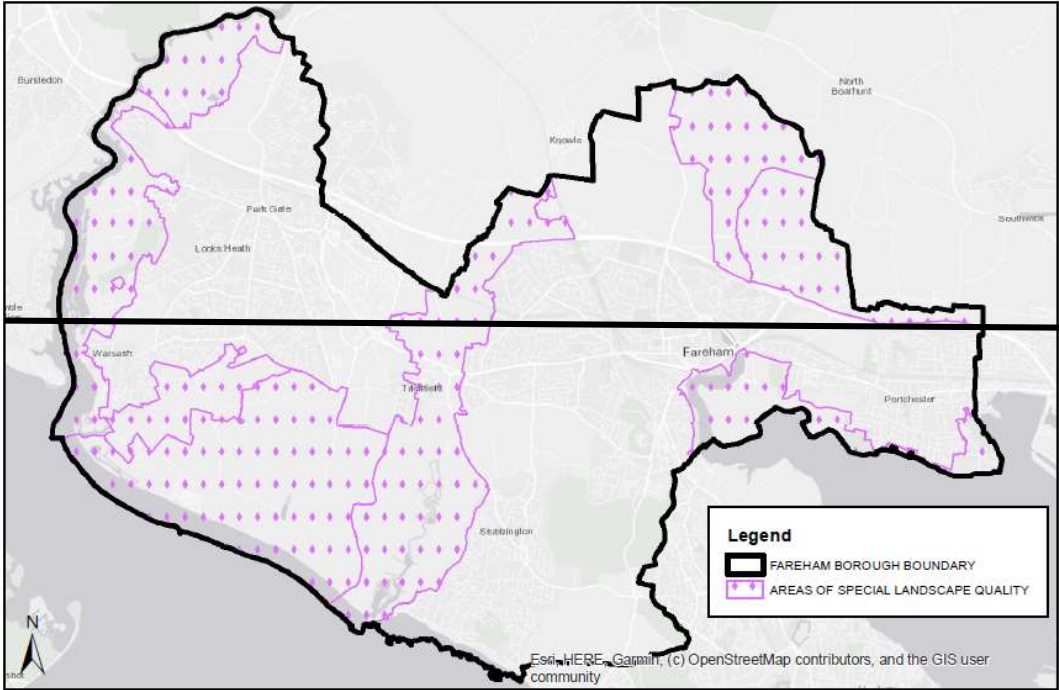
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			Fareham Borough will retain its identity, and the <u>distinctive</u> identity of individual settlements within the Borough, through measures that seek to retain the valued landscapes and settlement definition <u>and through development of places that respond to locally distinctive characteristics</u> . 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 <u>and a sense of place</u> is integral to all development proposals in the Borough.
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 <u>and retaining and strengthening the separate identities of the borough's settlements</u> . 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.
MM006	3.21	20	To amend as follows: The development strategy proposed by the Local Plan includes: <ul style="list-style-type: none"> • Provision for at least 9,556 new residential dwellings and 121,964m² <u>122,000 m²</u> of new employment floorspace; • 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; • Strategic opportunities in Fareham Town Centre that contribute to the delivery of at least 964 <u>684</u> dwellings as part of a wider regeneration strategy; • 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.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
MM007	Key diagram	23	<p>To amend as follows</p>  <p>KEY DIAGRAM</p> <p>FAREHAM BOROUGH COUNCIL</p> <p>HOUSING</p> <ul style="list-style-type: none"> <100 UNITS 100-500 UNITS 500-1000 UNITS >1000 UNITS <p>EMPLOYMENT</p> <p>LEGEND</p> <ul style="list-style-type: none"> PLAN AREA BOUNDARY WELBORNE PLAN BOUNDARY SPA, SAC, RAMSAR, SSSI, NNR, LNR AREAS OF SPECIAL LANDSCAPE QUALITY STRATEGIC GAP COASTAL CHANGE MANAGEMENT AREAS STUBBINGTON BYPASS DISTRICT/LOCAL CENTRES AND PARADES PUBLIC OPEN SPACE ALLOCATIONS ROAD RAILWAY URBAN AREAS OUTSIDE OF THE URBAN AREAS <p>© Crown copyright and database rights 2021 OS 100019110.</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>KEY DIAGRAM</p> <p>The map shows the Fareham Borough Council area with various planning boundaries and land use designations. The legend includes:</p> <ul style="list-style-type: none"> PLAN AREA BOUNDARY (thick black line) WELBORNE PLAN BOUNDARY (thick purple line) SPA, SAC, RAMSAR, SSSI, NNR, LNR (green wavy lines) AREAS OF SPECIAL LANDSCAPE QUALITY (pink hatched area) STRATEGIC GAP (pink hatched area) COASTAL CHANGE MANAGEMENT AREAS (blue wavy lines) STUBBINGTON BYPASS (dashed grey line) DISTRICT/LOCAL CENTRES AND PARADES (black squares) PUBLIC OPEN SPACE ALLOCATIONS (green squares) ROAD (solid grey line) RAILWAY (dashed grey line) URBAN AREAS (orange area) OUTSIDE OF THE URBAN AREAS (green area) <p>Housing allocation legend:</p> <ul style="list-style-type: none"> <100 UNITS (small orange house icon) 100-500 UNITS (medium orange house icon) 500-1000 UNITS (large orange house icon) >1000 UNITS (very large orange house icon) <p>EMPLOYMENT (pink factory icon)</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"> Is for development associated with an existing lawful dwelling, or Is proposed on previously developed land and appropriate for the proposed use, or

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>c) Is for retail, community and leisure facilities, tourism or specialist housing where it can be demonstrated 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 <u>either allocated or</u> compliant with one of the following policies; HP1, HP2, HP4, HP5, 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) <u>Can demonstrate a requirement for a location outside of the urban area.</u></p> <p>In addition, proposals will need to demonstrate that they;</p> <p>j) Require a location outside of the urban area; and</p> <p>k) <u>Protect</u> Conserve 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) Are not on Best and Most Versatile <u>Demonstrate a preference for the development of poorer quality agricultural land rather than that of higher quality.</u></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 withing the countryside (i.e. outside of urban areas), so that only the developments that <u>recognise</u> can demonstrate no harm 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>
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. In all cases, evidence of the need for a countryside location will be needed to support</p>

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			applications. <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 need for a countryside location for the proposed use of the land, and an assessment of alternative options that have been considered.</u>
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. Although no <u>Three</u> boundary changes are proposed at this time <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></p> <ul style="list-style-type: none"> • <u>Slight increase in the strategic gap south of HMS Collingwood</u> • <u>Reduction in strategic gap extent from land to the south of Oakcroft lane</u> • <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> <p>evidence has shown boundary of this strategic gap could be redrawn whilst retaining its important function of preventing settlement coalescence. 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>
MM012	Figure 3.3	31	To amend as follows:

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			<p>New (bold and underlined) and deleted (strikethrough) text.</p>  <p>The map displays the Fareham Borough boundary, outlined in black, and various areas of special landscape quality, indicated by purple dashed lines. Labeled locations include Bursledon, Park Gate, Locks Heath, Walsath, Fareham, Portsmouth, and Southwick. A legend in the bottom right corner defines the symbols: a black outline for 'FAREHAM BOROUGH BOUNDARY' and purple dashed lines for 'AREAS OF SPECIAL LANDSCAPE QUALITY'. A north arrow is located in the bottom left corner. Below the map, a copyright notice states: '© 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 <u>have regard to</u> be in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.</p>
MM014	4.4	34	Additional sentences at the end of the paragraph;

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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 September 2020 <u>October 2021</u>, suggest that over the plan period, the unmet need in the sub-region could be circa 40,750 <u>13,000</u> 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. <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 undertake an early review of the Local Plan.</u></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, <u>800 of</u></p>

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			<u>which will meet Portsmouth's identified need.</u> Therefore, the need figure increases by 900 to provide the total housing requirement for this Publication Plan.																						
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 (<u>September 2022</u>) which has indicated that 4,224 <u>1,120</u> new dwellings are likely to be completed between 2024/25 <u>2025/26</u> and 2036/37 in the Borough (windfall completions from now until 2024 <u>2025</u> are assumed to already have planning permission and therefore have already been counted).</p>																						
MM017	Table 4.2	36	<p>To amend as follows:</p> <table><tr><th>Figures projected to 1st April 2021 <u>Housing Supply as at 1st April 2022</u></th><th><u>Supply Identified in the Local Plan</u></th></tr><tr><td><u>Completions 2021/22</u></td><td><u>141</u></td></tr><tr><td>Outstanding planning permissions (small)</td><td>67 <u>74</u></td></tr><tr><td>Outstanding full planning permissions (large)</td><td>404 <u>1,234</u></td></tr><tr><td>Outstanding outline planning permissions (large) (<u>including 3,050 at Welborne up to 2037</u>)</td><td>436 <u>3,983</u></td></tr><tr><td>Resolution to grant planning permission (including 3,610 at Welborne up to 2037)</td><td>4,184 <u>321</u></td></tr><tr><td>Allocations made in the 2020 Publication Plan in Fareham Town Centre (<u>without planning permission</u>)</td><td>263 <u>684</u></td></tr><tr><td>Allocations made in the 2020 Publication Plan in other existing settlements (<u>without planning permission</u>)</td><td>257 <u>325</u></td></tr><tr><td>Allocations made in the 2020 Publication Plan on edge of settlement sites (<u>without planning permission</u>)</td><td>984 <u>2,386</u></td></tr><tr><td>Windfall Development</td><td>1,224 <u>1,120</u></td></tr><tr><td>Additional town centre sites in this Revised Publication Plan</td><td>653</td></tr></table>	Figures projected to 1st April 2021 <u>Housing Supply as at 1st April 2022</u>	<u>Supply Identified in the Local Plan</u>	<u>Completions 2021/22</u>	<u>141</u>	Outstanding planning permissions (small)	67 <u>74</u>	Outstanding full planning permissions (large)	404 <u>1,234</u>	Outstanding outline planning permissions (large) (<u>including 3,050 at Welborne up to 2037</u>)	436 <u>3,983</u>	Resolution to grant planning permission (including 3,610 at Welborne up to 2037)	4,184 <u>321</u>	Allocations made in the 2020 Publication Plan in Fareham Town Centre (<u>without planning permission</u>)	263 <u>684</u>	Allocations made in the 2020 Publication Plan in other existing settlements (<u>without planning permission</u>)	257 <u>325</u>	Allocations made in the 2020 Publication Plan on edge of settlement sites (<u>without planning permission</u>)	984 <u>2,386</u>	Windfall Development	1,224 <u>1,120</u>	Additional town centre sites in this Revised Publication Plan	653
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			<table><tr><td>Additional sites in other existing settlements in this Revised Publication Plan</td><td>139</td></tr><tr><td>Additional edge of settlement sites in this Revised Publication Plan</td><td>1,986</td></tr><tr><td>Total</td><td><u>10,594 10,268</u></td></tr></table> <p><u>Table 4.2 Housing Requirement and Sources of Supply 2021-2037 (all figures are net)</u></p>	Additional sites in other existing settlements in this Revised Publication Plan	139	Additional edge of settlement sites in this Revised Publication Plan	1,986	Total	<u>10,594 10,268</u>
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Total	<u>10,594 10,268</u>								
MM018	4.12	37	<p>To amend as follows:</p> <p>Table 4.2 shows that there are sufficient sites to provide 10,594 <u>10,268</u> 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. 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. As table 4.3 shows, the surplus in the supply equates to 11% <u>7.5%</u> of the total requirement. <u>The close monitoring of housing delivery against the requirement may give rise to the need for the Council to undertake an early review of the Local Plan.</u></p>						
MM019	Table 4.3	37	<p>To amend as follows:</p> <table><tr><td>Housing Requirement</td><td>9,556</td></tr><tr><td>Local Plan Housing Supply</td><td>10,594 <u>10,268</u></td></tr><tr><td>Contingency for under-delivery (number of homes)</td><td>1,038 <u>712</u></td></tr></table> <p><u>Table 4.3. Housing Requirement vs Housing Supply to demonstrate contingency provision</u></p>	Housing Requirement	9,556	Local Plan Housing Supply	10,594 <u>10,268</u>	Contingency for under-delivery (number of homes)	1,038 <u>712</u>
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MM020	4.13	37	<p>To amend as follows:</p> <p>Within the supply, a total of 995 <u>1,106</u> 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, 9.4% <u>11%</u> 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>						

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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, <u>including Welborne</u>, will start to deliver to the latter part of the five-year period, and Welborne will also commence in the short to medium term. Information on delivery rates has been gathered from developers and land agents and adjusted as appropriate based on recent 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.</p>
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"> • Approximately 900 <u>At least 900</u> 420 dwellings (averaging 300 210 dwellings per annum) between 2021/22 and 2023/24 <u>2022/23</u>, • Approximately 2,180 <u>At least 2,180</u> <u>9,140</u> dwellings (averaging 545 <u>653</u> dwellings per annum) between 2024/25 2023/24 and 2027/28 2036/37, • Approximately 6,480 dwellings (averaging 720 dwellings per annum) between 2028/29 and 2036/2037. <p>Housing will be provided through;</p> <ul style="list-style-type: none"> • <u>141 dwellings completed in 2021/22</u> • An estimated 869 <u>5,291</u> homes on sites that already have planning permission, <u>including at Welborne Garden Village</u>; • An estimated 4,184 <u>321</u> homes on sites with resolutions to grant planning permission as of 01 April 2021 <u>2022</u>, including at Welborne Garden Village; • Approximately 3,358 <u>2,711</u> homes on sites allocated in policies HA1, HA3, HA4, HA7, HA9-HA10, HA12, HA13, HA15, HA17, HA19, HA22-HA24, HA26-HA56; • Approximately 959 <u>684</u> homes on specified brownfield sites and/or regeneration opportunities in Fareham Town Centre, as identified in policies FTC 3-9 <u>FTC5-9</u> and BL1; • An estimated 1,224 <u>1,120</u> homes delivered through unexpected (windfall) development.
MM023	4.20	39	To amend as follows:

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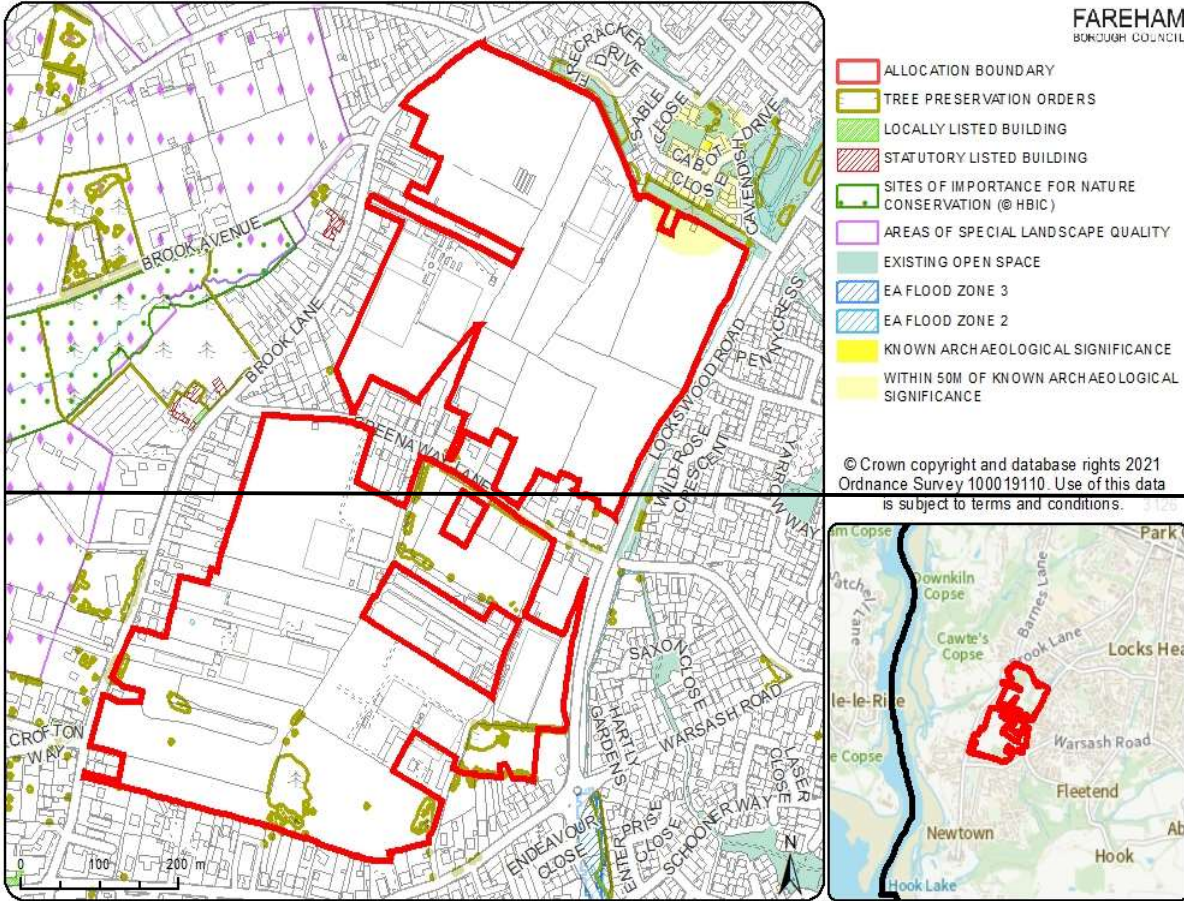
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<div> <div>HA35</div> <div>Former Scout Hut, Coldeast Way</div> <div>7</div> </div> <div> <div>HA36*</div> <div>Locks Heath District Centre</div> <div>35</div> </div> <div> <div>HA37*</div> <div>Former Locks Heath Filing Station</div> <div>30</div> </div> <div> <div>HA38*</div> <div>68 Titchfield Park Road</div> <div>9</div> </div> <div> <div>HA39*</div> <div>Land at 51 Greenaway Lane</div> <div>5</div> </div> <div> <div>HA40</div> <div>Land west of Northfield Park</div> <div>22</div> </div> <div> <div>HA41</div> <div>22-27a Stubbington Green</div> <div>9</div> </div> <div> <div>HA42*</div> <div>Land South of Cams Alders</div> <div>60</div> </div> <div> <div>HA43</div> <div>Corner of Station Rd, Portchester</div> <div>16</div> </div> <div> <div>HA44*</div> <div>Assheton Court</div> <div>60 (net yield 27)</div> </div> <div> <div>HA45</div> <div>Rear of 77 Burridge Road (See chapter 5)</div> <div>3</div> </div> <div> <div>HA46</div> <div>12 West Street, Portchester</div> <div>8</div> </div> <div> <div>HA47</div> <div>195-205 Segensworth Road, Titchfield</div> <div>8</div> </div> <div> <div>HA48</div> <div>76-80 Botley Road, Park Gate</div> <div>18</div> </div> <div> <div>HA49</div> <div>Menin House, Privett Road, Fareham</div> <div>50 (net yield 26)</div> </div> <div> <div>HA50</div> <div>Land north of Henry Cort Drive, Fareham</div> <div>55</div> </div> <div> <div>HA51</div> <div>Redoubt Court, Fort Fareham Road</div> <div>20 (net yield 12)</div> </div> <div> <div>HA52</div> <div>Land west of Dore Avenue, Portchester</div> <div>12</div> </div> <div> <div>HA53</div> <div>Land at Rookery Avenue, Swanwick</div> <div>6</div> </div> <div> <div>HA54</div> <div>Land east of Crofton Cemetery and west of Peak Lane</div> <div>180</div> </div> <div> <div>HA55</div> <div>Land south of Longfield Avenue</div> <div>1,250</div> </div> <div> <div>HA56</div> <div>Land west of Downend Road</div> <div>550</div> </div> <div> <div>BL1</div> <div>Broad Location for Housing Growth</div> <div>620</div> </div> <div> <div>* Sites with no relevant planning status as at 1 April 2021</div> </div>
MM024	FTC3	44	<p>Deletion of allocation</p> <p>Housing Allocation Policy: FTC3 SHELAA Reference: 0211</p> <p>Name: Fareham Station East Allocated Use: Residential</p>

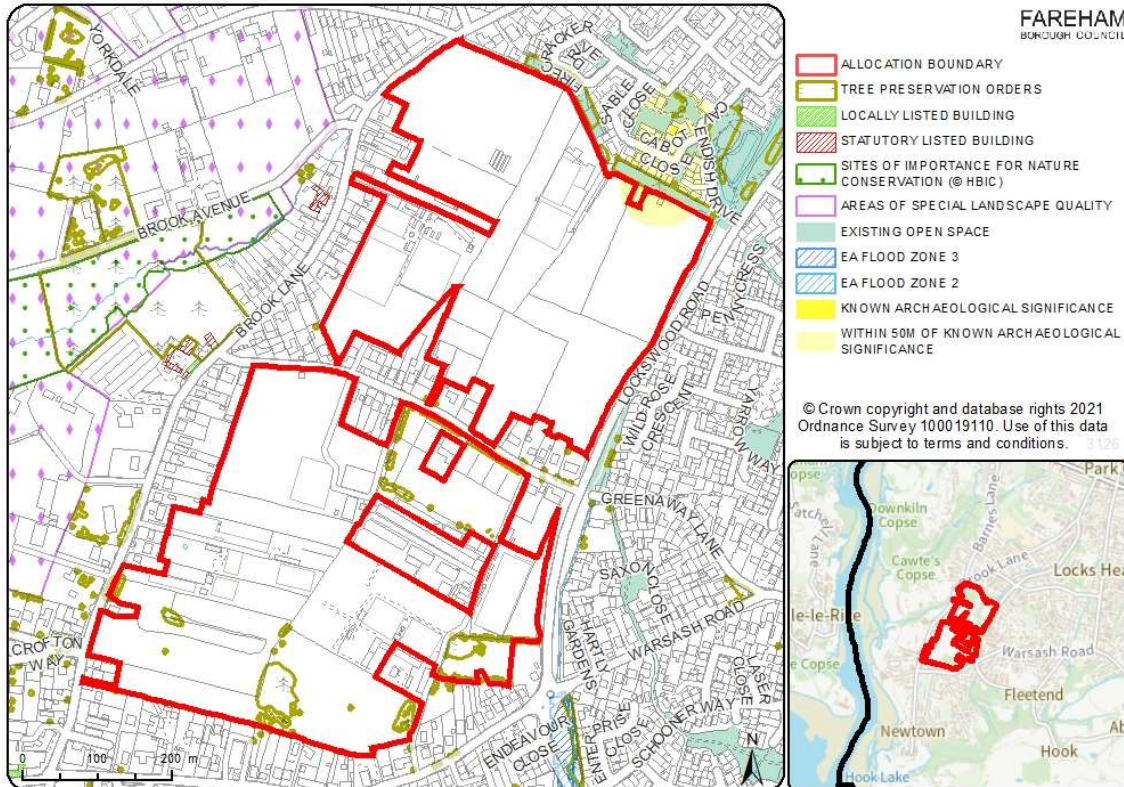
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Location: Fareham Station Indicative Yield: 120 dwellings</p> <p>Size: 1.58 ha Planning Status as at 1 April 2021: None</p> <p>The site currently includes local 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.</p> <p>Proposals should meet the following site specific requirements:</p> <ul style="list-style-type: none"> a) The quantum of housing proposed is broadly consistent with the indicative site capacity; and b) Vehicular access should be from the Station approach road and allow for continued use of the aggregates depot; and 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 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 e) A replacement fire and rescue operation is provided on site, unless acceptable alternative provision is delivered elsewhere; and 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 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 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 i) Retention of sufficient parking on the site to serve Fareham railway station; and j) Provision of an air quality assessment to identify appropriate measures to mitigate NO₂ emissions arising from the development in relation to the A27 (in accordance with Policy NE8); and 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 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 m) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			n) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM025	FTC4	46	<p>Deletion of allocation</p> <p>Housing Allocation Policy: FTC4 SHELAA Reference: 0212</p> <p>Name: Fareham Station West Allocated Use: Residential</p> <p>Location: Fareham Station Indicative Yield: 94 dwellings</p> <p>Size: 1.05 ha Planning Status as at 1 April 2021: None</p> <p>The site 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.</p> <p>Proposals should meet the following site specific requirements:</p> <ul style="list-style-type: none"> a) The quantum of housing proposed is broadly consistent with the indicative site capacity; and b) Vehicular access should be from The Avenue; and c) The provision of new homes should comprise high quality apartments that include individual balconies (minimum of 2m² in size) and roof gardens in lieu of communal open space where necessary; and d) Building heights should be between 3 and 4 storeys; and e) The design and layout of the proposal and any alterations to the access shall protect and retain TPO trees unless otherwise justified; and 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 g) Provision of an air quality assessment to identify appropriate measures to mitigate NO₂ emissions arising from the development in relation to the A27 (in accordance with Policy NE8); and 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 i) A culverted watercourse flows beneath the site. This will need to remain free from development with a suitable buffer.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>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</p> <p>k) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p> <p>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</p> <p>m) Infrastructure provision and contributions including but not limited to health, education and transport shall be provided in line with Policy TIN4 and NE3.</p>
MM026	FTC5	48	<p>To amend as follows:</p> <p>Housing Allocation Policy: FTC5 SHELAA Reference: 1325</p> <p>Name: Crofton Conservatories Allocated Use: Residential</p> <p>Location: West Street, Fareham Town Centre Indicative Yield: 49 dwellings</p> <p>Size: 0.24 ha Planning Status as at 1 April 2021: Temporary permission for retail use (P/16/1370/VC)</p> <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; and</p> <p>b) Primary vehicular access should be from Maytree Road unless a suitable access from West Street can be designed; and</p> <p>c) The provision of new homes will comprise high quality apartments that include individual balconies (minimum of 2m² in size) and roof gardens in lieu of communal open space where necessary; and</p> <p>d) 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</p> <p>e) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.</p>
MM027	FTC6	50	To amend as follows:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Housing Allocation Policy: FTC6 SHELAA Reference: 3070</p> <p>Name: Magistrates Court Allocated Use: Residential</p> <p>Location: Trinity Street, Fareham Town Centre Indicative Yield: 45<u>37</u> dwellings</p> <p>Size: 0.22 ha Planning Status as at 1 April 2021: Outline planning application under consideration (P/18/1261/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; and 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 c) The provision of new homes should comprise a mix of high-quality apartments. Individual balconies (minimum of 2m² in size) and roof gardens will be provided in lieu of communal open space where necessary, and 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 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 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 g) Infrastructure provision and contributions including but not limited to health, education and transport for <u>example</u> shall be provided in line with Policy TIN4 and NE3.
MM028	HA1	52	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA1 SHELAA Reference: 3126 (incorporating 1263, 1337, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3189, 3191)</p> <p>Name: North and South of Greenaway Lane Allocated Use: Residential</p> <p>Location: Warsash Indicative Yield: 824 dwellings</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
			<p>Size: 33.43 ha</p> <p>Planning Status as at 1 April 2021: SHELAA sites 2849, 2890, 3005, 3019, 3046, 3056, 3162, and 3164 subject to current planning applications. Site 2849 allowed on appeal.</p>  <p>FAREHAM BOROUGH COUNCIL</p> <p>ALLOCATION BOUNDARY TREE PRESERVATION ORDERS LOCALLY LISTED BUILDING STATUTORY LISTED BUILDING SITES OF IMPORTANCE FOR NATURE CONSERVATION (@ HBIC) AREAS OF SPECIAL LANDSCAPE QUALITY EXISTING OPEN SPACE EA FLOOD ZONE 3 EA FLOOD ZONE 2 KNOWN ARCHAEOLOGICAL SIGNIFICANCE WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</p> <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 (bold and underlined) and deleted (strikethrough) text.
			 <p>Proposals should meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity <u>yield</u>; and</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> b) Primary highway access should be focused on Brook Lane and Lockswood Road with limited access via Greenaway Lane where necessary, subject to consideration of the impact on the character of Greenaway Lane; and c) The provision of vehicular highway access between development parcels without prejudice to adjacent land in accordance with Policy D3; and 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, in accordance with the Framework Plan; and 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 f) Building heights should be limited to a maximum of 2.5 storeys, except for buildings which front onto Greenaway Lane, <u>Lockswood Road</u> and Brook Lane where building heights shall be limited to a maximum of 2 storeys. <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> 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 <u>and in accordance with policy NE6;</u> and h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and 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 j) 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. In addition, the following site-specific infrastructure will be required: <ul style="list-style-type: none"> i. Two junior football pitches on-site; and ii. Off-site improvements to existing sports facilities
MM029	Figure 4.1 Policy	56	<p>Removal of 40 Brook Lane from Indicative Framework Plan</p> <p>To amend as follows:</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Housing Allocation Policy: HA3</p> <p>Name: Southampton Road</p> <p>Location: Titchfield Common</p> <p>Size: 7.6ha</p> <p>SHELAA Reference: 3128 (incorporating 2976, 3020, 3044 and 3125) Allocated Use: Residential</p> <p>Indicative Yield: 348 dwellings</p> <p>Planning Status as at 1 April 2021: 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"> a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity <u>yield</u>; and b) Primary highway access<u>es</u> should be focused on Segensworth Road in the first instance, with <u>and</u> Southampton Road to be used where access to/from Segensworth Road is not possible; and 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 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 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 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 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 h) The provision of vehicular highway access between individual development parcels without prejudice to adjacent land in accordance with Policy D3; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> d. A network of interconnecting green and public access corridors throughout the site incorporating existing ecological and archaeological features and allowing only minimal highway cross over points (kept minimal in width); and e. The provision of pedestrian and cycle connectivity from the site to Downend Road, The Thicket and Upper Cornaway Lane; and 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 g. Proposals should ensure a buffer is designed to protect the SSSI at Downend Quarry and the creation and enhancement of ecological corridors; and h. The design of the development should take into account the close proximity to the waste transfer station with the potential for odour; and 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 j. A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and k. A Neighbourhood Equipped Area of Play (NEAP) on-site within an accessible location; and l. Highway improvements to facilitate the development including: <ul style="list-style-type: none"> 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 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 iii. Improvements to the Downend Road, A27 and Shearwater Avenue junction. m. Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3, including contributions towards improvements at Delme Roundabout
MM032	HA7	66	<p>To be amended as follows:</p> <p>Housing Allocation Policy: HA7 SHELAA Reference: 3088</p> <p>Name: Warsash Maritime Academy Allocated Use: Residential</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Location: Warsash Indicative Yield: 100 dwellings</p> <p>Size: 2.97ha Planning Status as at 1 April 2021: None</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity yield, including conversion of the building currently known as the Shackleton building to flats; and b) Primary highway access should be focused on Newtown Road; and c) The height of new buildings should be limited to a maximum of 4 storeys, and 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 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 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 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 h) The scale, form, massing and layout of development to be specifically designed to respond to nearby sensitive features such as the Solent & Southampton Water SPA; and i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and 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 and in accordance with Policy NE6; and 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 l) Provide Euture access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); and 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 n) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3; and o) No development should be located to the west of the listed buildings.
MM033	HA9	68	To amend as follows:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Housing Allocation Policy: HA9 SHELAA Reference: 1007</p> <p>Name: Heath Road Allocated Use: Residential</p> <p>Location: Locks Heath Indicative Yield: 70 dwellings</p> <p>Size: 2.43 ha Planning Status as at 1 April 2021: 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"> a) The quantum of housing proposed should be broadly consistent with the indicative yield; and b) Primary highway access should be focused on Heath Road; and 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 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 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 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 <u>and in accordance with Policy NE6;</u> and g) 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.
MM034	HA10	70	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA10 SHELAA Reference: 3121</p> <p>Name: Funtley Road South Allocated Use: Residential</p> <p>Location: Funtley Indicative Yield:55 <u>125</u> dwellings</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Size: 5.74 ha</p> <p>Planning Status as at 1 April 2021: 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"> a) The quantum of housing proposed should be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be from Funtley Road; and c) Building heights are limited to a maximum of primarily 2 storeys with 2.5 storeys in appropriate locations; and 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 e) The creation of a vehicular loop road on the site, allowing for pedestrian and cycle permeability across the site; and 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 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 h) A landscape buffer shall be incorporated between development and the Great Beamond Coppice SINC to the east of the site; and 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 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 k) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM035	HA12	72	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA12</p> <p>SHELAA Reference: 3032</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.		
			<p>Name: Moraunt Drive Allocated Use: Residential</p> <p>Location: Portchester East Indicative Yield: 48 dwellings</p> <p>Size: 1.6 ha Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/0654/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on Moraunt Drive; andc) The height of buildings should be limited to a maximum of 2 storeys; andd) 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; ande) 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; andf) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; andg) Retain and reinforce existing boundary vegetation to minimise any visual impacts to Wicor Path and neighbouring residents; andh) 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; andi) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:<ul style="list-style-type: none">i. Enhancements to Orchard Grove / Commodore Park public open space to the immediate south and west of the site and retention in perpetuity.		
MM036	HA13	74	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA13</td><td>SHELAA Reference: 3051</td></tr></table>	Housing Allocation Policy: HA13	SHELAA Reference: 3051
Housing Allocation Policy: HA13	SHELAA Reference: 3051				

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.									
			<table><tr><td>Name: Hunts Pond Road</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Titchfield Common</td><td>Indicative Yield: 38 dwellings</td></tr><tr><td>Size: 1.6 ha</td><td>Planning Status as at 1April 2021: None</td></tr><tr><td></td><td></td></tr></table>	Name: Hunts Pond Road	Allocated Use: Residential	Location: Titchfield Common	Indicative Yield: 38 dwellings	Size: 1.6 ha	Planning Status as at 1April 2021: None			
Name: Hunts Pond Road	Allocated Use: Residential											
Location: Titchfield Common	Indicative Yield: 38 dwellings											
Size: 1.6 ha	Planning Status as at 1April 2021: None											
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on Hunts Pond Road; andc) The height of buildings should be limited to a maximum of 2 storeys; andd) The provision of a pedestrian and cycle connectivity with Hunts Pond Road and the adjoining recreation ground; ande) 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 <u>and in accordance with Policy NE6</u>; andf) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); andg) 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. In addition, the following site-specific infrastructure will be required:<ul style="list-style-type: none">i. Enhancements to Hunts Pond Road Recreation Ground.ii. <u>A contribution to</u> the delivery of supporting infrastructure and building alterations at Jubilee Practice <u>in line with the Infrastructure Delivery Plan.</u>									
MM037	HA15	76	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA15</td><td>SHELAA Reference: 1360</td></tr><tr><td>Name: Beacon Bottom West</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Park Gate</td><td>Indicative Yield: 29 dwellings</td></tr><tr><td>Size: 1.24 ha</td><td>Planning Status as at 1 April 2021: Planning Application</td></tr></table>		Housing Allocation Policy: HA15	SHELAA Reference: 1360	Name: Beacon Bottom West	Allocated Use: Residential	Location: Park Gate	Indicative Yield: 29 dwellings	Size: 1.24 ha	Planning Status as at 1 April 2021: Planning Application
Housing Allocation Policy: HA15	SHELAA Reference: 1360											
Name: Beacon Bottom West	Allocated Use: Residential											
Location: Park Gate	Indicative Yield: 29 dwellings											
Size: 1.24 ha	Planning Status as at 1 April 2021: Planning Application											

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<p style="text-align: right;">under consideration (P/18/1258/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on Beacon Bottom; andc) The height of buildings should be limited to a maximum of 2 storeys; andd) 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);-ande) 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); andf) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); andg) Infrastructure provision and contributions including but not limited to health, education and transport for <u>example</u> shall be provided in line with Policy TIN4 and NE3.								
MM038	HA17	78	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA17</td><td>SHELAA Reference: 3023</td></tr><tr><td>Name: 69 Botley Road</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Park Gate</td><td>Indicative Yield: 24 dwellings (<u>net yield 23</u>)</td></tr><tr><td>Size: 0.79 ha</td><td>Planning Status as at 1 April 2021: Phase 1 planning application under consideration (P/19/0643/FP)</td></tr></table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on Botley Road; andc) The height of buildings should be limited to a maximum of 2 storeys; andd) 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); ande) An ecological and mitigation strategy is required; and	Housing Allocation Policy: HA17	SHELAA Reference: 3023	Name: 69 Botley Road	Allocated Use: Residential	Location: Park Gate	Indicative Yield: 24 dwellings (<u>net yield 23</u>)	Size: 0.79 ha	Planning Status as at 1 April 2021: Phase 1 planning application under consideration (P/19/0643/FP)
Housing Allocation Policy: HA17	SHELAA Reference: 3023										
Name: 69 Botley Road	Allocated Use: Residential										
Location: Park Gate	Indicative Yield: 24 dwellings (<u>net yield 23</u>)										
Size: 0.79 ha	Planning Status as at 1 April 2021: Phase 1 planning application under consideration (P/19/0643/FP)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>f) The design and layout shall retain boundary trees and hedgerows on the western boundary of the site to provide a buffer to the adjacent woodland and associated species <u>and in accordance with Policy NE6</u>; and</p> <p>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</p> <p>h) 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.</p>
MM039	HA19	80	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA19 SHELAA Reference: 3174</p> <p>Name: 399-403 Hunts Pond Road Allocated Use: Residential</p> <p>Location: Titchfield Common Indicative Yield: 16 dwellings</p> <p>Size: 0.49 ha Planning Status as at 1 April 2021: Planning permission granted(P/19/0183/FP)</p> <p>Proposals will be granted planning permission provided they meet the following site-specific requirements:</p> <p>a) The quantum of housing proposed is broadly consistent with the indicative site capacity <u>yield</u>; and</p> <p>b) Primary highway access should be focused on Noble Road; and</p> <p>c) The height of buildings should be limited to a maximum of 2 storeys; and</p> <p>d) Provide an appropriate buffer between the development and Kites Croft Local Nature Reserve (included at the request of Hampshire County Council); and</p> <p>e) The design of the scheme should demonstrate how overhead electrical powerlines will be positively taken into account in the layout of the site (included at the request of National Grid); and</p> <p>f) Avoids development and points of access in the eastern side of the site within Flood Zones 2 and 3. A full Flood Risk Assessment is required; and</p> <p>g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p> <p>h) 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.</p>
MM040	HA22	82	To amend as follows:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<table><tr><td>Housing Allocation Policy: HA22</td><td>SHELAA Reference: 1058</td></tr><tr><td>Name: Wynton Way</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Fareham North West</td><td>Indicative Yield: 13 dwellings</td></tr><tr><td>Size: 0.4 ha</td><td>Planning Status as at 1 April 2021: None</td></tr></table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andb) Primary highway access should be from Wynton Way; andc) The height of buildings should be limited to a maximum of 2 storeys; andd) Proposals shall consider a pedestrian/cycle connection through the site from Wynton Way to St Columba Church of England Primary School; ande) 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; andf) 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 and in accordance with Policy NE6; andg) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes (included at the request of Southern Water); andh) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.	Housing Allocation Policy: HA22	SHELAA Reference: 1058	Name: Wynton Way	Allocated Use: Residential	Location: Fareham North West	Indicative Yield: 13 dwellings	Size: 0.4 ha	Planning Status as at 1 April 2021: None
Housing Allocation Policy: HA22	SHELAA Reference: 1058										
Name: Wynton Way	Allocated Use: Residential										
Location: Fareham North West	Indicative Yield: 13 dwellings										
Size: 0.4 ha	Planning Status as at 1 April 2021: None										
MM041	HA23	84	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA23</td><td>SHELAA Reference: 1078</td></tr><tr><td>Name: Stubbington Lane</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Hill Head</td><td>Indicative Yield: 11 dwellings</td></tr><tr><td>Size: 0.4 ha</td><td>Planning Status as at 1 April 2021: Planning permission granted (P/19/0915/FP)</td></tr></table>	Housing Allocation Policy: HA23	SHELAA Reference: 1078	Name: Stubbington Lane	Allocated Use: Residential	Location: Hill Head	Indicative Yield: 11 dwellings	Size: 0.4 ha	Planning Status as at 1 April 2021: Planning permission granted (P/19/0915/FP)
Housing Allocation Policy: HA23	SHELAA Reference: 1078										
Name: Stubbington Lane	Allocated Use: Residential										
Location: Hill Head	Indicative Yield: 11 dwellings										
Size: 0.4 ha	Planning Status as at 1 April 2021: 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.								
			<div>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</div> <div>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</div> <div>i) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.</div>								
MM043	HA26	88	<div>To amend as follows:</div> <table><tr><td>Housing Allocation Policy: HA26</td><td>SHELAA Reference: 3180</td></tr><tr><td>Name: Beacon Bottom East</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Park Gate</td><td>Indicative Yield: 9 dwellings</td></tr><tr><td>Size: 0.41 ha</td><td>Planning Status as at1 April 2021: Planning permission granted (P/19/1061/FP)</td></tr></table> <div>Proposals should meet the following site-specific requirements:</div> <div>a) The quantum of housing proposed is broadly consistent with the indicative site capacity <u>yield</u>; and</div> <div>b) The height of buildings should be limited to a maximum of 2 storeys; and</div> <div>c) The provision of vehicular access should be from Beacon Bottom; and</div> <div>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</div> <div>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</div> <div>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</div> <div>g) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</div> <div>h) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.</div>	Housing Allocation Policy: HA26	SHELAA Reference: 3180	Name: Beacon Bottom East	Allocated Use: Residential	Location: Park Gate	Indicative Yield: 9 dwellings	Size: 0.41 ha	Planning Status as at1 April 2021: Planning permission granted (P/19/1061/FP)
Housing Allocation Policy: HA26	SHELAA Reference: 3180										
Name: Beacon Bottom East	Allocated Use: Residential										
Location: Park Gate	Indicative Yield: 9 dwellings										
Size: 0.41 ha	Planning Status as at1 April 2021: Planning permission granted (P/19/1061/FP)										
MM044	HA27	90	<div>To amend as follows:</div> <div>Housing Allocation Policy: HA27SHELAA Reference: 1168</div>								

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Name: Rookery Avenue Allocated Use: Residential and Employment</p> <p>Location: Sarisbury Indicative Yield: 32 dwellings and 1800 sqm employment floorspace</p> <p>Size: 2.29 ha Planning Status as at 1 April 2021: Planning application under consideration (P/19/0870/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Proposals should take account of context of this site being countryside settlement edge and woodland; and c) The development should front the woodland and open space; and 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 provide a 15m buffer between the development and the SINC, and g) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM045	HA28	92	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA28 SHELAA Reference: 0203</p> <p>Name: 3-33 West Street Allocated Use: Residential</p> <p>Location: Portchester East Indicative Yield: 4626 dwellings</p> <p>Size: 0.25 ha Planning Status as at 1 April 2021: Outline planning application under consideration (P/19/1040/OA)</p> <p>Proposals should meet the following site-specific requirements:</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<div><div><div>a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and</div><div>b) Primary highway access should be focused on West Street; and</div><div>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</div><div>d) Building heights should be limited to a maximum of 2 storeys in addition to the existing building (maximum of 4 storeys); and</div><div>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;</div><div>f) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</div><div>g) The location of the development above commercial uses will mean that a noise and air quality assessment will be required; and</div><div>h) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.</div></div></div>								
MM046	HA29	94	<div>To amend as follows:</div> <table><tr><td>Housing Allocation Policy: HA29</td><td>SHELAA Reference: 1070</td></tr><tr><td>Name: Land East of Church Road</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Warsash</td><td>Indicative Yield: 20 dwellings</td></tr><tr><td>Size: 0.85 ha</td><td>Planning Status as at 1 April 2021: Planning permission refused. Appealed and dismissed (P/06/0837/OA)</td></tr></table> <div>Proposals should meet the following site-specific requirements:</div> <div><div><div>a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity yield; and</div><div>b) Primary highway access should be focused on Church Road; and</div><div>c) Building heights should be limited to a maximum of 2 storeys; and</div></div></div>	Housing Allocation Policy: HA29	SHELAA Reference: 1070	Name: Land East of Church Road	Allocated Use: Residential	Location: Warsash	Indicative Yield: 20 dwellings	Size: 0.85 ha	Planning Status as at 1 April 2021: Planning permission refused. Appealed and dismissed (P/06/0837/OA)
Housing Allocation Policy: HA29	SHELAA Reference: 1070										
Name: Land East of Church Road	Allocated Use: Residential										
Location: Warsash	Indicative Yield: 20 dwellings										
Size: 0.85 ha	Planning Status as at 1 April 2021: Planning permission refused. Appealed and dismissed (P/06/0837/OA)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<p>d) <u>In line with Policy NE1, an</u> ecological survey and assessment must be undertaken to demonstrate that there will be no adverse impacts by the proposals <u>will protect and enhance</u> 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</p> <p>e) <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></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 but not limited to health, education and transport <u>for example</u> shall be provided in line with Policy TIN4 and NE3.</p>								
MM047	HA30	96	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA30</td><td>SHELAA Reference: 1075</td></tr><tr><td>Name: 33 Lodge Road</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Locks Heath</td><td>Indicative Yield: 9 dwellings</td></tr><tr><td>Size: 0.37 ha</td><td>Planning Status as at 1 April 2021: Planning application refused (P/20/0257/FP)</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 site capacity <u>yield</u>; and</p> <p>b) Primary highway access should be focused on Lodge Road; and</p> <p>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</p> <p>d) Building heights shall be limited to a maximum of 2 storeys; and</p>	Housing Allocation Policy: HA30	SHELAA Reference: 1075	Name: 33 Lodge Road	Allocated Use: Residential	Location: Locks Heath	Indicative Yield: 9 dwellings	Size: 0.37 ha	Planning Status as at 1 April 2021: Planning application refused (P/20/0257/FP)
Housing Allocation Policy: HA30	SHELAA Reference: 1075										
Name: 33 Lodge Road	Allocated Use: Residential										
Location: Locks Heath	Indicative Yield: 9 dwellings										
Size: 0.37 ha	Planning Status as at 1 April 2021: Planning application refused (P/20/0257/FP)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<p>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 <u>and in accordance with Policy NE6;</u> and</p> <p>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</p> <p>g) As there is potential for previously unknown heritage assets (archaeological remains) on site, an Archaeological Evaluation will be required; and</p> <p>h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and</p> <p>i) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.</p>								
MM048	HA31	98	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA31</td><td>SHELAA Reference: 0093</td></tr><tr><td>Name: Hammond Industrial Estate</td><td>Allocated Use: Residential (C2)</td></tr><tr><td>Location: Hill Head</td><td>Indicative Yield: 68 bed care home <u>(net yield 33 dwellings)</u></td></tr><tr><td>Size: 0.60ha</td><td>Planning Status as at 1 April 2021: Planning application under consideration (P/20/1597/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 site capacity <u>yield</u>; and</p> <p>b) Primary vehicular access should be from Stubbington Lane; and</p> <p>c) Building heights should be a maximum of 2.5 storeys; and</p> <p>d) Scale and mass shall respond to the character of the street scene; and</p> <p>e) The proposals in terms of height and overlooking will need to consider the impact on neighbouring residential properties; and</p> <p>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</p>	Housing Allocation Policy: HA31	SHELAA Reference: 0093	Name: Hammond Industrial Estate	Allocated Use: Residential (C2)	Location: Hill Head	Indicative Yield: 68 bed care home <u>(net yield 33 dwellings)</u>	Size: 0.60ha	Planning Status as at 1 April 2021: Planning application under consideration (P/20/1597/FP)
Housing Allocation Policy: HA31	SHELAA Reference: 0093										
Name: Hammond Industrial Estate	Allocated Use: Residential (C2)										
Location: Hill Head	Indicative Yield: 68 bed care home <u>(net yield 33 dwellings)</u>										
Size: 0.60ha	Planning Status as at 1 April 2021: Planning application under consideration (P/20/1597/FP)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> 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 h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and i) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and j) A landscaping scheme which considers the amenity of the neighbouring residential properties shall be provided; and k) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM049	HA32	101	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA32 SHELAA Reference: 2890</p> <p>Name: Egmont Nursery, Brook Avenue Allocated Use: Residential</p> <p>Location: Warsash Indicative Yield: 8 dwellings</p> <p>Size: 1.97 ha Planning Status as at 1 April 2021: Outline planning permission granted (P/18/0592/OA)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be focused on Brook Avenue; and c) Building heights should be a maximum of 2 storeys; and d) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and e) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided should be considered in line with Policy TIN4 and NE3.
MM050	HA33	102	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA33 SHELAA Reference: 3018</p> <p>Name: Land East of Bye Road, Swanwick Allocated Use: Self and Custom Build</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<p>Location: Sarisbury Indicative Yield: 7 dwellings</p> <p>Size: 0.80 ha Planning Status as at 1 April 2021: Planning permission granted (P/19/0061/VC)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The provision of land for self and custom build housing, to include the provision of serviced plots; andb) The quantum of housing proposed is broadly consistent with the indicative site capacity yield; andc) Primary highway access should be focused from Bye Road; andd) Building heights should be limited to a maximum of 2.5 storeys; ande) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; andf) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.								
MM051	HA34	104	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA34</td><td>SHELAA Reference: 3036</td></tr><tr><td>Name: Land South West of Sovereign Crescent</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Warsash</td><td>Indicative Yield: 38 dwellings</td></tr><tr><td>Size: 1.91Ha</td><td>Planning Status as at 1 April 2021: 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">a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on The Florins leading off Sovereign Crescent; andc) Building heights should be limited to a maximum of 2 stories; andd) Proposals should take account of the sewers running through the site; ande) 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	Housing Allocation Policy: HA34	SHELAA Reference: 3036	Name: Land South West of Sovereign Crescent	Allocated Use: Residential	Location: Warsash	Indicative Yield: 38 dwellings	Size: 1.91Ha	Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/0484/FP)
Housing Allocation Policy: HA34	SHELAA Reference: 3036										
Name: Land South West of Sovereign Crescent	Allocated Use: Residential										
Location: Warsash	Indicative Yield: 38 dwellings										
Size: 1.91Ha	Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/0484/FP)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			<p>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</p> <p>f) Infrastructure provision and contributions including but not limited to health, education and transport for <u>example</u> shall be provided in line with Policy TIN4 and NE3.</p>								
MM052	HA35	106	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA35</td><td>SHELAA Reference: 3149</td></tr><tr><td>Name: Former Scout Hut, Coldeast Way</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Sarisbury</td><td>Indicative Yield: 79 dwellings</td></tr><tr><td>Size: 0.15 ha</td><td>Planning Status as at1 April 2021: 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> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and</p> <p>b) Primary vehicular access should be from Coldeast Montefiore Drive; and</p> <p>c) Building heights should be a maximum of 2 storeys; and</p> <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 but not limited to health, education and transport for <u>example</u> shall be provided should be considered in line with Policy TIN4 and NE3.</p>	Housing Allocation Policy: HA35	SHELAA Reference: 3149	Name: Former Scout Hut, Coldeast Way	Allocated Use: Residential	Location: Sarisbury	Indicative Yield: 79 dwellings	Size: 0.15 ha	Planning Status as at1 April 2021: Outline Planning permission granted (P/17/1420/OA); Planning permission granted(P/20/0702/FP)
Housing Allocation Policy: HA35	SHELAA Reference: 3149										
Name: Former Scout Hut, Coldeast Way	Allocated Use: Residential										
Location: Sarisbury	Indicative Yield: 79 dwellings										
Size: 0.15 ha	Planning Status as at1 April 2021: Outline Planning permission granted (P/17/1420/OA); Planning permission granted(P/20/0702/FP)										
MM053	HA36	108	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA36</td><td>SHELAA Reference: 3227</td></tr><tr><td>Name: Land at Locks Heath District Centre</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Locks Heath</td><td>Indicative Yield: 35 dwellings</td></tr></table>	Housing Allocation Policy: HA36	SHELAA Reference: 3227	Name: Land at Locks Heath District Centre	Allocated Use: Residential	Location: Locks Heath	Indicative Yield: 35 dwellings		
Housing Allocation Policy: HA36	SHELAA Reference: 3227										
Name: Land at Locks Heath District Centre	Allocated Use: Residential										
Location: Locks Heath	Indicative Yield: 35 dwellings										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Size: 0.27 ha Planning Status as at 1 April 2021: None</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary vehicular access should be from Centre Way; and c) Building heights should be a maximum of 3 storeys <u>compatible with the existing shopping centre composition and should generally be no greater than 3 storeys</u>; and d) Private amenity space is required; where <u>ground floor communal</u> space is limited, <u>this could include, winter gardens internal glazed balconies, external balconies and terraces</u>; and e) Improvements to Public Realm are provided <u>The retention of existing trees on the northern and southern boundaries of the site should be considered in line with Policy NE6</u>; and f) Pedestrian links to shopping centre are provided <u>retained and enhanced where appropriate</u>; and g) Reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; and h) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and i) 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.
MM054	HA37	110	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA37 SHELAA Reference: 3235</p> <p>Name: Former Locks Heath Filling Station Allocated Use: Residential</p> <p>Location: Locks Heath Indicative Yield: 30 dwellings</p> <p>Size: 0.31 ha Planning Status as at 1 April 2021: None</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary vehicular access should be from Centre Way; and c) Building heights should be a maximum of 3 storeys; <u>Building heights, scale and mass should be compatible with the existing shopping centre composition and should generally be no greater than 3 storeys;</u> and d) External communal space is provided; and e) Protect retain existing trees and landscape <u>landscaping in accordance with Policy NE6;</u> and f) Reconfiguration of car parking needs to consider requirements and functions of the existing shopping centre; and g) 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.
MM055	HA38	111	<p>To amend as follows:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Housing Allocation Policy: HA38</p> <p>Name: 68 Titchfield Park Road</p> <p>Location: Titchfield</p> <p>Size: 0.19 ha</p> </div> <div> <p>SHELAA Reference: 3228</p> <p>Allocated Use: Residential</p> <p>Indicative Yield: 9 dwellings <u>(net yield 6)</u></p> <p>Planning Status as at 1 April 2021: Planning permission granted (P/20/1137/FP)</p> </div> </div> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary vehicular access should be from Titchfield Road; and c) Building heights should be a maximum of 2 storeys; and d) The proposals should consider the impact on amenity of neighbouring properties to the north of the site; and e) An arboricultural impact assessment and method statement will be required to determine the impact of the development the on protected trees <u>in accordance with Policy NE6;</u> and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.								
			f) Adequate surface water drainage, identified through a Drainage Strategy; and g) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.								
MM056	HA39	113	<div>To amend as follows:<table><tr><td>Housing Allocation Policy: HA39</td><td>SHELAA Reference: 3231</td></tr><tr><td>Name: Land at 51 Greenaway Lane</td><td>Allocated Use: Residential</td></tr><tr><td>Location: Warsash</td><td>Indicative Yield: 5 dwellings</td></tr><tr><td>Size: 0.36 ha</td><td>Planning Status as at 1 April 2021: None</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 site capacity yield; and</p><p>b) Development will need to demonstrate in terms of built form, access and layout how it sits and links with the Policy HA1; and</p><p>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</p><p>d) Building heights should be a maximum of 2.5 storeys; and</p><p>e) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.</p></div>	Housing Allocation Policy: HA39	SHELAA Reference: 3231	Name: Land at 51 Greenaway Lane	Allocated Use: Residential	Location: Warsash	Indicative Yield: 5 dwellings	Size: 0.36 ha	Planning Status as at 1 April 2021: None
Housing Allocation Policy: HA39	SHELAA Reference: 3231										
Name: Land at 51 Greenaway Lane	Allocated Use: Residential										
Location: Warsash	Indicative Yield: 5 dwellings										
Size: 0.36 ha	Planning Status as at 1 April 2021: None										
MM057	HA40	114	<div>To amend as follows:<table><tr><td>Housing Allocation Policy: HA40</td><td>SHELAA Reference: 3040</td></tr><tr><td>Name: Land west of Northfield Park</td><td>Allocated Use: Park Homes</td></tr><tr><td>Location: Portchester West</td><td>Indicative Yield: 22 dwellings</td></tr><tr><td>Size: 0.92 ha</td><td>Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/1437/FP)</td></tr></table></div>	Housing Allocation Policy: HA40	SHELAA Reference: 3040	Name: Land west of Northfield Park	Allocated Use: Park Homes	Location: Portchester West	Indicative Yield: 22 dwellings	Size: 0.92 ha	Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/1437/FP)
Housing Allocation Policy: HA40	SHELAA Reference: 3040										
Name: Land west of Northfield Park	Allocated Use: Park Homes										
Location: Portchester West	Indicative Yield: 22 dwellings										
Size: 0.92 ha	Planning Status as at 1 April 2021: Resolution to grant planning permission (P/18/1437/FP)										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be focussed on the western boundary of Northfield Park; and c) Building heights should be limited to a maximum of 1 storey; and d) 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 e) The lighting scheme on the eastern and southern boundaries should be designed to minimise the impacts on wildlife, particularly bats; and f) Reptile receptor areas including along the eastern and southern boundary will be required. This grassland buffer should be fenced off and managed; and g) Provide connections to existing adjacent footpaths, connecting the site to the wider network; and h) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM058	HA41	116	<p>To amend as follows:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Housing Allocation Policy: HA41</p> <p>Name: 22-27a Stubbington Green</p> <p>Location: Stubbington</p> <p>Size: 0.09 ha</p> </div> <div> <p>SHELAA Reference: 3206</p> <p>Allocated Use: Residential</p> <p>Indicative Yield: 9 dwellings</p> <p>Planning Status as at 1 April 2021: Planning application under consideration (P/18/1410/FP)</p> </div> </div> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Building heights should be limited to the existing building 2 storeys; and c) The location of the development above commercial uses will mean that noise and air quality assessments will be required; and d) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided should be considered in line with Policy TIN4 and NE3.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.										
			j. <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>										
MM060	HA43	120	<p>To amend as follows:</p> <table><tr><td>Housing Allocation Policy: HA43</td><td>SHELAA Reference: 1002</td></tr><tr><td>Name: Corner of Station Road, Portchester</td><td>Allocated Use: Sheltered Housing</td></tr><tr><td>Location: Portchester East</td><td>Indicative Yield: 16 dwellings</td></tr><tr><td>Size: 0.22 ha</td><td>Planning Status as at 1 April 2021: Planning permission granted (P/19/0840/FP)</td></tr><tr><td></td><td></td></tr></table> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none">a) The quantum of housing proposed shall be broadly consistent with the indicative site capacity yield; andb) Primary highway access should be focused on Station Road; andc) Building heights should be limited to a maximum of 3 storeys; andd) Avoid residential development within Flood Zone 2; ande) Replacement landscape planting should be provided in the development to compensate for the loss of vegetation on the site; andf) 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; andg) 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); andh) Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; andi) 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, andj) Infrastructure provision and contributions including but not limited to health, education and transport for <u>example</u> shall be provided in line with Policy TIN4 and NE3.	Housing Allocation Policy: HA43	SHELAA Reference: 1002	Name: Corner of Station Road, Portchester	Allocated Use: Sheltered Housing	Location: Portchester East	Indicative Yield: 16 dwellings	Size: 0.22 ha	Planning Status as at 1 April 2021: Planning permission granted (P/19/0840/FP)		
Housing Allocation Policy: HA43	SHELAA Reference: 1002												
Name: Corner of Station Road, Portchester	Allocated Use: Sheltered Housing												
Location: Portchester East	Indicative Yield: 16 dwellings												
Size: 0.22 ha	Planning Status as at 1 April 2021: Planning permission granted (P/19/0840/FP)												
MM061	HA44	122	To amend as follows:										

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Housing Allocation Policy: HA44 SHELAA Reference: 3244</p> <p>Name: Assheton Court Allocated Use: Sheltered Housing</p> <p>Location: Portchester East Indicative Yield: 60 (net yield 27)</p> <p>Size: 0.44 ha Planning Status as at 1 April 2021: None</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a. The quantum of housing shall be consistent with the indicative site capacity yield of 60 sheltered housing units; and b. Building heights shall be mainly three storeys and shall not exceed four storeys; and c. Proposals shall align with have regard to the principles set out in the Fareham Housing Greener Policy¹; and 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; e. Adequate surface water drainage, identified through a Drainage Strategy, shall be provided on site; and f. A Construction Environmental Management Plan to avoid adverse impacts of construction on the nearby Solent Wader and Brent Goose designation; and g. Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM062	FTC7	125	<p>To amend as follows:</p> <p>Housing Allocation Policy: FTC7 SHELAA Reference: 1293</p> <p>Name: Land adjacent to Red Lion Hotel, Fareham Allocation Use: Residential</p> <p>Location: Fareham East Indicative Yield: 18</p> <p>Size: 0.49ha Planning Status as at 1st April 2021: P/20/1359/FP under consideration</p>

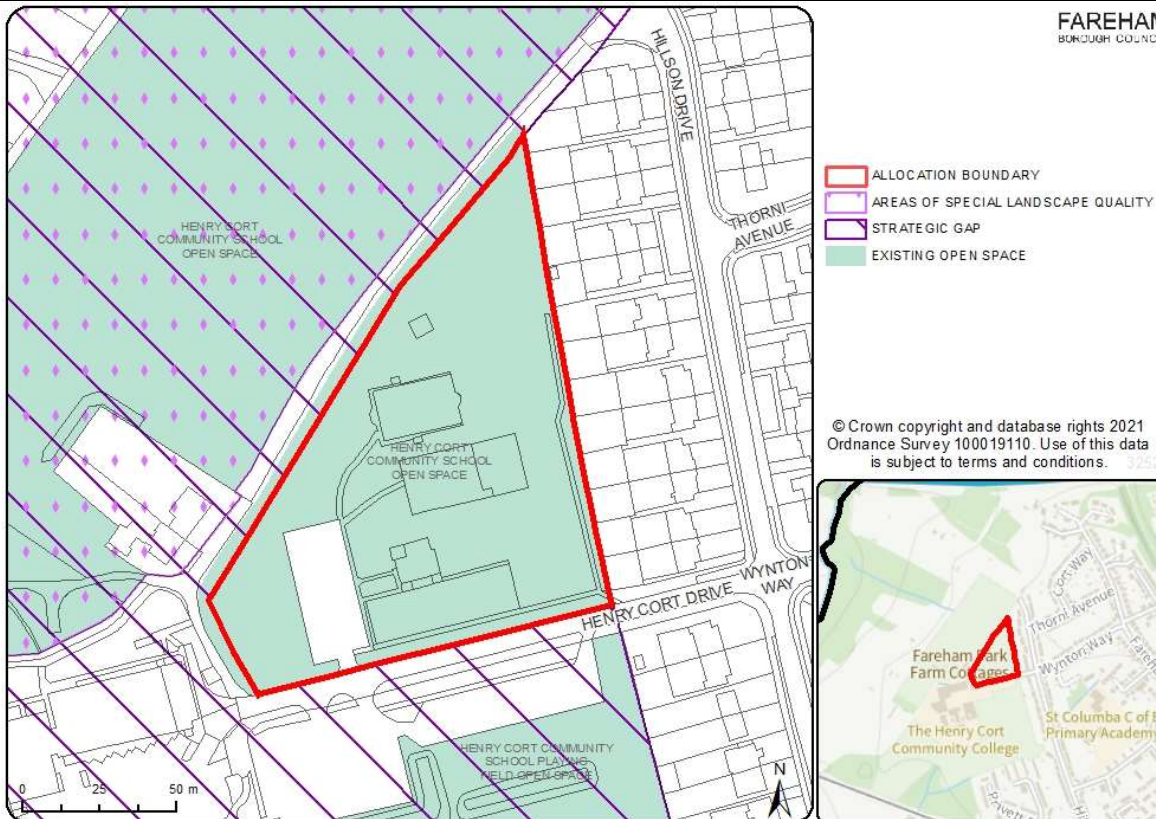
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access shall be focused on Bath Lane; and c) Building heights should be limited to a maximum of 3 storeys; and 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 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 f) A Contamination Assessment demonstrating no unacceptable adverse impacts on future occupiers and users of the development shall accompany any application; and 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 h) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and i) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM063	FTC8	127	<p>To amend as follows:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Housing Allocation Policy: FTC8 Name: 97-99 West Street, Fareham Location: Fareham East Size: 0.06ha</p> </div> <div> <p>SHELAA Reference: 3232 Allocation Use: Mixed-use – residential and retail Indicative Yield: 9 dwellings Planning Status as at 1st April 2021: Planning application under consideration (P/19/1202/FP)</p> </div> </div> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> b) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and c) <u>Building heights should be limited to a maximum of 3 storeys: and</u> d) Proposals should ensure the provision of good environmental conditions in line with policy D2; and e) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.
MM064	FTC9	128	<p>To amend as follows:</p> <p>Housing Allocation Policy: FTC9 SHELAA Reference: 3250 Name: Portland Chambers, 66 West Street Allocation Use: Residential (upper floors) Location: Fareham East Indicative Yield: 6 Size: 0.04ha Planning Status as at 1st April 2021: None</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and 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 c) <u>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 the proposals on the conservation and setting of the building.</u> Such conversion shall preserve or enhance the Grade II Listed building and provide a Heritage Statement in accordance with policy HE3; and d) 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 e) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.
MM065	HA46	130	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA46 SHELAA Reference: 3246</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Name: 12 West Street, Portchester (upper floors) Location: Portchester East Size: 0.06ha</p> <p>Allocation Use: Residential</p> <p>Indicative Yield: 8 30 dwellings Planning Status as at 1st April 2021: Prior Approval granted (P/20/1373/PC) and Planning application under consideration (P/20/1282/FP)</p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> 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 a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) <u>Building heights shall be to a maximum of 4 storeys; and</u> c) Primary vehicular access should be focused on Castle Street; and 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 e) Proposals should ensure the provision of good environmental conditions in line with policy D2; and f) 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.
MM066	HA47	132	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA47</p> <p>Name: Land to rear of 195-205 Segensworth Road Location: Titchfield Size: 0.42ha</p> <p>SHELAA Reference: 3163 Allocation Use: Residential</p> <p>Indicative Yield: 98 dwellings (<u>net yield 7</u>) Planning Status as at 1st April 2021: 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"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>yield; and</p> <p>b) Primary highway access should be from Segensworth Road; and</p> <p>c) Building heights should be a maximum of 2 storeys; and</p> <p>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 <u>and in accordance with Policy NE6</u>; and</p> <p>e) An arboricultural impact assessment and method statement will be required to determine the impact of the development on protected trees; and</p> <p>f) Infrastructure provision and contributions including but not limited to health, education and transport <u>for example</u> shall be provided <u>should be considered</u> in line with Policy TIN4 and NE3.</p>
MM067	HA48	134	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA48</p> <p>Name: 76-80 Botley Road</p> <p>Location: Park Gate</p> <p>Size: 0.19ha</p> <p>SHELAA Reference: 3242</p> <p>Allocation Use: Mixed use – residential and retail</p> <p>Indicative Yield: 18</p> <p>Planning Status as at 1st April 2021: 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> <p>a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity <u>yield</u>; and</p> <p>b) The mixed-use development should seek to enhance the vitality and viability of the local centre in accordance with policy R1; and</p> <p>c) Proposals should ensure the provision of good environmental conditions in line with policy D2; and</p> <p>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 <u>and in accordance with Policy NE6</u>; and</p> <p>e) 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.</p>
MM068	HA49	136	To amend as follows:

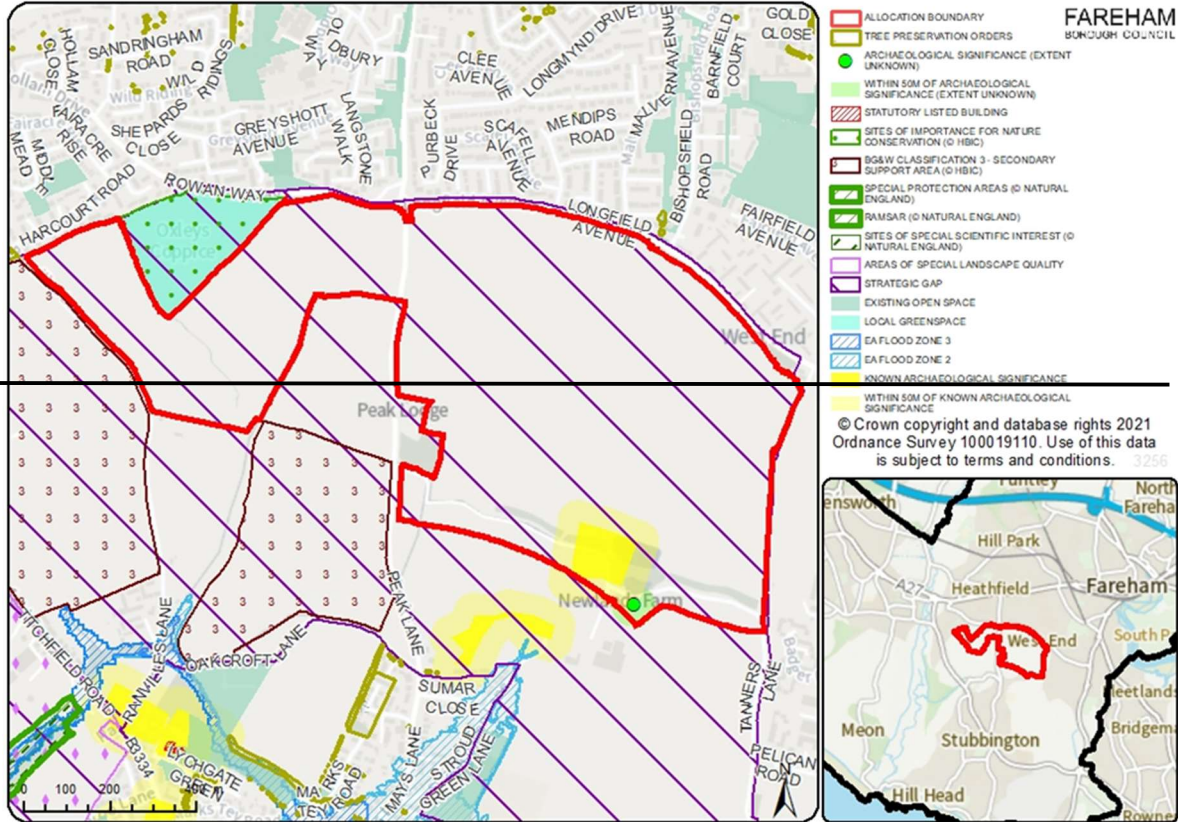
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p> Housing Allocation Policy: HA49 Name: Menin House, Privett Road Location: Fareham North West Size: 0.37ha </p> <p> SHELAA Reference: 3251 Allocation Use: Residential, affordable housing Indicative Yield: 50 (net yield 26) Planning Status as at 1st April 2021: None </p> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be from Privett Road; and c) Building heights shall be a maximum of 4 storeys; and 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 e) Retention of mature trees along the southern boundary to ensure east-west habitat connectivity is maintained and in accordance with Policy NE6; and f) Proposals shall align with have regard to the principals set out in the Fareham Housing Greener Policy¹; and g) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM069	HA50	138	<p>To amend as follows:</p> <p> Housing Allocation Policy: HA50 Name: Land north of Henry Cort Drive Location: Fareham North West Size: 1.24ha </p> <p> SHELAA Reference: 3252 Allocation Use: Residential, affordable housing Indicative Yield: 55 Planning Status as at 1st April 2021: None </p>

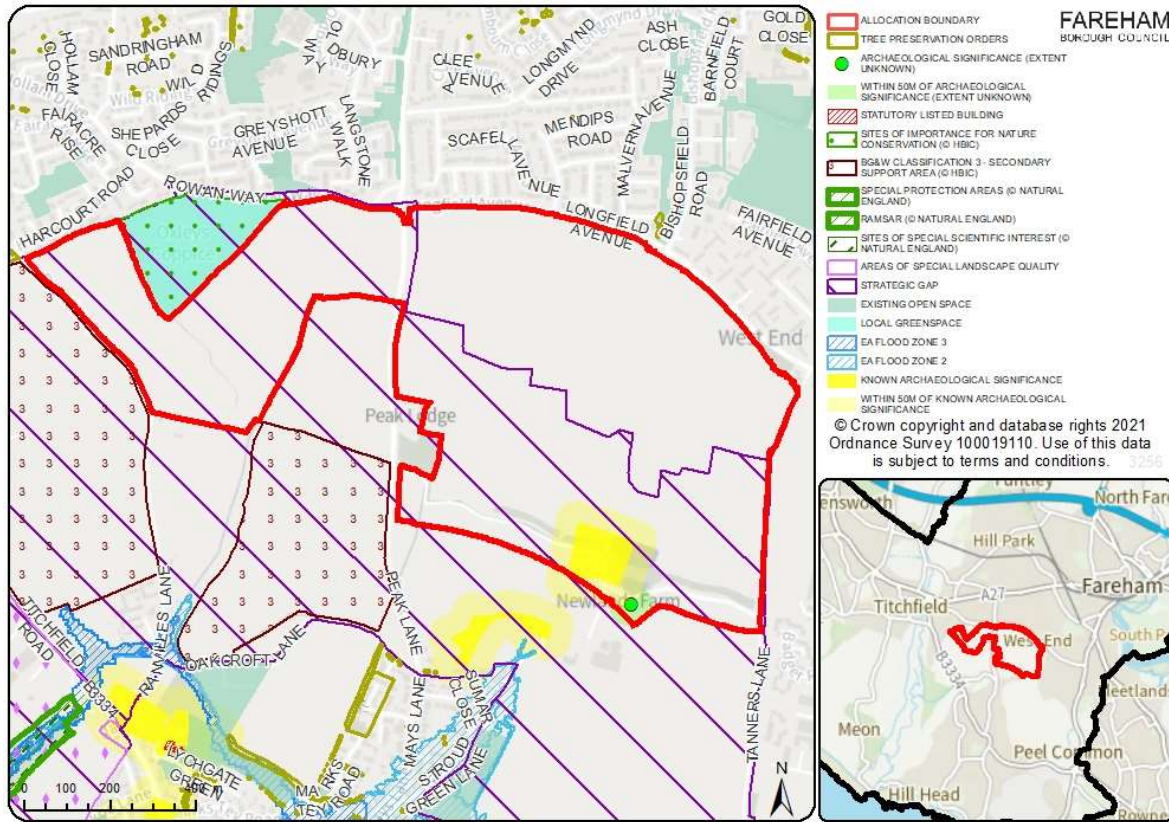
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			 <p>FAREHAM BOROUGH COUNCIL</p> <p>ALLOCATION BOUNDARY AREAS OF SPECIAL LANDSCAPE QUALITY STRATEGIC GAP EXISTING OPEN SPACE</p> <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p> <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and Primary highway access should be focused on Henry Cort Drive; and 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 The mature trees along the northern and southern boundaries of the site shall be retained and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>incorporated within the design in accordance with Policy NE6; and</p> <p>e) Proposals shall align with have regard to the principles set out in the Fareham Housing Greener Policy¹; and</p> <p>f) <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></p> <p>g) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.</p>
MM070	HA51	140	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA51 SHELAA Reference: 3253 Name: Redoubt Court, Fort Fareham Road Allocation Use: Residential, affordable housing Location: Fareham South Indicative Yield: 20 dwellings (net yield 12) Size: 0.43ha Planning Status as at 1st April 2021: 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 site capacity yield; and</p> <p>b) Primary highway access should shall be from Fort Fareham Road; and</p> <p>c) <u>Building heights should be a maximum of 2 to 2.5 storeys; and</u></p> <p>d) A <u>15m</u> wooded buffer along the south-eastern boundary shall be incorporated in to the proposals to reduce impacts on Fort Fareham SINC <u>and an appropriate landscape buffer along the southern boundary with Longfield Avenue shall be provided</u>; and</p> <p>e) Proposals shall align with have regard to the principals set out in the Fareham Housing Greener Policy¹; and</p> <p>f) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.</p>
MM071	HA52	141	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA52 SHELAA Reference: 3254 Name: Land west of Dore Avenue, Portchester Allocation Use: Residential, affordable housing Location: Portchester West Indicative Yield: 12 dwellings Size: 0.30ha Planning Status as at 1st April 2021: none</p>

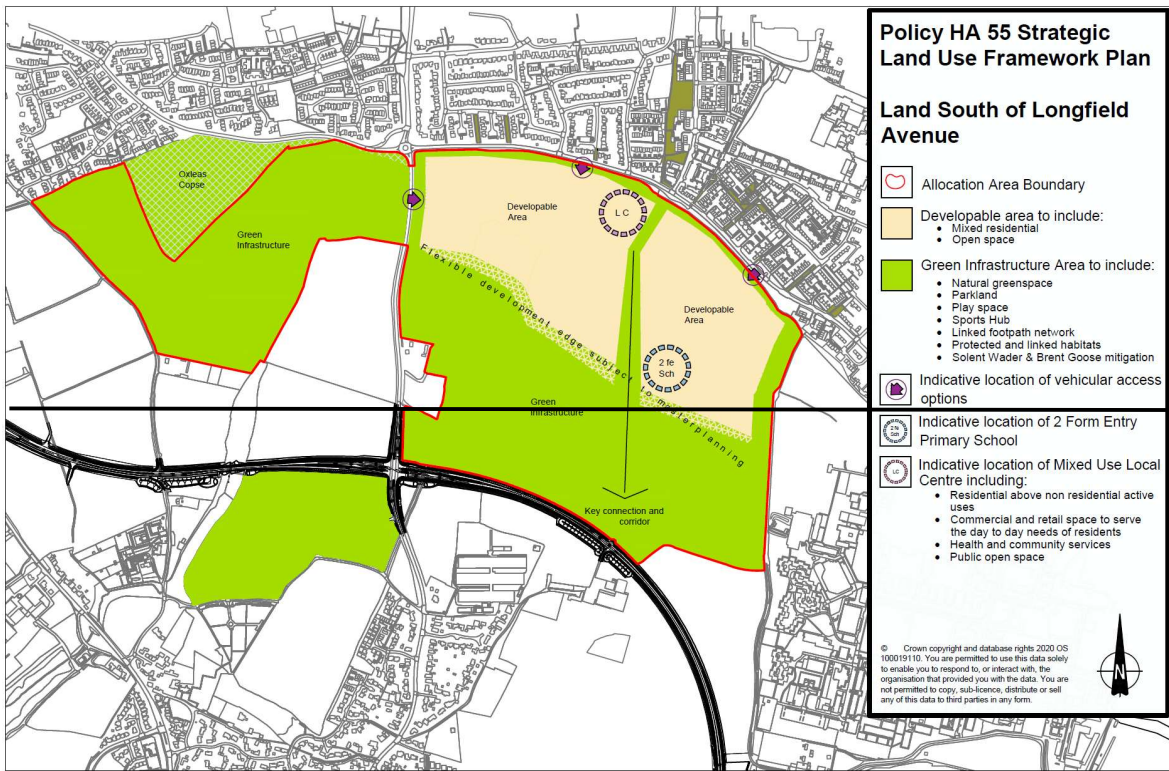
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be from Dore Avenue; and c) Proposals shall align with have regard to the principals set out in the Fareham Housing Greener Policy¹; and d) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.
MM072	HA53	142	<p>To amend as follows:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>Housing Allocation Policy: HA53 Name: Land at Rookery Avenue, Swanwick Location: Sarisbury Size: 0.58ha</p> </div> <div> <p>SHELAA Reference: 3103 Allocation Use: Residential Indicative Yield: 6 dwellings Planning Status as at 1st April 2021: Planning permission granted but lapsed (P/18/0235/FP).</p> </div> </div> <p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; 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) <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> <ul style="list-style-type: none"> • <u>undertaking a noise assessment.</u> • <u>orienting the development so as to shield the rear gardens from unacceptable levels of noise; and</u> f) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided should be considered in line with Policy TIN4 and NE3.


MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
MM073	HA54	144	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA54 SHELAA Reference: 1341 Name: Land east of Crofton Cemetery and west of Peak Lane Allocation Use: Residential Location: Stubbington Indicative Yield: 480 <u>206</u> dwellings Size: 19.25ha Planning Status as at 1st April 2021: 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"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield; and b) Primary highway access should be via Peak Lane; and 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 d) Land to the north of Oakcroft Lane shall be retained and enhanced to provide Solent Wader & Brent Goose habitat mitigation in accordance with Policy NE5; and 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 f) Building heights should be a maximum of <u>primarily</u> 2 storeys with 2.5 storeys in appropriate locations; and g) A network of linked footpaths within the site and to existing PROW shall be provided; and 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 and in accordance with Policy NE6; and 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 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 k) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and l) Infrastructure provision and contributions including but not limited to health, education and transport for example shall be provided in line with Policy TIN4 and NE3.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
MM074	HA55	146	<p>To amend as follows:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>Housing Allocation Policy: HA55 Name: Land South of Longfield Avenue</p> <p>Location: Stubbington Size: 89.52 ha</p> </div> <div style="width: 48%;"> <p>SHELAA Reference: 3153 (part) Allocation Use: Residential and mixed use including Primary School, local centre, natural spaces and sports hub. Indicative Yield: 1,250 dwellings Planning Status as at 1st April 2021: Planning Application under consideration for part (P/20/0646/OA)</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>FAREHAM BOROUGH COUNCIL</p> <p>Legend:</p> <ul style="list-style-type: none"> ALLOCATION BOUNDARY TREE PRESERVATION ORDERS ARCHAEOLOGICAL SIGNIFICANCE (EXTENT UNKNOWN) WITHIN 50M OF ARCHAEOLOGICAL SIGNIFICANCE (EXTENT UNKNOWN) STATUTORY LISTED BUILDING SITES OF IMPORTANCE FOR NATURE CONSERVATION (SIC) (HBC) SGAW CLASSIFICATION 3 - SECONDARY SUPPORT AREA (SIC) (HBC) SPECIAL PROTECTION AREAS (SIC) (NATURAL ENGLAND) RAMSAR (SIC) (NATURAL ENGLAND) SITES OF SPECIAL SCIENTIFIC INTEREST (SIC) (NATURAL ENGLAND) AREAS OF SPECIAL LANDSCAPE QUALITY STRATEGIC GAP EXISTING OPEN SPACE LOCAL GREENSPACE EA FLOOD ZONE 3 EA FLOOD ZONE 2 KNOWN ARCHAEOLOGICAL SIGNIFICANCE WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p> <p>Inset map labels: Hill Park, Heathfield, Fareham, West End, Meon, Stubbington, Hill Head, Rowley, South Park, Fleetlands, Bridgem.</p> </div>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			 <p>Proposals should meet the following site-specific requirements:</p> <ol style="list-style-type: none"> The quantity, layout and nature of housing and other land uses shall be agreed within a Council-led Masterplan and <u>in accordance with the agreed HA55 Masterplan and Supporting Principles in Appendix D of this Plan. A Design Code will be required by the Council to inform detailed design at the reserved matters stage</u> as developed through an appropriate policy tool, such as a supplementary planning document, and in accordance with the HA55

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			<p>Strategic Land Use Framework Plan; and</p> <p>b) 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 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 coastal-recreation <u>on the New Forest and Solent SPAs</u>; and</p> <p>h) Land to the west of Peak Lane shall be retained, enhanced and managed to provide sufficient Solent Wader & 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 but not limited to health, education and transport <u>for example shall be provided</u> in line with Policy TIN4 and NE3. In addition, the following site-specific infrastructure will be required:</p> <ul style="list-style-type: none"> • A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and • 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 • A 4ha sports pitch hub to include changing rooms, community space and essential parking; and

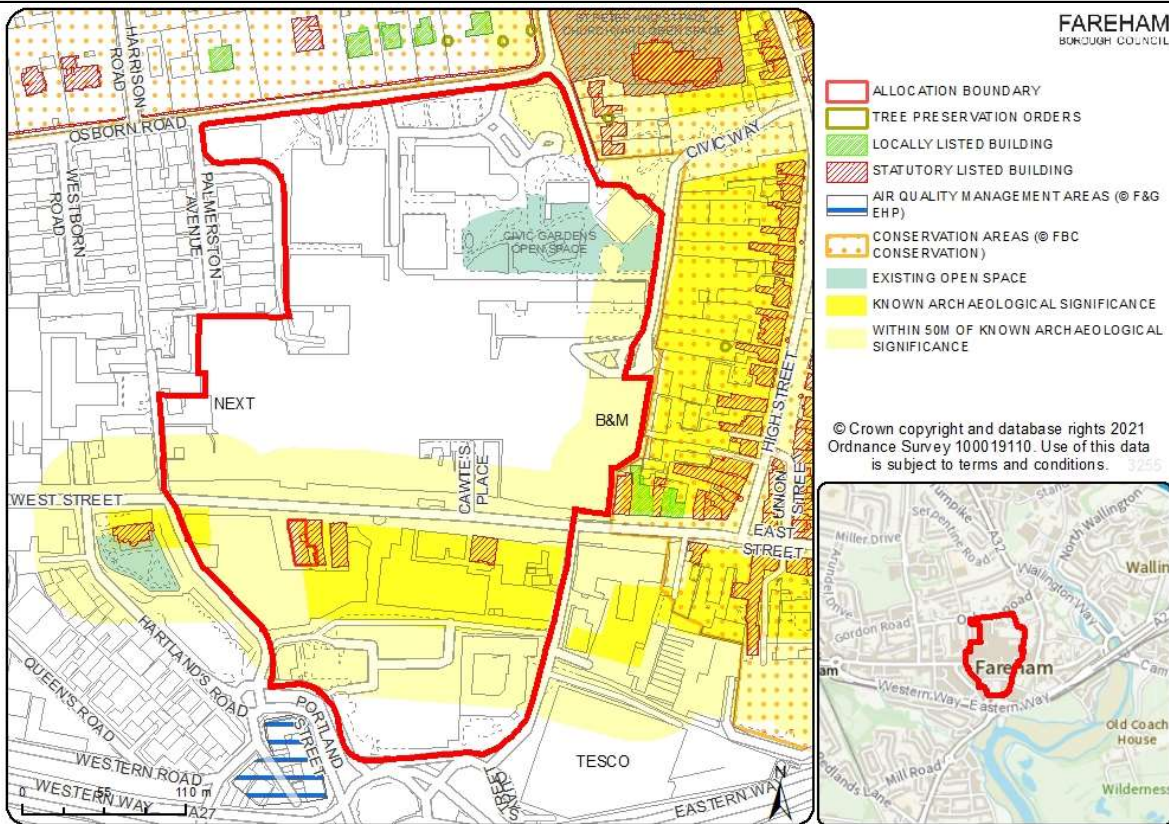
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
			<ul style="list-style-type: none"> An Extra Care Scheme of between 50 – 100 units.
MM075	Figure 4.4 Policy HA55 Indicative Framework Plan	148	<p>To replace Figure 4.4, Indicative Framework Plan as follows:</p>  <p>Policy HA 55 Strategic Land Use Framework Plan</p> <p>Land South of Longfield Avenue</p> <p>Allocation Area Boundary</p> <p>Developable area to include:</p> <ul style="list-style-type: none"> Mixed residential Open space <p>Green Infrastructure Area to include:</p> <ul style="list-style-type: none"> Natural greenspace Parkland Play space Sports Hub Linked footpath network Protected and linked habitats Solent Wader & Brent Goose mitigation <p>Indicative location of vehicular access options</p> <p>Indicative location of 2 Form Entry Primary School</p> <p>Indicative location of Mixed Use Local Centre including:</p> <ul style="list-style-type: none"> Residential above non residential active uses Commercial and retail space to serve the day to day needs of residents Health and community services Public open space <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>

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MM076	HA56	149	<p>To amend as follows:</p> <p>Housing Allocation Policy: HA56 Name: Land west of Downend Road</p> <p>Location: Fareham East Size: 33.80ha</p> <p>SHELAA Reference: 3009 Allocation Use: Residential and mixed use including primary school and local centre. Indicative Yield: 550 dwellings Planning Status as at 1 April 2021: none</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Proposals should meet the following site-specific requirements:</p> <ul style="list-style-type: none"> a) The quantity of housing proposed shall be broadly consistent with the indicative site capacity yield with delivery phased to link with follow the development at Downend Road East (HA4); and b) A design and layout in accordance with that has regard to 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 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 prevents minimises a physical and visual severing of development; and d) Provide high quality pedestrian and cycle links to the A27 Rapid Transit corridor (via Downend Road, The Thicket, Upper Cornaway Lane 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 e) The design of the development should be informed by a full archaeological assessment (in accordance with Policy HE4); and f) Include natural greenspace to provide a variety of linked habitats and biodiversity, providing opportunities for health, recreation, learning and movement; and g) A Minerals Assessment will be required prior to any development in accordance with the Hampshire Minerals and Waste Plan; and 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 i) A Construction Environmental Management Plan (CEMP) to avoid adverse impacts of construction on the Solent designated sites shall be provided; and j) Infrastructure provision and contributions including but not limited to health education and transport for example shall be provided 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"> • Off-site highway improvement and mitigation works including contributions towards improvements at Delme Roundabout (unless otherwise funded); and • A 2-form entry Primary School and early-years childcare infrastructure (as identified by the Local Education Authority); and • A local centre to comprise flexible commercial floorspace including a convenience store and community facilities; and

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			<ul style="list-style-type: none"> Outdoor sports and playing pitches (approximately 1.44ha) accessible for use by the primary school; and Open space in addition to the sports provision (a Multi-Use Games Area, a <u>Neighbourhood Equipped Area for Play</u> (NEAP)).
MM077	BL1	152	<p>To amend as follows:</p> <p><u>Introduction</u></p> <p><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></p> <p><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></p> <p>Policy BL1: Broad Location for Housing Growth</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
			 <p>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.</p> <p>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</p>

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			<p>patterns. Fareham town centre also supports a wide range of leisure and cultural attractions and enjoys an active night time economy.</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 set out <u>developed</u> in the Fareham Town Centre Masterplan Supplementary Planning Document:</p> <ul style="list-style-type: none"> a) New development should demonstrate a quality of design that responds <u>sensitively and</u> 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 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> 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 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.
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"> a) It involves a conversion of an existing non-residential building where:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<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) <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></p> <p>d) <u>It accords with Policies HP2, HP3, HP4 or HP6.</u></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 rural 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>
MM080	5.10	156	<p>To delete the paragraph:</p> <p>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.</p>
MM081	HP2	158	<p>To amend as follows:</p> <p>Policy HP2: New Small-Scale <u>Residential</u> 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"> 1) The site is within or adjacent to existing areas of housing; or 2) The site is well related to the settlement boundary; and 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 4) It comprises development that does not adversely affect the predominant development form of the area, taking particular account of:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> a. building line and scale of adjacent dwellings; b. plot size and proportion, c. site coverage/ratio, d. space between dwellings, e. landscape and views through to countryside beyond; and <p>5) It comprises development:</p> <ul style="list-style-type: none"> a. Of not more than 4 units; and b. Where the design and external appearance of each dwelling is demonstrably different, unless a terrace or semi-detached form is appropriate; and c. That does not extend the settlement frontage.
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. <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></p>
MM083	HP3	159	<p>To amend as follows:</p> <p>Policy HP3: Change of Use to <u>Residential</u> 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"> a) It is in keeping with the character, scale and appearance of the surrounding area; and b) It will not detract from the existing landscape; and c) It respects the views into and out of the site. <p>Proposals that include new boundary treatments must ensure that it is appropriate, and in keeping with the character of the surrounding area.</p>
MM084	5.23	160	<p>To amend as follows:</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			In the event that the Council does not have a five-year housing land supply the strategic policies of the Local Plan are disengaged and the 'presumption in favour of sustainable development' applies as stated in paragraph 11 of the NPPF. However, this could create a precedent for unsustainable development. Therefore, HP4 is a policy is required to support reinforce the principles of sustainable development ² 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.
MM085	5.25	161	To amend as follows: 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 only 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 <u>or against the local housing need where the Local Plan is more than five years old.</u>
MM086	5.26	161	To amend as follows: 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 <u>relevant criteria in paragraph 11 of the NPPF and</u> 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.
MM087	5.27	161	To amend as follows: 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 designed to ensure it is as well related, and integrated, to the neighbouring settlement as possible. <u>In the context</u>

² 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.
			<u>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> A any proposal will also need to demonstrate that there will be no unacceptable environmental (<u>e.g., Best and Most Versatile Land, heritage, ecology</u>), amenity or traffic implications and that all other relevant policies in the Local Plan have been duly considered.
MM088	5.30	162	To amend as follows: The Council's adopted Affordable Housing Strategy recognises that there is a need for approximately 3,500 affordable homes up until 2036, <u>Affordable Housing Background 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> 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. <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>
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"> a) In the case of greenfield sites 40% of dwellings as affordable housing; and b) In the case of brownfield sites 35% of dwellings as affordable housing; and c) In the case of sites located within the defined Fareham town centre boundary, 20% of dwellings as affordable housing. The affordable housing must be provided in accordance with the following proportions: <ul style="list-style-type: none"> i. At least 10% as Social Rent; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>ii. At least 55% as Affordable Rent or Social Rent; and</p> <p>iii. The remainder, but no less than 10% as <u>At least 10% of the overall housing provision on site to be provided as</u> 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><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></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)³ 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. The Viability Study concludes that affordable housing is not viable for older persons and specialist housing. Therefore, Policy HP5 does not apply to specialist housing or older persons housing.</p>
MM091	5.40	164	<p>To amend as follows:</p> <p>The size and mix for open market homes on a development site will typically reflect market demand and need. <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 website⁴, which is reviewed on a quarterly basis and updated when required.</u></p>
MM092	HP7	167	To amend as follows:

³ 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.

⁴ [Fareham Borough Council: Affordable Housing Need](#)

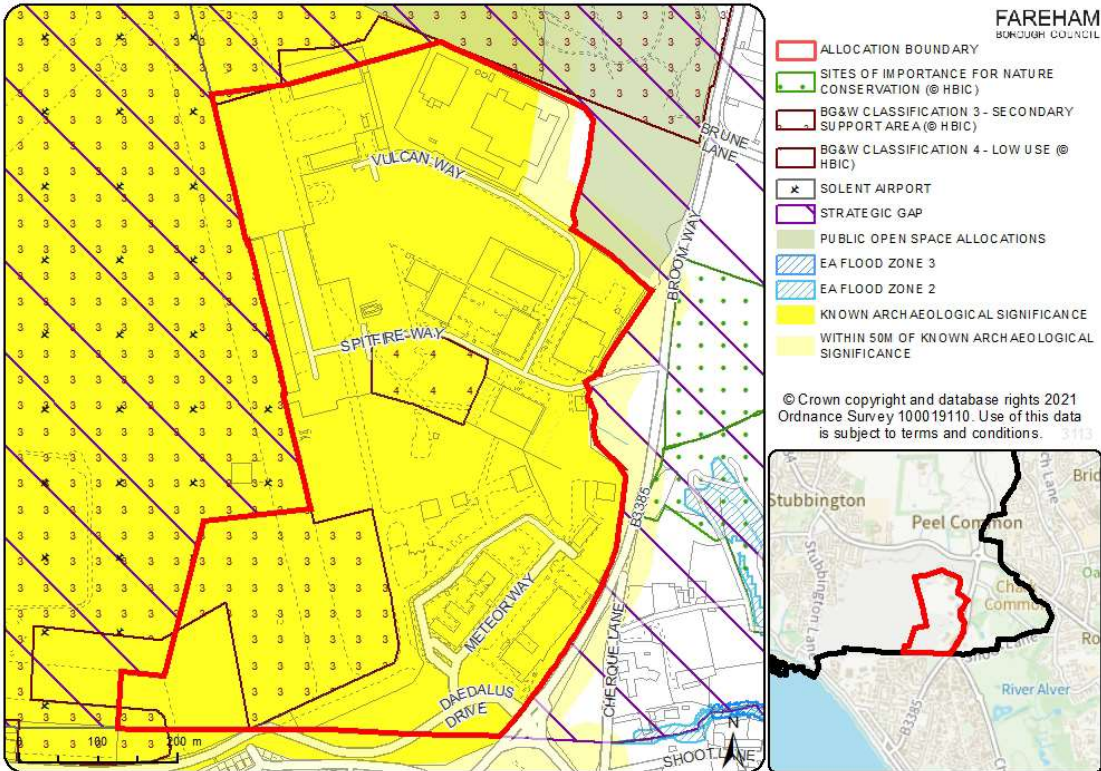
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Policy HP7: Adaptable and Accessible Dwellings</p> <p>Development proposals for all new dwellings shall provide:</p> <ul style="list-style-type: none"> a) At least 15% of all new dwellings at Category 2 standard; and b) On schemes of over 100 dwellings (gross), at least 2% of private <u>market</u> housing and 5% of affordable housing shall be provided as Category 3 properties.
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"> a) be provided as serviced plots; and b) ideally be provided in grouped plots; and c) ensure design parameters are in place to provide a framework that takes account of the existing and emerging built form; and 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. <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>

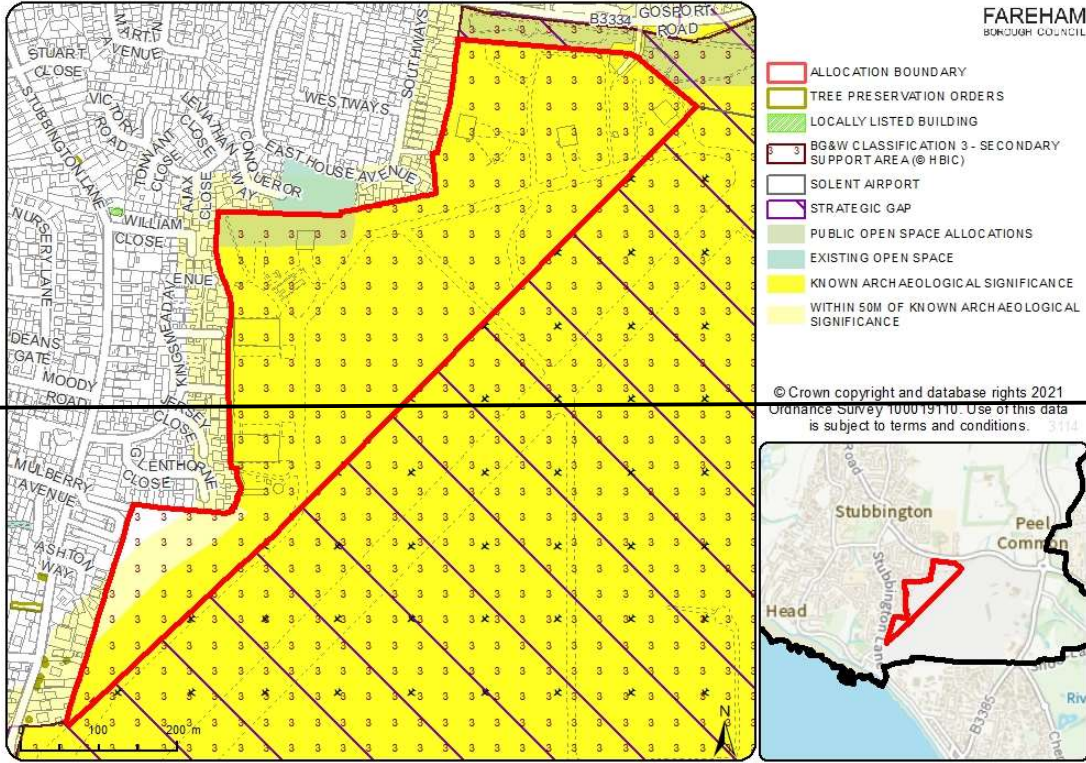
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Where a site's size and density make it unsuitable for self/custom build provision, exemption from the policy will be considered on an individual basis. For example, <u>where the sites' housing type or mix would not meet the needs identified by the Council's Self and Custom Build Register</u> flatted development or specialist/older person accommodation.</p> <p><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></p>
MM094	5.71	171	<p>To insert additional paragraph after para 5.71 as follows:</p> <p><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></p>
MM095	5.72	171	<p>To amend as follows:</p> <p><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> 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) <u>have been marketed in accordance with the agreed marketing strategy</u> 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 <u>in an appropriate publication for an appropriate period of time and</u> 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>
MM096	5.73	171	To amend as follows:

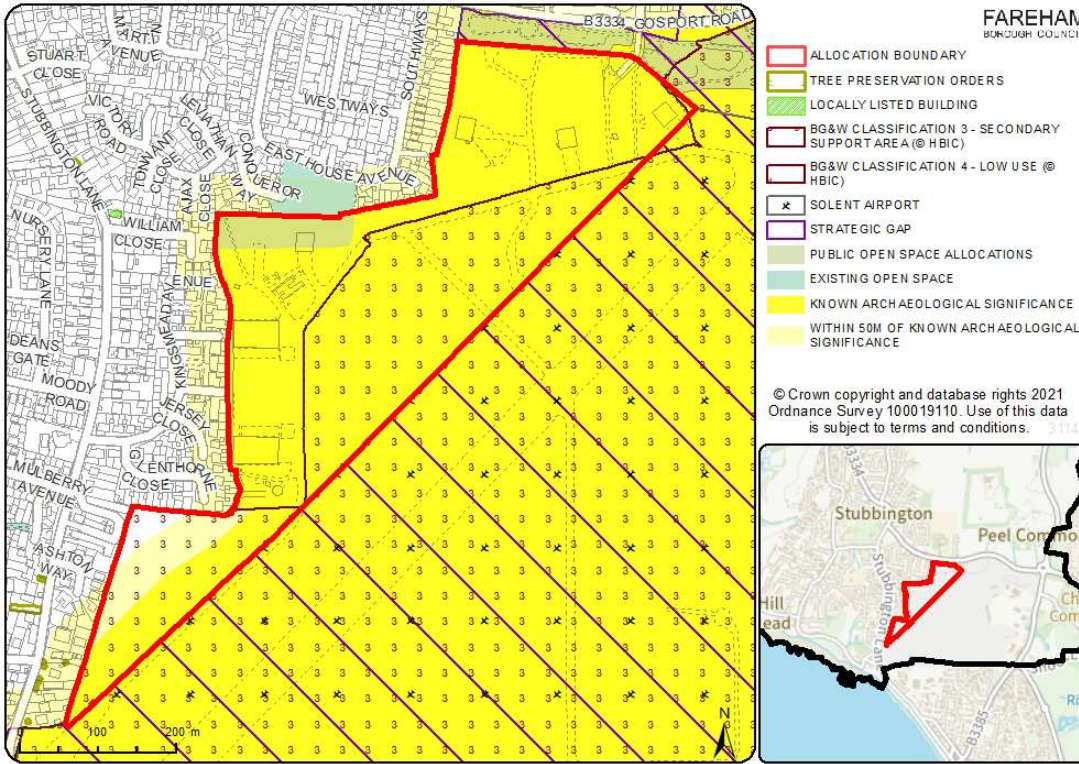
MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>It is recommended that a The marketing strategy for the self-build and custom-build homes should <u>set out how plots will be marketed through</u> include an active local marketing campaign, <u>such as promotion on social media and relevant websites</u> 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. <u>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.</u></p>
MM097	5.81	172	<p>To amend as follows:</p> <p><u>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.</u> Ancillary accommodation can play an important role in supporting extended families to live together with a degree of separation and independence. <u>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,</u> as well as staff that are functional to residents of the principal dwelling <u>where they work.</u> 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>
MM098	HP11	174	<p>To amend as follows:</p> <p>Policy HP11: Gypsies, Travellers and Travelling Showpeople</p> <p><u>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.</u></p> <p>Proposals for additional Gypsy, Traveller and Travelling Showpeople sites, <u>pitches or plots</u> will be permitted where:</p> <ul style="list-style-type: none"> a) There is an identified need and/or personal circumstances necessitate the need; and 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

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<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, unless it complies with Policy DS1; 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 <u>and recycling facilities</u>).</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 <u>pitches or plots</u> unless there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality, <u>or there is replacement provision</u> 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 <u>approximately</u> 121,964 <u>122,000</u> 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"> • Faraday Business Park, Daedalus • Swordfish Business Park, Daedalus • Solent 2, Whiteley • Land North of St Margaret's roundabout, Titchfield • Land at Military Road, Wallington • Little Park Farm, Segensworth West • Standard Way, Wallington
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 <u>42,660</u> sq.m. and</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.												
			-396 sq.m. respectively. Table 6.4 shows how the plan proposes to meet the overall employment floorspace 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	<div>To amend as follows:</div> <table><tr><th>Source</th><th>Floorspace Sq.m.</th></tr><tr><td>Local Plan Requirement 2021 to 2037</td><td>121,964</td></tr><tr><td>Outstanding Gains at 1st April 2021</td><td>44,460 <u>42,660</u></td></tr><tr><td>Outstanding Losses at 1st April 2021</td><td>-396</td></tr><tr><td>Potential Floorspace Delivery from identified Employment Land</td><td>199,490</td></tr><tr><td><i>Total Employment Land Supply (shortfall)/Excess</i></td><td>121,590 <u>119,790</u></td></tr></table>	Source	Floorspace Sq.m.	Local Plan Requirement 2021 to 2037	121,964	Outstanding Gains at 1 st April 2021	44,460 <u>42,660</u>	Outstanding Losses at 1st April 2021	-396	Potential Floorspace Delivery from identified Employment Land	199,490	<i>Total Employment Land Supply (shortfall)/Excess</i>	121,590 <u>119,790</u>
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<i>Total Employment Land Supply (shortfall)/Excess</i>	121,590 <u>119,790</u>														
MM102	6.20	186	<div>To amend as follows:</div> <p>The policies in this Local Plan secure an overprovision of approximately 121,000 <u>120,000</u> 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. <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> 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>												
MM103	E2	188	<div>To amend as follows:</div>												

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined> and deleted (strikethrough) text.
			 <p>FAREHAM BOROUGH COUNCIL</p> <ul style="list-style-type: none"> ALLOCATION BOUNDARY SITES OF IMPORTANCE FOR NATURE CONSERVATION (@ HBIC) BG&W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (@ HBIC) BG&W CLASSIFICATION 4 - LOW USE (@ HBIC) SOLENT AIRPORT STRATEGIC GAP PUBLIC OPEN SPACE ALLOCATIONS EA FLOOD ZONE 3 EA FLOOD ZONE 2 KNOWN ARCHAEOLOGICAL SIGNIFICANCE WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE <p>© Crown copyright and database rights 2021 Ordnance Survey 100019110. Use of this data is subject to terms and conditions.</p> <p>Stubbington, Peel Common, Chertsey Lane, River Alver, B3385, B3386, SHOOTLINE</p>
MM104	E3	191	<p>To amend as follows:</p> <p>Policy E3: Swordfish Business Park</p> <p>SHELAA Reference: 3114 Name: Swordfish Business Park Location: Daedalus West, Stubbington</p> <p>Proposed Use: Employment with ancillary uses Capacity: 12,800 sq. metres (in addition to 22,000 sq.m already consented or retained)</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification
			<p>New (bold and underlined) and deleted (strikethrough) text.</p> <p>Size: 20 ha</p> <p>Planning Status as at 1 April 2021: Outline planning permission for 22,000 sq. metres (P/11/0436/OA) granted in December 2013</p>  <p>FAREHAM BOROUGH COUNCIL</p> <p>ALLOCATION BOUNDARY TREE PRESERVATION ORDERS LOCALLY LISTED BUILDING BG&W CLASSIFICATION 3 - SECONDARY SUPPORT AREA (HBC) SOLENT AIRPORT STRATEGIC GAP PUBLIC OPEN SPACE ALLOCATIONS EXISTING OPEN SPACE KNOWN ARCHAEOLOGICAL SIGNIFICANCE WITHIN 50M OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE</p> <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 (bold and underlined> and deleted (strikethrough) text.
			 <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"> 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&D, convenience, childcare and education and training of pilots (in addition to the 22,000 sq.m already permitted); and Primary vehicular access shall be obtained from Gosport Road; and Proposals shall have no adverse impacts on the existing or future viability of Solent Airport; and; New buildings and extensions shall be of high-quality design and where appropriate, in keeping with the style and appearance of existing development; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> e) New buildings and extensions on the western boundary of the site will have regard to the scale of surrounding residential land uses, and f) Proposals shall meet the requirements of Policy NE5 for Solent Waders and Brent Geese, and 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 h) A Construction Environmental Management Plan to avoid adverse impacts of construction on the Solent designated sites shall be provided; and i) Ensures adequate surface water drainage is provided on site and addressed through a Drainage Strategy; and j) Traffic increases are minimised through the provision of new and improved walking and cycling connectivity, and k) Contamination assessments (in accordance with Policy D2) shall be carried out prior to the commencement of development of each individual parcel; and l) Consultation with Historic England on an assessment of the historic significance of any buildings to be lost, and 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, n) Appropriate utilities and services shall be provided for; and o) Infrastructure provision or contributions shall be provided in line with Policy TIN4,
MM105	E4	194	<p>To amend as follows:</p> <p>Policy E4: Solent 2</p> <p>SHELAA Reference: part of 124 (ID 2850)</p> <p>Name: Solent 2</p> <p>Location: Solent Business Park, Rookery Avenue, Whiteley</p> <p>Size: 5.9 ha</p> <p>Proposed Use: Employment</p> <p>Capacity: 23,500 sq. metres</p> <p>Planning Status as at 1 April 2021: 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"> a) The quantum of employment floorspace shall be broadly consistent with the indicative site capacity; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> b) Primary vehicular access shall be obtained from Rookery Avenue; and 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. <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> and d) <u>In accordance with Policy NE6,</u> 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 e) Provision of a noise assessment that identifies appropriate mitigation to address noise from the M27; and f) Provision of site drainage details, showing how the small watercourse on the site will be incorporated and managed within development proposals; and g) Proposals shall identify and incorporate new and improved pedestrian and cycle links to both Gull Coppice local centre and Swanwick Station; and, h) Infrastructure provision or contributions shall be provided in line with Policy TIN4.

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
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"> a. It would facilitate the creation of additional jobs <u>employment floorspace</u>; and b. The development complies with Policy TIN1 and provides acceptable levels of parking. <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"> i. The proposals are not for residential development; and ii. All appropriate alternative forms of employment use have been dismissed as unsuitable or unviable; and 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 iv. The proposals are accompanied by details of marketing of the vacant site/building covering a period of not fewer than twelve months; and v. Where proposals are for 'main town centre uses'⁵, such as retail and leisure facilities, but excluding offices, a full sequential assessment will be required as part of a planning application.
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"> a. Eastlands Boatyard, Coal Park Lane, Swanwick

⁵ As defined by the Framework

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> b. RK Marine, Bridge Road, Swanwick 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>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> <ul style="list-style-type: none"> i. safety and ease of navigation on the river or have a detrimental impact on the regime <u>nature conservation, landscape or heritage value</u> of the River Hamble; and ii. public access along or to the coast.
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"> • are designed at a scale and character which reflects the role, function and distinctive qualities of the centre; and • support or improve the centre's vitality and viability; and • contribute to meeting the identified retail floorspace need in the Borough as set out in table 7.2. <p><u>Any proposals for retail uses should be directed to the Primary Shopping Area.</u></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>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> a. retaining an active shop window display and offer a direct service to the public; and 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 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>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> <ul style="list-style-type: none"> a) There is an existing alternative local shop that can conveniently serve the area⁶ or; b) 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 <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> <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>
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</p>

⁶ As set out in the Accessibility Study available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			time' is usually considered to be twelve months. <u>In order to establish whether the marketing exercise has been satisfactorily comprehensive, applicants will be expected to submit details of the vacancy, the 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>
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"> a) It is demonstrated that there is a need for the facility that cannot be met by existing facilities elsewhere; and b) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the local community; and c) The proposals represent the provision of facilities that are of equal or better quality and function to existing facilities being replaced; and d) The site is accessible and inclusive to the local communities it serves. <p>Where proposals for community and leisure facilities are considered to be main town centre uses⁷, 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"> i. The facility is no longer needed and no alternative community use of the facility is practical or viable; or ii. Any proposed replacement or improved facilities will be sufficient <u>appropriate to meet the communities' needs</u> or better in terms of quality, function and accessibility.
MM112	CC1	219	<p>To amend as follows:</p> <p>Strategic Policy CC1: Climate Change</p>

⁷ As defined in the NPPF

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>The Council promotes mitigation and adaptation to climate change through</p> <ul style="list-style-type: none"> a) A development strategy that minimises the need to travel by allocating sites and generally directing development to locations with better services and facilities, or where they are capable of being improved. b) Ensuring allocations in this Plan have taken account of climate change through the Strategic Flood Risk Assessment level 1 and 2 and through the sequential testing of sites, and the provision of a development management policy that ensures applications factor in climate change in their flood risk assessments <p><u>The Council supports developments that will:</u></p> <ul style="list-style-type: none"> c) Integrating Green and Blue Infrastructure into the design of developments through approaches such as mandatory biodiversity net gain which will help to reduce CO2 concentrations and mitigate the urban heat island effect, and the use of Sustainable Drainage Systems which helps reduce the risk of flooding. d) Adopting higher water efficiency standards to contribute to alleviating water stress and consumption across the Borough. e) Supporting the reuse and use of sustainably sourced materials and supporting the integration of energy efficiency, exceeding Building Regulations requirements, renewable and low carbon technologies into residential and commercial developments of all sizes.
MM113	8.4	219	<p>To insert additional paragraph after para 8.4 as follows:</p> <p><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 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></p>
MM114	CC2	221	To amend as follows:

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>Policy CC2: Managing Flood Risk and Sustainable Drainage Systems</p> <p>Planning permission will be granted where:</p> <ul style="list-style-type: none"> a) The proposal meets the sequential and exception tests as set out in the NPPF; and b) The proposal does not prejudice land required for current or future flood management, including natural floodplains; and 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 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 e) Run-off rates from proposed development do not exceed existing run-off rates; and f) Onsite surface water run-off is managed as close to the source as possible. <p>All <u>major</u> developments that are required <u>and minor developments that are encouraged</u> to incorporate Sustainable Drainage Systems shall ensure that:</p> <ul style="list-style-type: none"> i. They are designed in accordance with <u>to have regard to</u> the CIRIA C753 SuDs Manual or equivalent national or local guidance <u>and strategies</u>; and ii. Surface run-off rates <u>do not exceed existing run-off rates for brownfield sites, and</u> mirror greenfield rates <u>for greenfield sites</u> before development; and iii. Priority is given to SuDS which mimic and reflect natural drainage processes; and; iv. Details for future maintenance over the lifetime of the development shall be included with the proposal.
MM115	8.26	224	<p>To amend as follows:</p> <p>SuDS should be designed in accordance with <u>to have regard to</u> the CIRIA C753 SuDs Manual or equivalent national or local guidance and <u>strategies such as the emerging Hampshire Local Flood and Water Management Strategy</u>, in consultation with the LLFA (Hampshire County Council) and the Council.</p>
MM116	CC3	225	<p>To amend as follows:</p> <p>Policy CC3: Coastal Change Management Areas (CCMAs)</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<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 set out below:</p> <ul style="list-style-type: none"> • Hook Spit to Workman's Lane; and • Hook Park to Meon Shore. <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>
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 there are no <u>they have avoided or mitigated any</u> adverse impacts on:</p> <ul style="list-style-type: none"> a) The character and sensitivity of the surrounding landscape and designated landscape features; and b) Designated and undesignated heritage assets; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> 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 d) Water quality and water resources (including groundwater) e) The surroundings <u>environmental conditions</u> (including air quality, shadow flicker, waste, odour and noise) of local residents and businesses; and f) Traffic arising from the construction, decommissioning and maintenance of the infrastructure and/or, where appropriate, the transportation of fuel. <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, 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</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			Carbon Energy Study. <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>
MM119	9.28	242	To amend as follows: <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> 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 ⁸ 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 ⁹ as well as the responses from Natural England to the various stages that led to the formulation of this Local Plan.
MM120	NE2	242	To amend as follows: Policy NE2: Biodiversity Net Gain The development of one or more dwelling or a new commercial/leisure building should provide at least 10% net gains for biodiversity <u>from the existing baseline value of the site and should be maintained for a minimum of 30 years.</u> for the lifetime of the development.
MM121	9.31	242	To amend as follows: 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 <u>can include new habitat or restoring/enhancing habitats and they</u> 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.

⁸ <https://www.gov.uk/guidance/natural-environment#biodiversity-geodiversity-and-ecosystems>

⁹ <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.
MM122	9.38	244	<p>To amend as follows:</p> <p>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. <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,</u> sometimes, <u>maintenance contributions for</u> a 30-year minimum can <u>could</u> amount to funding in perpetuity if the funds are invested prudently. 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.</p>
MM123	9.41	244	<p>To amend as follows:</p> <p>The use of <u>credits and/or</u> 'habitat banks'¹⁰ 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.</p>
MM124	9.47	246	<p>To amend as follows:</p> <p>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 <u>to mitigate the in-combination impacts of all new development on the SPA.</u> 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 <u>need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance/mitigation of impacts</u> have additional effects on the Solent SPAs. As a</p>

¹⁰ Such as the Environment Bank <https://www.environmentbank.com/>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			result, these types of development may require additional site-specific mitigation but will be determined on a case by case basis."
MM125	9.53	247	<p>To amend as follows:</p> <p>Proposals that require an <u>onsite</u> mitigation <u>plan</u> package 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. <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></p>
MM126	9.54	247	<p>To delete as follows:</p> <p>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.</p>
MM127	9.55	247	<p>Amended wording in supporting text to read</p> <p>"At present, there are no <u>are three</u> Candidate Sites within the Borough. however, this <u>The number of SWBG network sites</u> 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>
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> <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> <p>a) The proposal has avoided or adequately mitigated impacts on-site; or</p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>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 <u>in consultation with</u> and other appropriate bodies is provided and <u>its management</u> secured for the lifetime of the development.</p> <p>Secondary Support Areas Development on 'Secondary Support Areas' (as shown on the Policies map) will only be permitted where either:</p> <p>c) Adequate on-site mitigation is provided; or d) A suitable replacement habitat is provided on a like for like basis broadly close to the site; or 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.</p> <p>Low Use Development on Low Use Sites (as shown on the Policies map) will only be permitted where:</p> <p>f) On site mitigation is provided which is agreed by the Council; or 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.</p> <p>Candidate Sites Development on Candidate Sites (as shown on the Policies map) will only be permitted where:</p> <p>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.</p> <p>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.</p>
MM129	9.78	253	To amend as follows:

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			At present there are no three Candidate Sites within Fareham. <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> 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."
MM130	NE6	253	<p>To amend as follows:</p> <p>Policy NE6: Trees, Woodland and Hedgerows</p> <p>Development will be permitted which:</p> <ul style="list-style-type: none"> a) Avoids the unnecessary loss of <u>Retains protected trees, hedgerows and woodland, and</u> non-protected trees, hedgerows and woodland, particularly those which have high amenity value; <u>or</u> b) Where their loss is unavoidable <u>there is clear justification for their removal</u>, provides for <u>the suitable replacement (in terms of number, species and size) of trees, woodland and hedgerows</u>; their replacement in a suitable location; and c) <u>In either case and W</u>where practicable, provides for new and suitable trees, woodland and hedgerows. <p>The removal of protected trees, groups of trees (including veteran trees), woodland (including ancient woodland) or hedgerows will only be permitted in exceptional circumstances. 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.</p>
MM131	9.84	254	<p>To amend as follows:</p> <p>All trees, woodlands and hedgerows within the Borough provide benefits in terms of habitats, biodiversity, climate change mitigation and adaptation as well as being important to the character and amenity value of the Borough's urban and rural landscapes. There is a presumption <u>against the</u> that loss and damage to trees, woodland and hedgerows. should be avoided. Therefore, where <u>Where there is clear justification for their removal</u>, it can be demonstrated that the loss or damage to non-protected trees, woodland and hedgerows is unavoidable, the</p>

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			Council will seek replacement and/or compensation <u>a contribution</u> of <u>for a suitable number, species and size</u> where appropriate.
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"> • Impede the movement of craft or otherwise compromise navigational safety on the river; nor • Disrupt existing recreational users or areas where there is existing or proposed public access; nor <p>Adversely affect the nature conservation, landscape or heritage value of the River Hamble.</p>
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 and <u>through</u> the delivery <u>and/or enhancement</u> 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><u>a) Provides for the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations as follows:</u></p> <ul style="list-style-type: none"> • One EV charging point installation per residential dwelling with off-street parking; and, • At least one EV fast charge point in shared parking areas per 10 residential dwellings or 1,000m² of commercial or leisure floorspace; and

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>b) a) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality; and</p> <p>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 (AQMA's) and/or any Clean Air Zones.</p>
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"> • The provision of at least 1 Electric Vehicle (EV) "fast charge" point per 10 residential dwellings and/or 1000m² of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be provided. <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 Steps¹¹ towards cleaner road transport and delivering our Industrial Strategy</p> <p><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 2010¹². This Approved Document provides technical guidance regarding the installation and charge point requirements for electric vehicles, which at present, applies to the following types of development:</u></p>

¹¹ 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

¹² [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/106426/Approved_Document_S_-_Infrastructure_for_the_charging_of_electric_vehicles.pdf)

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> • <u>New residential buildings.</u> • <u>Dwellings formed by a material change of use.</u> • <u>Residential buildings undergoing major renovation.</u> • <u>Erection of new buildings that are not residential or mixed-use buildings.</u> • <u>Buildings undergoing major renovation work which are not residential or mixed-use buildings.</u> • <u>Erection of new mixed-use buildings and mixed-use buildings undergoing major renovation.</u> <p><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></p>
MM135	NE9	263	<p>To amend as follows:</p> <p>Policy NE9: Green Infrastructure</p> <p>Where appropriate, d<u>Development of one or more new dwelling or a new commercial/leisure building</u> shall provide <u>or contribute to</u> Green Infrastructure (GI), which is fully integrated into development and maximises opportunities to connect to the wider GI Network.</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"> • Suitable alternative GI provision of equivalent benefit is provided as part of the development; or • A financial contribution is secured for suitable alternative GI provision by the relevant authority.
MM136	9.122	264	<p>To amend as follows:</p> <p><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 recognition of these multiple benefits, the Council expects development of one or more new dwelling or a</u></p>

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			<u>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> 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.
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"> • 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 • 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 • 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. <p>Residential development will be required to provide open and play space to meet the needs of new residents, <u>having regard to any relevant standards, or provide an offsite contribution towards improving the quantity or quality of existing open spaces.</u> Where possible, development shall address any additional identified deficiencies in <u>quantity or quality of</u> open space highlighted within the most recent Open Space study.</p>
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. Paragraphs <u>111 and 112</u> 409 of the NPPF states that new development should not undermine highway safety or have a severe adverse effect on the highway network. <u>In line with the Highway Authority advice, proposals for</u> new development should consider alternative mitigation options which would follow a sequential approach to assess their impact on the local road network. <u>They should consider</u> and the role they can play in traffic reduction and reducing <u>car use and</u> transport emissions starting with measures to avoid the need to travel, active <u>promote</u></p>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<u>sustainable</u> travel measures, public transport and finally <u>where the above measures cannot avert the need, implement</u> localised junction improvements <u>to include highway capacity for motor vehicles.</u>
MM139	10.15	273	<p>To amend as follows:</p> <p>This Local Plan is accompanied by a Strategic Transport Assessment which has identified five key 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 locations <u>junctions</u> are <u>listed in table 7 of the Infrastructure Delivery Plan.</u></p> <ul style="list-style-type: none"> • Parkway/Leafy Lane (Winchester City Council area); • A27 The Avenue/Redlands Lane/Gudge Heath Lane; • Warsash Road/Abshot Road; • Delme Roundabout; and, • A27 The Avenue/Bishopsfield Road.
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. 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.</p>
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"> a) The new or improved infrastructure will be delivered at a rate, scale and pace taking account of phasing on larger schemes, to mitigate the impacts arising from the development; and or

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			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>
MM142	10.39	278	To amend as follows: 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 <u>at the right time and to the right specification, especially on large sites.</u> 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.
MM143	11.1	281	To amend as follows: 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-, <u>and responds appropriately to the separate identity and defining and distinctive characteristics of the borough's existing settlements.</u>
MM144	11.1	281	To add an additional paragraph below 11.1, as follows; <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</u>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<u>Warsash, and Swanwick and Whiteley¹³. 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>
MM145	11.1	281	To add an additional paragraph below 11.1.1, as follows; <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>
MM146	11.1	281	To add an additional paragraph below 11.1.2, as follows; <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>
MM147	11.2	281	To amend as follows: 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 <u>well-designed, beautiful and safe places requires</u> high quality in the design of buildings and spaces, <u>which in turn</u> 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.
MM148	11.3	281	To amend as follows: 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

¹³ [Townscape assessments | Hampshire County Council \(hants.gov.uk\)](https://hants.gov.uk/townscape-assessments)

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			they connect with existing and proposed essential services and facilities. <u>Taken together, development should foster well-designed, beautiful and safe places.</u> 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.
MM149	D1	286	<p>To amend as follows:</p> <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 <u>well designed, beautiful and safe</u> quality places.</p> <p>Development proposals will be permitted where compliance with the following key characteristics of high quality design, as set out in paragraphs 11.5-11.27, has been demonstrated:</p> <ul style="list-style-type: none"> i. Context - where proposals appropriately respond to the positive elements of local character, ecology, history, culture and heritage; and ii. Identity - where proposals create places that are attractive, memorable, distinctive and of strong character; and 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 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 v. Nature - where proposals positively integrate existing and new habitats and biodiversity within a coherent and well managed, connected structure; and 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 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 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 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

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			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.
MM150	11.45	290	<p>To add new paragraph following 11.45 as follows:</p> <p><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 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></p>
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"> a) Taking account and sensitively responding to the relevant Conservation Area Character Appraisal and Management Strategy; and 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 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 d) Protecting open spaces and views, in and out of the area which are important to the character and setting of the area; <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>

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			<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 which 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>
MM152	12.21	300	<p>To add an additional paragraph below 12.21 as follows;</p> <p><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></p>
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"> 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"> 1. the significance of any heritage assets affected, including any contribution made by their setting; and 2. the principles of the proposal and its impact on the <u>special interest and significance of the building</u>; and 3. why the works proposed are desirable or necessary <u>and demonstrate how the public benefit of the works outweighs any harm</u>; 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 c) Changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and; 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.

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			<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"> 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; f) Where practicable, the listed building/structure is dismantled and rebuilt or removed to a site previously approved; g) Important features of the listed building/structure are salvaged and re-used; h) There is an opportunity for the appearance, plans and particular features of the listed building/structure to be measured and recorded; i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate. <p><u>Where</u> proposals which would cause less than substantial harm to the significance of the heritage asset, <u>the identified harm</u> will be considered <u>weighed</u> 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"> a) A description and assessment of the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and

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			<p>b) A description of the impact of the proposed works on the significance and special character of the asset; and</p> <p>c) Justification for the works, especially if these would harm the significance of the asset or its setting. so that the harm can be weighed against public benefits.</p> <p>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.</p> <p><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-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></p> <p><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></p> <p>The Council will consider whether spot-listing is warranted, as appropriate.</p>										
MM155	Implementa tion & Monitoring Table 13.1: Monitoring Framework	307	<p>To delete and replace table as follows:</p> <table><tr><td><u>Local Plan Policy</u></td><td><u>How will it be monitored</u></td></tr><tr><td><u>Development Strategy</u></td><td></td></tr><tr><td>DS1: Development in the Countryside</td><td></td></tr><tr><td>DS2: Development in Strategic Gaps</td><td>These policies will be monitored through –;</td></tr><tr><td>DS3: Landscape</td><td>• The determination of planning applications and appeal decisions</td></tr></table>	<u>Local Plan Policy</u>	<u>How will it be monitored</u>	<u>Development Strategy</u>		DS1: Development in the Countryside		DS2: Development in Strategic Gaps	These policies will be monitored through –;	DS3: Landscape	• The determination of planning applications and appeal decisions
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			<p><u>Housing Need & Supply</u></p> <p>H1: Housing Provision FTC 3-9, HA1-HA56 BL1</p> <p><u>Housing Policies</u></p> <p>HP1: New Residential Development in the Countryside</p> <p>HP2: New Small-scale Development Outside Defined Urban Areas</p> <p>HP3: Change of Use to Garden Land</p> <p>HP4: Five-year Housing Land Supply</p> <p>HP5: Provision of Affordable Housing</p> <p>HP6: Exception Sites</p> <p>HP7: Adaptable and Accessible Dwellings</p>
			<p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions <p>The policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions • Assessing affordable housing completions and delivery through annual monitoring. <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • Working in partnership with the Council's Housing Team and Registered Providers. • The delivery of exception sites through annual monitoring and assessing housing completions in the countryside. <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions

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			<p>HP8: Older Persons' and Specialist Housing Provision</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions • Annual monitoring of housing types, sizes and tenure of housing and specialist housing completions <p>HP9: Self and Custom Build Homes</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determining of planning applications and appeal decisions • S106 monitoring <p>HP10: Ancillary Accommodation</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions <p>HP11: Gypsies, Travellers and Traveller Show People</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions at HA45 and other windfall sites. • Annual monitoring of DELTA returns Caravan counts <p>HP12: Development Proposals within Solent Breezes Holiday Park</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions <p><u>Employment</u></p> <p>E1: Employment Land Provision</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The monitoring of permissions for employment gains and losses <p>E2: Faraday Business Park</p> <p>E3: Swordfish Business Park</p> <p>E4: Solent 2</p> <p>E4a: Land North of St Margaret's roundabout, Titchfield</p> <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions

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			<p>E4b: Land North of Military Road, Wallington E4c: Little Park Farm E4d: Standard Way</p> <p>E5: Existing Employment Areas</p> <p>E6: Boatyards</p> <p><u>Retail and Community Facilities</u></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>R4: Community & leisure facilities</p> <p><u>Climate Change Policies</u></p> <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><u>Natural Environment Policies</u></p> <p>NE1: Protection of Biodiversity, Nature Conservation and the Local Ecological Network</p> <p>NE2: Biodiversity Net Gain</p>

These policies will be monitored through-;

- The monitoring of permissions for employment gains and losses within designated areas.

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These policies will be monitored through-;

- The determination of planning applications and appeal decisions
- Annual Retail Health check

The policies will be monitored through-;

- The determination of planning applications and appeals

These policies will be monitored through-;

- The determination of planning applications and appeal decisions

These policies will be monitored through-;

- The determination of planning applications and appeal decisions

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p>NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)</p> <p>NE4: Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.</p> <p>NE5: Solent Wader and Brent Goose Sites</p> <p>NE6: Trees, Woodlands and Hedgerows</p> <p>NE7: New Moorings</p> <p>NE8: Air Quality</p> <p>NE9: Green Infrastructure</p> <p>NE10: Provision and protection of open space</p> <p>NE11: Local Green Space</p> <p><u>Transport & other Infrastructure</u></p> <p>TIN 1: Sustainable Transport</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions. • Payments towards Bird Aware Solent for recreational disturbance <p>These policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions <p>The policy will be monitored through-:</p> <ul style="list-style-type: none"> • S106 and CIL contributions spent on sustainable transport measures and public transport (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<ul style="list-style-type: none"> • Delivery of S278 schemes. • Highway Authorities Capital Programme Scheme monitoring <p>TIN 2: Highway Safety and Road Network</p> <p>The policy will be monitored through-:</p> <ul style="list-style-type: none"> • S106 and CIL contributions spent on highway network improvement measures (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report) • Delivery of S278 schemes <p>TIN 3: Safeguarded Routes</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • Delivery of public transport highway schemes at identified locations (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report) <p>TIN 4: Infrastructure Delivery</p> <p>The policy will be monitored through-;</p> <ul style="list-style-type: none"> • Monitoring S106 and CIL contributions against The Infrastructure delivery plan • Infrastructure funding statement reporting <p><u>Design</u></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>These policies will be monitored through-;</p> <ul style="list-style-type: none"> • The determination of planning applications and appeal decisions

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			<p><u>Historic Environment</u></p> <p>HE1: Historic Environment and Heritage Assets These policies will be monitored through –;</p> <p>HE2: Conservation Areas • The Historic Environment Record (HCC)</p> <p>HE3: Designated Heritage Assets and/or their settings • The determination of planning applications and appeal decisions</p> <p>HE4: Archaeology</p> <p>HE5: Locally Listed Buildings and Non-Designated Heritage Assets The policy will be monitored through –;</p> <p>HE6: Heritage at Risk • The Local List</p> <p> • The determination of planning applications and appeal decisions</p> <p> The policy will be monitored through –;</p> <p> • The Heritage at Risk Register</p> <p> • The Historic Environment Record (HCC)</p> <p> • The determination of planning applications and appeal decisions</p> <p><u>Local Plan Policy</u> <u>How it will be monitored</u></p> <p><u>Development Strategy</u></p>

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			<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 & Supply</u> <u>H1: Housing Provision</u> <u>FTC 5-9,</u> <u>HA1-HA56</u> <u>BL1</u></p> <p><u>Housing Policies</u> <u>HP1: New Residential Development in the Countryside</u></p> <p><u>HP2: New Small-scale Development Outside Defined Urban Areas</u></p> <p><u>HP3: Change of Use to Residential Garden Land</u></p> <p><u>HP4: Five-year Housing Land Supply</u></p> <ul style="list-style-type: none"> • <u>Number of additional dwellings/commercial floor space/infrastructure schemes permitted in the countryside (land outside urban area boundary).</u> • <u>Reasons for granting or refusal contrary to policy recorded in decision reports.</u> • <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> • <u>Reasons for departure from policy from decision reports.</u> • <u>The determination of planning applications and appeal decisions.</u> • <u>Number of additional dwellings granted from monthly permissions data & HCC quarterly data</u> • <u>Implementation towards housing delivery milestones identified in masterplans.</u> • <u>Number of additional dwellings granted within the countryside taking from monthly permissions using mapping database (to cross reference location criteria)</u> • <u>Number of small (less than 5 dwellings) permissions outside defined urban areas taken from monthly permissions & cross referenced using mapping system</u> • <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> • <u>Number of dwellings granted taken from monthly monitoring</u>

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			<ul style="list-style-type: none"> • <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> • <u>Quarterly recording of building completions taken from site visits and Hampshire County Council land supply data.</u> • <u>Delivery timescales as submitted through site proformas requested from developers</u> • <u>Number of affordable dwellings permitted through the determination of planning applications and appeal decisions.</u> • <u>Number of completions and delivery through annual monitoring.</u> • <u>The delivery of exception sites through annual monitoring and assessing housing completions in the countryside.</u> • <u>Number of affordable dwellings provided through exception sites from completion data, Council's housing team and registered providers.</u> • <u>Proportion of proposed dwellings meeting adaptable and accessible requirements taken from weekly list and decision notices.</u> • <u>Reason for departure from policy (such as viability) taken from decision reports.</u> • <u>Annual monitoring of housing types, sizes and tenure of housing and specialist housing completions</u> • <u>Number of permissions for C2 use within urban areas taken from weekly lists and mapping database (to cross reference location criteria).</u> • <u>Reasons for refusal taken from decision reports.</u> <p><u>HP5: Provision of Affordable Housing</u></p> <p><u>HP6: Exception Sites</u></p> <p><u>HP7: Adaptable and Accessible Dwellings</u></p> <p><u>HP8: Older Persons' and Specialist Housing Provision</u></p>

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			<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> <p><u>E2-E4d Site Allocations</u></p> <p><u>E5: Existing Employment Areas</u></p> <p><u>E6: Boatyards</u></p>	<ul style="list-style-type: none"> • <u>Number of self-build/custom build plots permitted taken from weekly lists and decision reports.</u> • <u>Number of people entered on the Custom Self Build Register.</u> • <u>Reasons for departure from policy taken (plot percentage) from decision reports.</u> • <u>Number of unsold plots after 12 month marketing period.</u> • <u>The number of permissions granted for ancillary accommodation taken from the weekly list</u> • <u>The determination of planning applications at HA45 and other windfall sites.</u> • <u>Annual completions of DELTA returns</u> • <u>Number of losses of sites, pitches, or plots</u> • <u>Number of permissions for sites, pitches and plots taken from monthly monitoring</u> • <u>Number of permissions for new caravans</u> • <u>Number of applications for change of residency conditions and reasons for decisions departing from policy.</u> • <u>Total floorspace gains and losses taken from annual site visits and Hampshire County Council land supply data.</u> • <u>The determination of planning applications and appeal decisions.</u> • <u>Employment gains and losses within designated areas.</u> • <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>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p><u>E7: Solent Airport</u></p> <ul style="list-style-type: none"> • <u>Number of permissions for airport related uses taken from weekly lists.</u> • <u>Reasons for departure from policy taken (permitted non airport uses) from decision reports.</u> <p><u>Retail and Community Facilities</u></p> <p><u>R1: Retail Hierarchy and Protecting the Vitality and Viability of Centres</u></p> <p><u>R2: Out-of-Town proposals for Town Centre Uses</u></p> <p><u>R3: Local Shops</u></p> <p><u>R4: Community & leisure facilities</u></p> <p><u>Climate Change Policies</u></p> <p><u>CC1: Climate change</u></p> <p><u>CC2: Managing flood risk and sustainable drainage systems</u></p> <ul style="list-style-type: none"> • <u>Annual Retail Health check</u> • <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> • <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> • <u>Number of permissions for community and leisure uses taken form weekly lists.</u> • <u>Total losses of community and leisure uses taken from weekly lists, annual site visits and Hampshire County Council land supply data.</u> • <u>Reasons for departure from policy taken from decision reports.</u> <p><u>This policy will be monitored through the constituent elements covered by other policies.</u></p> <ul style="list-style-type: none"> • <u>Number of dwellings in flood zones taken from monthly permissions and mapping database (to cross reference location criteria).</u> • <u>Reasons for departure from policy taken from decision reports.</u> • <u>Number of permissions approved contrary to Environment Agency advice.</u>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p><u>CC3: Coastal Change Management Areas</u></p> <ul style="list-style-type: none"> • <u>Number of permissions in Coastal Change Management Areas taken from weekly lists and mapping database (to cross reference location criteria).</u> • <u>Reasons for departure from policy taken from decision reports</u> <p><u>CC4: Renewable and Low Carbon Energy</u></p> <ul style="list-style-type: none"> • <u>Number of permissions for renewable and low carbon energy schemes taken from monthly permissions</u> • <u>Reasons for departure from policy taken from decision reports.</u> <p><u>Natural Environment</u></p> <p><u>NE1: Protection of Biodiversity, Nature Conservation and the Local Ecological Network</u></p> <ul style="list-style-type: none"> • <u>Number of permissions affecting protected sites taken from monthly permissions and mapping database (to cross reference location criteria).</u> • <u>Reasons for departure from policy (harmful impact) taken from decision reports.</u> • <u>Numbers, size (area) of protected sites taken annually from Hampshire Biodiversity Information Centre (HBIC) annual monitoring.</u> • <u>All losses of protected sites taken from HBIC monitoring.</u> <p><u>NE2: Biodiversity Net Gain</u></p> <p><u>NE3: Recreational Disturbance on the Solent Special Protection Areas (SPAs)</u></p> <ul style="list-style-type: none"> • <u>Payments towards Bird Aware Solent for recreational disturbance</u> • <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> • <u>Payments towards Bird Aware Solent for recreational disturbance taken from section 106 and 111 reporting.</u> • <u>Spend on mitigation projects secured through contribution process.</u>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification
			New (bold and underlined) and deleted (strikethrough) text.
			<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 & other Infrastructure</u> <u>TIN 1: Sustainable Transport</u></p> <ul style="list-style-type: none"> • <u>Number of permissions requiring mitigation as evidenced through nutrient budget taken from decision reports and Development Management Database.</u> • <u>Mitigation projects and related registered developments taken from Partnership for South Hampshire Strategic Environment Planning Officer.</u> • <u>Number of permissions impacting Solent Wader and Brent Goose Sites taken from weekly lists and mapping database (to cross reference location criteria).</u> • <u>Numbers of TPOs and any losses as recorded by the Council's Tree team.</u> • <u>Number of permissions with on-site green infrastructure taken from decision reports.</u> • <u>Number of permissions with financial contributions to off-site green infrastructure projects taken from decision reports.</u> • <u>Progress with GI scheme delivery identified through IDP.</u> • <u>Number of permissions with on-site open-space taken from decision reports and section 106 monitoring.</u> • <u>Reasons for departure from policy taken from decision reports.</u> • <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> • <u>Delivery of S278 schemes.</u> <u>Local Cycling and Walking Infrastructure Plan scheme delivery taken from Hampshire County</u>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p><u>Council Capital Programme Scheme monitoring.</u></p> <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> <ul style="list-style-type: none"> • <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> • <u>Delivery of public transport highway schemes at identified locations (Reported through Infrastructure Funding Statements and Highway Authority Capital Programme Report)</u> • <u>Monitoring S106 and CIL contributions against The Infrastructure delivery plan</u> • <u>Infrastructure funding statement reporting</u> • <u>Number of applications where design constitutes a reason for refusal taken from weekly lists and decision reports.</u> • <u>Number of applications where environmental conditions constitute a reason for refusal taken from weekly lists and decision reports</u> • <u>Planning applications that meet Building for a Healthy Life 12. At least 9 green and no red lights out of 12.</u> • <u>Planning applications that meet FBC Design Guide for smaller applications</u> • <u>Reasons for departure from policy taken from decision reports.</u> • <u>Number of applications not meeting internal space standards requirements taken from space standard statement</u>

MM Ref	Policy or Paragraph reference	Page number	Proposed Main Modification New (bold and underlined) and deleted (strikethrough) text.
			<p><u>Historic Environment</u></p> <p><u>HE1: Historic Environment and Heritage Assets</u></p> <p><u>HE2: Conservation Areas</u></p> <p><u>HE3: Designated Heritage Assets and/or their settings</u></p> <p><u>HE4: Archaeology</u></p> <p><u>HE5: Locally Listed Buildings and Non-Designated Heritage Assets</u></p> <p><u>HE6: Heritage at Risk</u></p> <ul style="list-style-type: none"> • <u>Percent of applications in accordance with HE1.</u> • <u>Number of dwellings impacting on the following factors-;</u> <ul style="list-style-type: none"> - <u>Conservation Areas</u> - <u>Heritage Assets</u> - <u>Archaeological Assets</u> • <u>taken from the monthly permissions list, and the Historic Environment Record (Hampshire County Council) and mapping database (to cross reference location criteria).</u> • <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> • <u>Reasons for departure from policy taken from decision reports as identified by Conservation officer.</u> • <u>Number of applications impacting assets on Heritage at Risk Register</u> • <u>Changes to the Historic Environment Record (HCC)</u> • <u>Reasons for departure from policy taken from decision reports as identified by Conservation officer.</u>
MM156	Appendix B		<p>To amend as following:</p> <p>See following updated housing trajectory.</p>
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>

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
-																	
Total Borough Projected Completions	244	504	793	736	609	849	695	617	644	611	801	752	752	652	666	672	10,594
Cumulative Completions	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	10,594
Minimum Annual Housing Requirement (see Policy H1)	300	300	300	545	545	545	545	720	720	720	720	720	720	720	720	720	9,560
Cumulative Housing Requirement	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	9,560
No. Dwellings Above or Below Cumulative Housing Requirement	-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	-

<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>
Completions																		
-	<u>All sites</u>	<u>141</u>	<u>141</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>141</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small Sites with Planning Permission																		
-	<u>All small sites (10% non- implementation discount applied)</u>	<u>74</u>	-	<u>24</u>	<u>25</u>	<u>25</u>	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>Total</u>	<u>74</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outstanding Full Planning Permissions - Large (5+ dwellings)																		
<u>FTC7</u>	<u>Red Lion Hotel, Fareham (P/20/1359/FP)</u>	<u>18</u>	-	-	<u>18</u>	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land East of Brook Lane, Warsash (Warsash Cluster) (P/21/0300/RM)</u>	<u>76</u>	-	<u>20</u>	<u>40</u>	<u>16</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land to the East of Brook Lane & South of Brookside Drive, Warsash (Warsash Cluster) Now Brook Lane Warsash (P/19/0313/RM)</u>	<u>85</u>	-	<u>15</u>	<u>50</u>	<u>20</u>	-	-	-	-	-	-	-	-	-	-	-	-
<u>HA3</u>	<u>HA3 Southampton Road (part) (P/20/1584/RM)</u>	<u>95</u>	-	<u>40</u>	<u>40</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>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>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>2951</u>	<u>24 West Street, Fareham (P/19/0654/PC)</u>	<u>7</u>	-		<u>7</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>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>Total</u>	<u>1234</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Outstanding Outline Planning Permissions - Large (5+ dwellings)</u>																		
<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 & 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>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>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>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>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<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>
Resolution to Grant Planning Permission - Large (5+ dwellings)																		
<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 Common (P/19/1322/OA)</u>	<u>39</u>	-	-	<u>19</u>	<u>20</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>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Plan Allocations - Fareham Town Centre (without planning permission)																		
<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>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>684</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Plan Allocations in Other Existing Settlements (without planning permission)																		
<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>HA30</u>	<u>33 Lodge Road, Locks Heath</u>	<u>9</u>	-	-	-	-	-	-	-	-	-	-	<u>9</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>	-	-	-	-	-	-	-	-	-

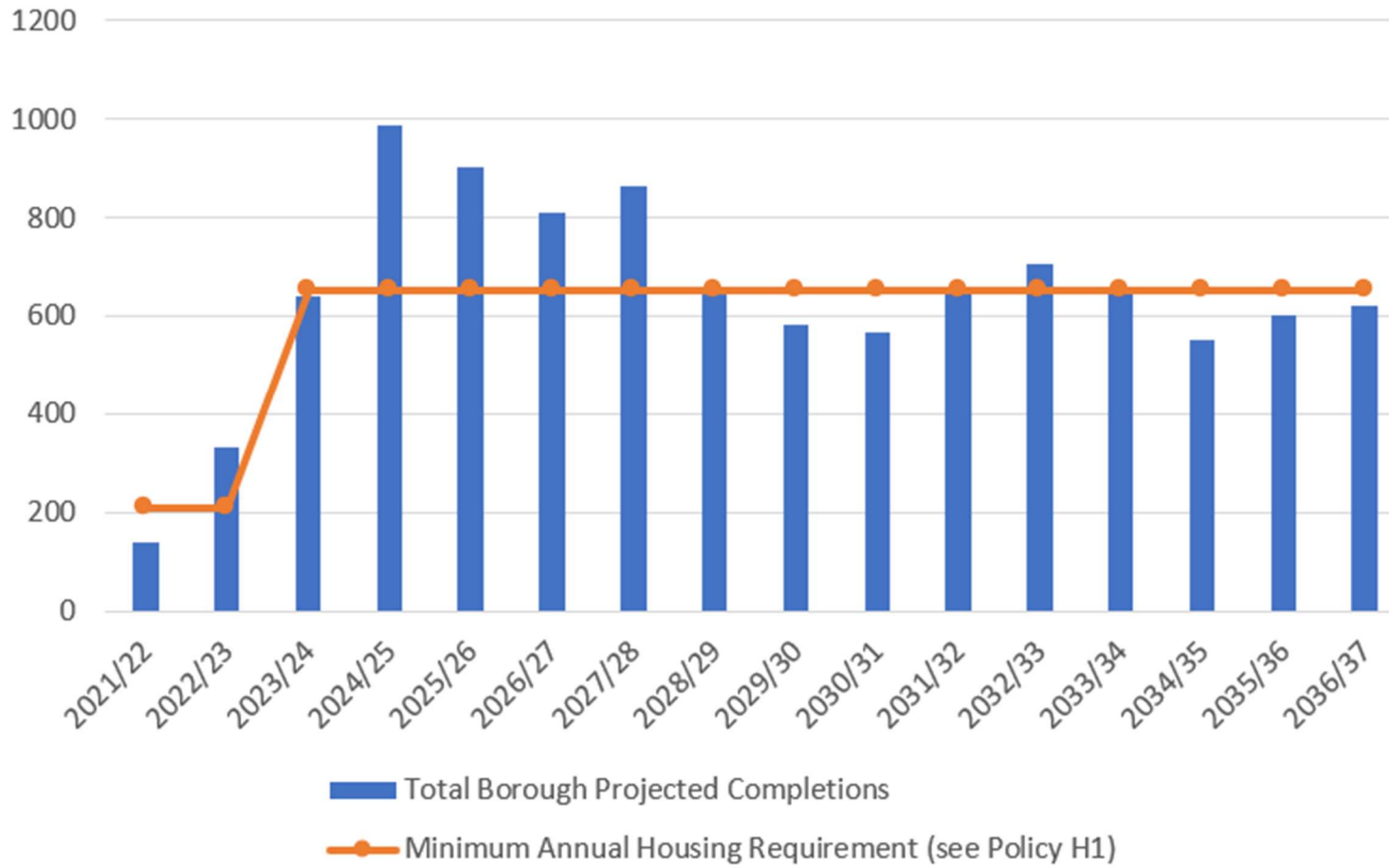
<u>Site Ref</u>	<u>Site Name</u>	<u>No. Dwgs (Net)</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>
-	<u>Total</u>	<u>325</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Local Plan Allocations on Edge of Settlement Sites</u>																		
<u>HA1</u>	<u>Medina Nurseries</u>	<u>5</u>	-	-	-	-	-	-	<u>5</u>	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land West of Lockwood Road, Warsash</u>	<u>62</u>	-	-	-	-	<u>19</u>	<u>43</u>	-	-	-	-	-	-	-	-	-	-
<u>HA1</u>	<u>Land off Lockwood Road, Warsash</u>	<u>9</u>	-	-	-	-	-	-	<u>9</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>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>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>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 Burridge 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>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<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>Windfall Allowance</u>																		
-	<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>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	<u>TOTAL</u>	<u>10268</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>*Specialist Housing: Gypsy/Traveller Site</u>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Total Borough Projected Completions</u>			<u>141</u>	<u>331</u>	<u>640</u>	<u>988</u>	<u>902</u>	<u>809</u>	<u>864</u>	<u>644</u>	<u>584</u>	<u>569</u>	<u>661</u>	<u>707</u>	<u>652</u>	<u>552</u>	<u>602</u>	<u>622</u>
<u>Cumulative Completions</u>			<u>141</u>	<u>472</u>	<u>1112</u>	<u>2100</u>	<u>3002</u>	<u>3811</u>	<u>4675</u>	<u>5319</u>	<u>5903</u>	<u>6472</u>	<u>7133</u>	<u>7840</u>	<u>8492</u>	<u>9044</u>	<u>9646</u>	<u>10268</u>
<u>Minimum Annual Housing Requirement (see Policy H1)</u>			<u>210</u>	<u>210</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>	<u>653</u>
<u>Cumulative Housing Requirement</u>			<u>210</u>	<u>420</u>	<u>1073</u>	<u>1726</u>	<u>2379</u>	<u>3032</u>	<u>3685</u>	<u>4338</u>	<u>4991</u>	<u>5644</u>	<u>6297</u>	<u>6950</u>	<u>7603</u>	<u>8256</u>	<u>8909</u>	<u>9562</u>
<u>No. Dwellings Above or Below Cumulative Housing Requirement</u>			<u>-69</u>	<u>52</u>	<u>39</u>	<u>374</u>	<u>623</u>	<u>779</u>	<u>990</u>	<u>981</u>	<u>912</u>	<u>828</u>	<u>836</u>	<u>890</u>	<u>889</u>	<u>788</u>	<u>737</u>	<u>706</u>

[MM156]

Housing Trajectory



[MM156]

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



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 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.

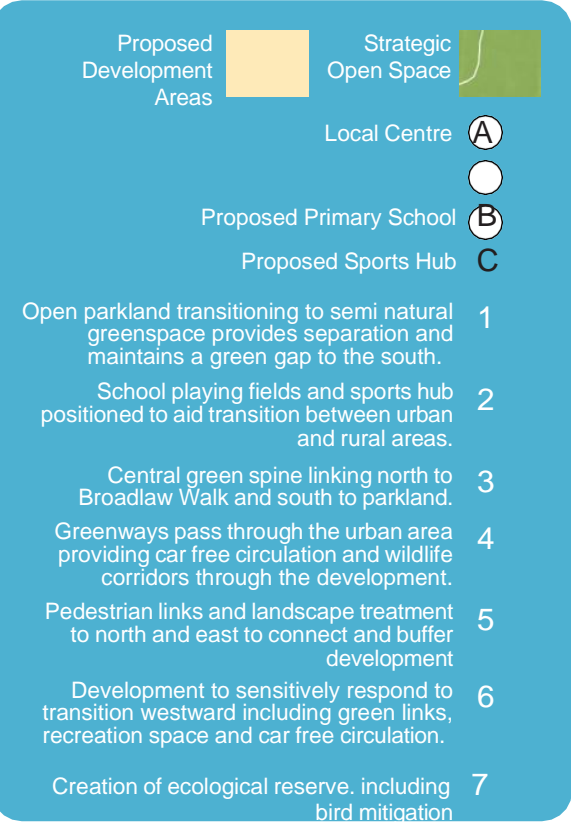
19. The role of the gap between existing settlements acts to prevent the physical coalescence or merging of these two settlements. Its role, in conjunction with the development's green infrastructure helps to maintain a sense of separation and openness and to protect the distinct separate identities 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

Fig 3

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.



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.

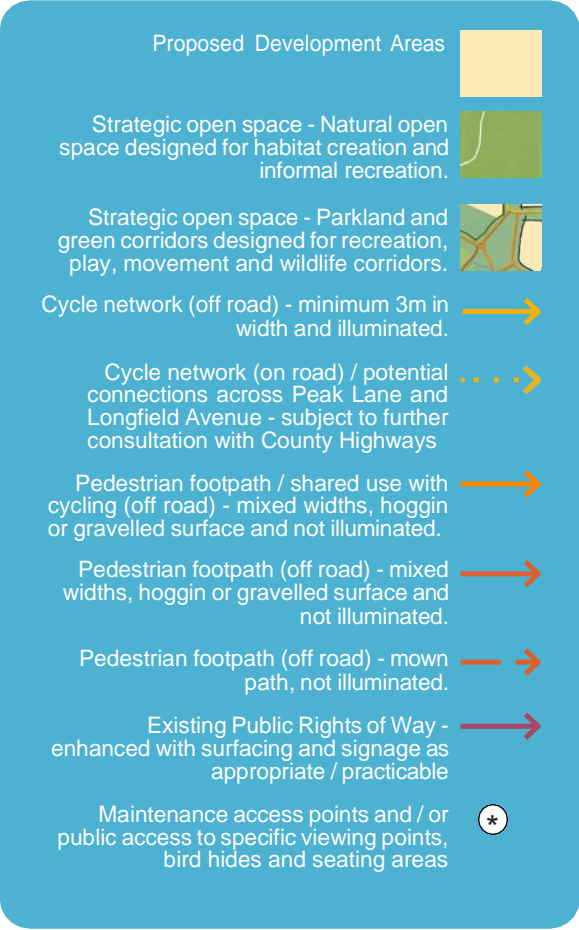
29. The network of pedestrian and cycle routes establishes the key routeways between the strategic open space and development areas.
30. The ease, safety, priority and attractiveness of walking and cycling connectivity across the site, providing access between peoples homes and local services and facilities 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.



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

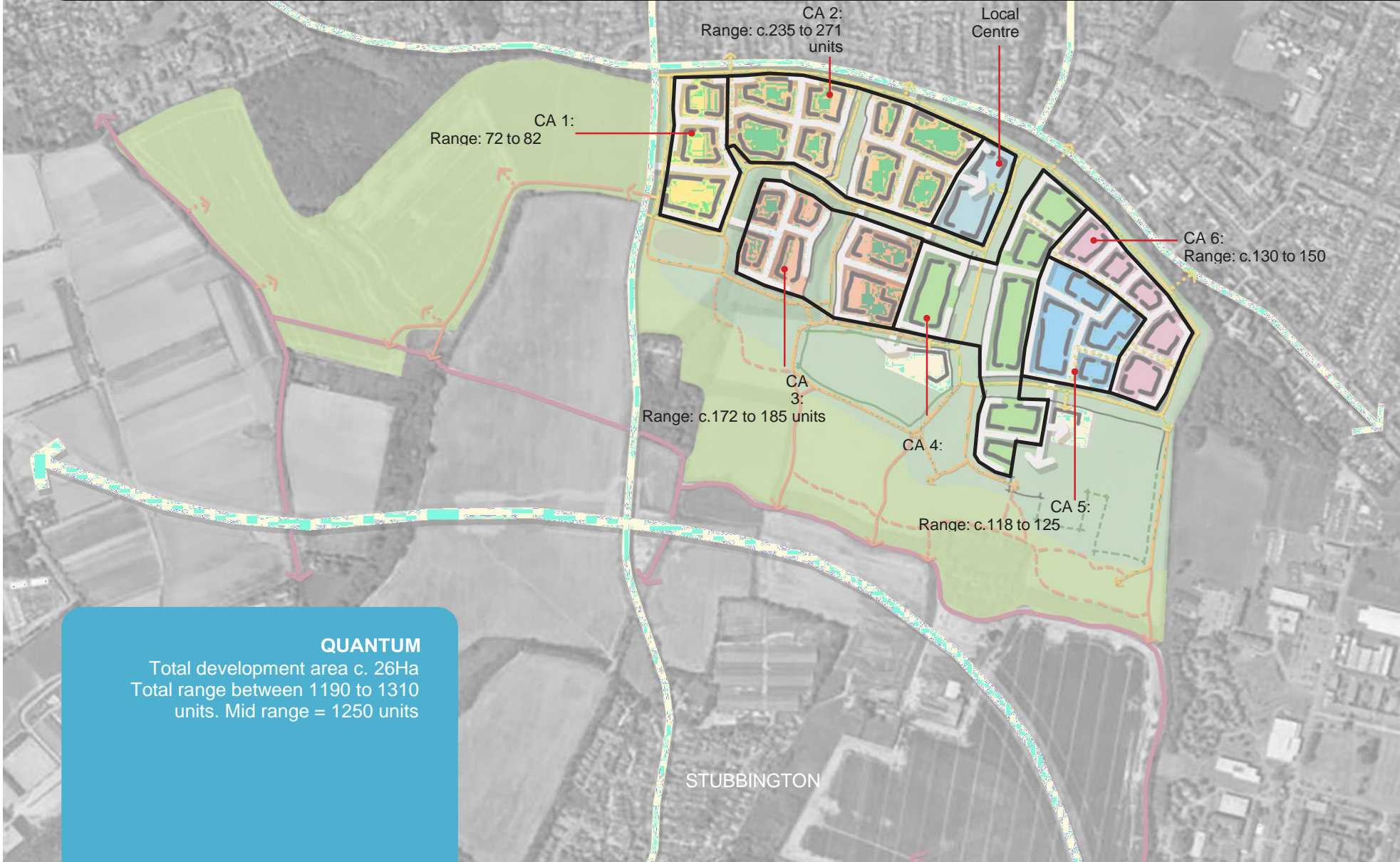
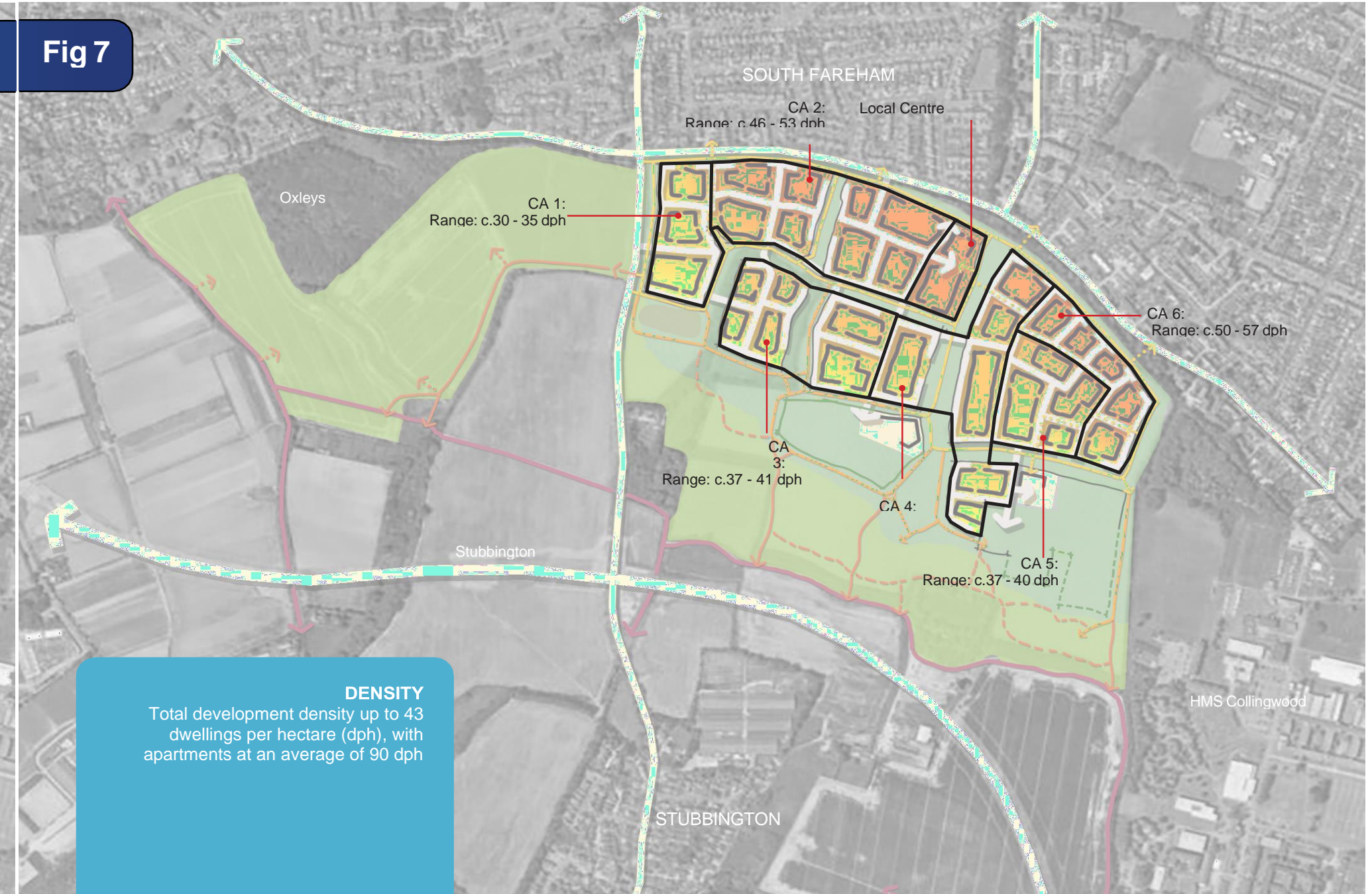


Fig 7



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 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. A heart linked to a new school and sports hub by a 'community spine' or linear park.

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.

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.

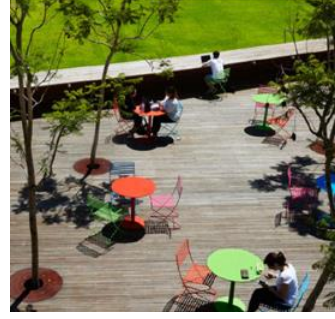


- 1 Local Centre: Ground floor commercial uses to have an active elevation facing south and/or east towards internal courtyard spaces or adjoining public open space.
- 2 The Local Centre is to include a high quality hard and soft landscaped 'square'. Parking is to be designed as an integrated public 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



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