

Fareham Borough Local Development Scheme

July 2023



Further Information and Contacts

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Information including updates on the progress of Fareham's Local Plan and current consultations is available on the Council's website: www.fareham.gov.uk/planning

Please note:

This Local Development Scheme was adopted by the Fareham Borough Executive on 3rd July 2023.

If you require this document in large print, or help with translation into other languages, please call 01329 236100 for further information.

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1 Introduction

REQUIREMENT FOR A LOCAL DEVELOPMENT SCHEME

- 1.1 Local Planning Authorities are required by legislation to prepare and maintain a Local Development Scheme (LDS) to provide a timetable for the preparation of a Local Plan and any other Local Development Documents.
- 1.2 Legislation¹ states that a Local Development Scheme must specify:
- The Local Development Documents which are to be Development Plan Documents;
 - The subject matter and geographical area to which each development plan document relates;
 - Which Development Plan Documents, if any, are to be prepared jointly with one or more other local planning authorities;
 - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee (with other Local Planning Authorities); and
 - The timetable for the preparation and revision of the Development Plan Documents;
 - The timetable for the preparation of the Authorities' monitoring reports.
- 1.3 The Planning Practice Guidance (PPG) requires the LDS to be kept up-to-date and be made publicly available, so that local communities and interested parties can keep track of Local Plan progress.
- 1.4 This LDS supersedes the Council's previous LDS published in June 2021.

DEVELOPMENT PLAN DOCUMENTS

- 1.5 The Development Plan for Fareham comprises the Fareham Local Plan 2037, The Local Plan Part 3: Welborne Plan and the Hampshire Minerals and Waste Plan. This is set out in more detail in Section 2.
- 1.6 The Fareham Local Plan 2037 was adopted on the 5th of April 2023 and, on this basis, is considered to be up to date. Housing and affordable housing delivery, progress of other Local Plans within PFSH and neighbour authority housing need figures will be monitored and may indicate the need for an early review. However, there is no current timetable for starting a review of the Local Plan at this stage.

1.7 OTHER DOCUMENTS

Other documents, such as Supplementary Planning Documents (SPDs), Community Infrastructure Levy and Statement of Community Involvement support the Development Plan Documents by providing further guidance and detail. They are not

¹ Section 15 of the Planning and Compulsory Purchase Act (2004 (as amended by the Localism Act 2011) with further requirements and guidance set out in the Town and County Planning (Local Planning) (England) Regulations 2012.

required to be included within the LDS as they do not form part of the Development Plan.

1.8 However, these other document types are essential in effectively supporting the implementation of the Local Plan. This LDS sets out a planning work programme for the Council from July 2023 until August 2024 to cover the following documents:

- The Community Infrastructure Levy (CIL) Charging Schedule
- Supplementary Planning documents (SPDs)
- Statement of Community Involvement (SCI)

2 The Development Plan for Fareham

FAREHAM LOCAL PLAN 2037

- 2.1 The Fareham Local Plan 2037 was adopted on 5 April 2023. The Plan covers the period 2021-2037 and replaced the Local Plan Part 1: Core Strategy and Local Plan Part 2: Development Sites and Policies.

THE LOCAL PLAN PART 3: WELBORNE PLAN

- 2.2 The Local Plan Part 3: Welborne Plan remains part of the Development Plan.

HAMPSHIRE MINERALS AND WASTE PLAN

- 2.3 Alongside this the Hampshire Minerals and Waste Plan (2013) also forms part of Fareham's Development Plan². This is the principal document for the management of minerals and waste in the administrative areas of the Hampshire Authorities and sets out the long-term spatial vision and strategy for sustainable minerals and waste development in Hampshire up to 2030. The plan was adopted in October 2013 and forms part of the Borough's Development Plan, alongside the adopted Local Plan.

COMMUNITY INFRASTRUCTURE LEVY

- 2.4 The ability for a local planning authority to charge the levy came into effect from April 2010, and the Council adopted CIL in April 2013. Fareham Borough Council formally approved a Revised Community Infrastructure Levy (CIL) Charging Schedule on 10 June 2021 to start from 15 June 2021.
- 2.5 To support the Fareham Local Plan 2037, a revised CIL Charging Schedule is being developed. The Charging Schedule was consulted on between 17th March and 1st May 2023 with submission for examination expected later in May 2023. Currently, adoption of the revised CIL rates is proposed for Autumn 2023.

SUPPLEMENTARY PLANNING DOCUMENTS

- 2.6 Supplementary Planning Documents (SPDs) are typically produced to provide more detailed guidance on how a particular policy (or policies) should be implemented. SPDs are not subject to independent examination and the full timetables for the preparation of SPDs are not required to be included in the LDS.
- 2.7 To date the Council has adopted the following Supplementary Planning Documents:
- **Affordable Housing SPD** (adopted December 2005)
This SPD provides guidance for developers, house builders and the public about the operation of Policy H10 (Affordable Housing of the Local Plan Review 2000). Although the policy has been replaced by CS18 in the Core Strategy of 2011 and

² The Hampshire Minerals and Waste Plan is produced by Hampshire County Council and is available at: <http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>
For further information please contact planningpolicy@fareham.gov.uk

then Policy HP5 of the Fareham Local Plan 2037. An updated SPD is currently in production which, when adopted, will supersede this SPD.

- **Residential Car and Cycle Parking Standards** (adopted 2009).
This document sets out the standards and key requirements that developers are expected to follow when providing parking for new residential developments.
- **Non-Residential Parking Standards SPD** (adopted September 2015)
This SPD sets out the standards and key requirements for parking provision that developers will be expected to provide for new non-residential developments.
- **Design Guidance (Excluding Welborne) SPD** (adopted December 2015)
This SPD provides further visual guidance to Policy CS17: High Quality Design of the Core Strategy and sets out Fareham Borough Council's aspirations for high quality design to householders, developers and other interested parties. The guidance is intended to make the planning application and permission process clearer for all interested parties, particularly applicants.
- **Welborne Design Guidance SPD** (adopted January 2016)
This SPD expands on the design principles in the Welborne Plan by explaining and illustrating what the Council expects in the design of Welborne. The Guidance is intended to be used by applicants in the preparation of planning applications for Welborne and by the Council to help assess planning applications at Welborne.
- **Planning Obligations SPD (excluding Welborne)** (adopted April 2016)
This SPD sets out the mechanisms that will be used in mitigating the impacts of development as well as specific guidance on the different types of planning obligations and levels and type/tenure of affordable housing that may be sought. An updated SPD is currently in production which, when adopted, will supersede this SPD.

2.8 Further SPDs are currently in production to provide further guidance in relation to policies in the Fareham Local Plan 2037:

- **Planning Obligations SPD**
This SPD will set out the mechanisms that will be used in mitigating the impacts of developments, and when adopted, will supersede the 2016 Planning Obligations SPD.
- **Biodiversity Net Gain SPD**
This SPD will provide additional guidance to developers, planning applicants and borough residents on how to provide 10% minimum Biodiversity Net Gain in accordance with Policy NE2: Biodiversity Net Gain. Due to emerging nature of guidance on BNG it is possible that this SPD may require a second round of consultation. This is shown under the relevant table in Section 3 below.
- **Self and Custom Build Housing SPD**
This SPD will provide additional guidance in relation to Policy HP9: Self and Custom Build Homes, for developers, planning applicants and borough residents.

- **Affordable Housing SPD**

This SPD will provide guidance for developers, house builders and the public about the operation of Policy HP5: Provision of Affordable Housing of the Fareham Local Plan 2037. When it is adopted, it will accompany the formal withdrawal of the 2005 Affordable Housing SPD.

- **Fareham Town Centre Regeneration SPD**

This SPD will provide guidance for developers, key partners and the public about the regeneration of Fareham town centre. It will provide further detail on Policy BL1 and redevelopment proposals including retail, leisure, housing and public realm improvements.

NEIGHBOURHOOD DEVELOPMENT PLANS

2.9 At the time of writing, there are no made NDPs in the Borough of Fareham.

OTHER RELEVANT DOCUMENTS

Authority Monitoring Report

2.10 Authority Monitoring Reports (formerly Annual Monitoring Reports) have been produced by Fareham since 2005 and published on the Council's website. The purpose of the Authority Monitoring Report (AMR) is established in legislation and should provide annual updates on the following:

- the timetable for local plan document preparation as set out in the Local Development Scheme;
- details of any policies in the current local plan which are not being implemented and the reason for this;
- details of any neighbourhood plans;
- information regarding Community Infrastructure Levy and Section 106 funding (taken from the Council's Infrastructure Funding Statement³);
- information collected for monitoring purposes.

Statement of Community Involvement

2.11 The Statement of Community Involvement (SCI) explains the different ways in which the Council will involve the local community in planning. It is intended to 'signpost' the opportunities for anyone wishing to make a contribution to planning for shaping Fareham's future. The SCI sets the standards and approach the Council takes to involve stakeholders and the community in the production of Local Development Documents as well as the handling of planning applications.

2.12 The progress of all documents within the Local Plan will be aided and informed by statutory periods of formal community involvement. As such, any consultation on a Local Plan, Supplementary Planning Document or a Planning Application will be carried out in accordance with an approved SCI.

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http://www.fareham.gov.uk/PDF/planning/local_plan/FarehamBoroughCouncilInfrastructureFundingStatement19-20.pdf

- 2.13 The Council adopted a revised SCI in March 2017. This is available on the Council's website. The SCI will be updated and is due for adoption late summer 2024.

3 Timetable

CIL Charging Schedule Review

	2022		2023											
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Draft Charging Schedule preparation														
Consultation on proposed modifications and evidence base														
Preparation and submission for Examination														
Examination														
Inspectors Report														
Adoption														

Planning Obligations SPD

	2022		2023											
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Preparation of draft														
Approval for formal consultation														
Public Consultation														
Analysis/consideration of responses														
Approval and adoption by Council														

Self and Custom Build Housing SPD

	2023												2024		
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
Preparation of draft															
Approval for formal consultation															
Public consultation															
Analysis/consideration of responses															
Approval and adoption by Council															

Biodiversity Net Gain SPD

	2023												2024			
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April		
Preparation of draft																
Approval for formal consultation																
Public consultation																
Analysis/consideration of responses																
Approval and adoption by Council																

Affordable Housing SPD

	2023						2024							
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Preparation of draft														
Approval for formal consultation														
Public consultation														
Analysis/consideration of responses														
Approval and adoption by Council														

Fareham Town Centre Regeneration SPD

	2023				2024											
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Preparation and background																
Early consultation and Engagement																
Preparation of SPD																
Approval for formal consultation																
Consultation																
Analysis/consideration of responses																
Adoption																

Statement of Community Involvement

	2023						2024							
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Preparation of SCI														
Consultation														
Analysis/consideration of responses														
Adoption														

Glossary

Authority Monitoring Report (AMR) – a report on how the authority is performing with regard to meeting the timetables for the preparation of Local Plan documents and the performance of planning policies, with the identification of any remedial action to be taken if required.

Community Infrastructure Levy (CIL) - a planning charge that local planning authorities can impose on new developments in their area through the Community Infrastructure Levy Regulations 2010 that came into force on 6 April 2010. The money can be used to support development by funding infrastructure that has been identified by the Council and the local community.

Development Plan – the development plan sets out the parameters for all development in the Borough. It currently comprises the Fareham Local Plan 2037, the Welborne Plan (existing Part 3) and the Hampshire Minerals and Waste Plan.

Local Development Document (LDD) – Local Development Documents are defined by the Planning and Compulsory Purchase Act 2004 and set out the local authority's policies to the development and use of land in their area. They include the Local Plan and Supplementary Planning Documents (SPDs).

Local Development Scheme (LDS) (*this document*) - A public statement / timetable of the Borough Council's programme for the production of Local Development Documents such as the Local Plan 2036 and Authority Monitoring Report.

Local Plan – spatial planning documents that have development plan status. They cover a range of policy areas that will undergo a process of consultation and independent examination.

National Planning Policy Framework (NPPF)⁴ - sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and provides a framework, within which local people and their councils can produce their own distinctive local and neighbourhood plans.

Statement of Community Involvement (SCI) – describes how the Council intends to involve the community in the preparation and review of planning documents. It also provides details of how the Council and developers should consult during the preparation and consideration of planning applications.

Supplementary Planning Document (SPD) – Provides additional guidance and detail to development plan policies for a specific area or a specific topic but is not part of the development plan.

Town & Country Planning (Local Planning) (England) Regulations 2012 - Regulations which set out the statutory requirements for preparing local plans.

⁴ The NPPF is accessed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>